

2024 LAND ANALYSIS: MIDLAND ROAD SUBDIVISIONS-NEWER LAND TABLE: 2-YR 4/01/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
100-B17-000-011-00	2202 SCHAUMAN CT	10/21/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$160,800	41.55	\$405,702	\$33,798	\$52,500	105.0	120.0	0.29	0.29	\$322	\$116,948	\$2.68	105.00	
100-B17-000-023-00	2201 REPPUHN DR	04/22/21	\$254,000	OTH	03-ARM'S LENGTH	\$254,000	\$114,800	45.20	\$291,012	\$27,155	\$64,167	128.3	102.0	0.28	0.28	\$212	\$96,637	\$2.22	145.00	
100-B17-000-023-00	2201 REPPUHN DR	06/16/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$120,700	37.14	\$291,012	\$98,155	\$64,167	128.3	102.0	0.28	0.28	\$765	\$349,306	\$8.02	145.00	
100-C20-000-002-00	4510 E CROSSROADS DR	06/01/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$130,500	33.46	\$322,754	\$145,586	\$78,340	175.7	137.0	0.55	0.55	\$829	\$263,266	\$6.04	175.49	
100-C20-000-012-00	2822 W CROSSROADS DR	07/27/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$124,300	42.86	\$290,119	\$56,886	\$57,005	127.8	220.0	0.75	0.75	\$445	\$75,949	\$1.74	86.84	
100-C20-000-016-00	2815 W CROSSROADS DR	03/14/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,000	57.50	\$334,425	(\$249,825)	\$44,600	100.0	164.9	0.38	0.38	(\$2,498)	(\$660,913)	(\$15.17)	100.00	
100-C20-000-027-00	4522 E CROSSROADS DR	04/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,600	46.26	\$288,930	\$20,670	\$44,600	100.0	164.8	0.38	0.38	\$207	\$54,683	\$1.26	100.00	
100-C20-000-031-00	4529 E CROSSROADS DR	09/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$140,300	51.02	\$342,948	(\$7,051)	\$60,897	136.5	223.4	0.83	0.83	(\$52)	(\$8,526)	(\$0.20)	87.13	
100-C20-000-038-00	4513 E CROSSROADS DR	04/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,500	41.38	\$318,118	\$51,482	\$44,600	100.0	150.0	0.34	0.34	\$515	\$149,657	\$3.44	100.00	
100-H20-000-031-00	4716 NORTH WEST VIEW DR	11/19/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$161,600	33.67	\$389,132	\$140,803	\$50,035	100.1	143.0	0.33	0.33	\$1,407	\$427,973	\$9.82	100.07	
100-H20-000-032-00	4722 NORTH WEST VIEW DR	09/07/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$146,500	39.61	\$349,889	\$70,211	\$50,200	100.4	131.5	0.30	0.30	\$699	\$231,719	\$5.32	100.40	
100-H21-000-035-00	2273 CREEKMORE LANE	01/20/23	\$489,800	WD	03-ARM'S LENGTH	\$489,800	\$178,700	36.48	\$375,153	\$164,647	\$50,000	100.0	153.2	0.35	0.35	\$1,646	\$467,747	\$10.74	100.00	
100-C20-000-003-00	2804 W CROSSROADS DR	11/22/21	\$386,684	WD	03-ARM'S LENGTH	\$386,684	\$137,800	35.64	\$336,151	\$103,372	\$52,839	118.5	137.0	0.40	0.40	\$873	\$258,430	\$5.93	100.76	
100-H20-000-013-00	2359 PEBBLE CREEK CT	05/24/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$146,600	30.86	\$395,656	\$140,622	\$61,278	122.6	165.0	0.59	0.59	\$1,147	\$236,737	\$5.43	54.10	
100-H21-000-034-00	2285 CREEKMORE LANE	08/30/22	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$121,900	29.52	\$298,739	\$164,261	\$50,000	100.0	151.0	0.35	0.35	\$1,643	\$473,375	\$10.87	100.00	
100-R30-000-003-00	4759 SPITLER DR	08/12/22	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$172,100	42.60	\$409,312	\$44,198	\$49,510	99.0	130.1	0.30	0.30	\$446	\$149,318	\$3.43	99.02	
100-R30-000-026-00	4751 BIRNBAUM DR	10/14/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$130,700	52.49	\$312,526	\$3,079	\$66,605	133.2	130.4	0.40	0.40	\$23	\$7,717	\$0.18	133.21	
100-R30-000-027-00	4753 BIRNBAUM DR	04/20/22	\$249,124	WD	03-ARM'S LENGTH	\$249,124	\$98,300	39.46	\$235,167	\$63,957	\$50,000	100.0	165.1	0.38	0.38	\$640	\$168,752	\$3.87	100.00	
100-R30-000-035-00	2181 NIETHAMMER DR	08/03/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,000	44.44	\$399,592	\$22,048	\$61,640	123.3	287.8	0.82	0.82	\$179	\$27,053	\$0.62	123.28	
100-R32-000-049-00	4785 SPITLER DR	08/03/21	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$137,400	42.15	\$343,573	\$38,142	\$55,715	111.4	216.7	0.55	0.55	\$342	\$68,848	\$1.58	111.43	
100-R32-000-073-00	4768 BIRNBAUM DR	10/06/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,200	47.30	\$469,934	(\$13,239)	\$56,695	113.4	130.0	0.34	0.34	(\$117)	(\$39,169)	(\$0.90)	113.39	
100-R32-000-090-00	2165 JAIME DR	10/08/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,400	43.30	\$373,212	\$32,703	\$60,915	121.8	137.0	0.38	0.38	\$268	\$85,386	\$1.96	121.83	
100-R32-000-106-00	2187 SATKOWIAK DR	07/12/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$118,800	37.13	\$283,549	\$86,451	\$50,000	100.0	140.0	0.32	0.32	\$865	\$269,318	\$6.18	100.00	
100-R32-000-112-00	2216 SATKOWIAK DR	07/12/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$153,100	35.03	\$364,895	\$122,105	\$50,000	100.0	140.0	0.32	0.32	\$1,221	\$380,389	\$8.73	100.00	
100-R32-000-121-00	2189 FERGUSON DR	09/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,200	35.95	\$329,625	\$85,375	\$50,000	100.0	160.0	0.37	0.37	\$854	\$232,629	\$5.34	100.00	
100-W16-000-010-00	3153 STONYBROOK PLACE	04/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,500	36.14	\$315,013	\$124,987	\$90,000	100.0	130.0	0.30	0.30	\$1,250	\$419,419	\$9.63	100.00	
100-W16-000-014-00	5274 STILLWATER RD	11/05/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$131,900	35.66	\$353,548	\$106,352	\$90,000	100.0	130.0	0.30	0.30	\$1,064	\$356,886	\$8.19	100.00	
100-W17-000-048-00	3155 OAKBROOK ST	11/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$131,200	36.44	\$353,549	\$106,351	\$99,900	111.0	132.6	0.34	0.34	\$958	\$314,648	\$7.22	111.00	
Totals:			\$9,700,308			\$9,700,308	\$3,794,400		\$9,573,235	\$1,783,281	\$1,656,208	3,156.3		11.51	11.51					
								Sale. Ratio =>	39.12											
								Std. Dev. =>	6.57											
												Average per FF=>	\$565	Average per Net Acre	154,906.27	Average per SqFt=>	\$3.56			

2024 USED \$565 FF