

2024 LAND ANALYSIS: MIDLAND ROAD SUBDIVISIONS (OLDER) & MIDLAND ROAD EAST OF I-75 AND SOUTH SUBDIVISIONS 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	
100-024-200-080-00	4724 S TWO MILE RD	02/23/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$70,000	33.35	\$176,678	\$77,822	\$44,600	100.0	202.0	0.46	0.46	\$778	\$167,720	\$3.85	100.00	
100-024-200-130-00	2973 MIDLAND RD	07/15/22	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$54,000	43.94	\$136,409	\$11,913	\$25,422	57.0	320.0	0.42	0.42	\$209	\$28,432	\$0.65	57.00	
100-024-200-170-01	2945 MIDLAND RD	11/19/21	\$166,000	OTH	03-ARM'S LENGTH	\$166,000	\$67,000	40.36	\$156,554	\$60,736	\$51,290	115.0	379.5	1.00	1.00	\$528	\$60,615	\$1.39	115.00	
100-024-400-100-00	2870 MIDLAND RD	06/30/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$63,100	38.27	\$164,306	\$67,494	\$66,900	150.0	300.0	1.03	1.03	\$450	\$65,338	\$1.50	150.00	
100-024-400-110-01	2890 MIDLAND RD	10/20/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$86,500	36.04	\$219,061	\$83,379	\$62,440	140.0	177.0	0.57	0.57	\$596	\$146,536	\$3.36	140.00	
100-024-400-150-00	2976 MIDLAND RD	02/18/22	\$170,001	WD	03-ARM'S LENGTH	\$170,001	\$68,300	40.18	\$159,762	\$69,557	\$59,318	133.0	250.0	0.76	0.76	\$523	\$91,163	\$2.09	133.00	
100-024-400-210-00	2968 STRIETER DR	03/17/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$78,100	58.28	\$195,786	\$5,714	\$67,500	75.0	180.0	0.31	0.31	\$76	\$18,432	\$0.42	75.00	
100-024-400-258-00	2777 E FISHER RD	06/14/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$158,236	\$66,364	\$44,600	100.0	233.0	0.54	0.54	\$664	\$124,045	\$2.85	100.00	
100-024-400-360-00	4847 BAXMAN RD	07/09/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$57,800	43.79	\$131,807	\$59,065	\$58,872	132.0	660.0	2.00	2.00	\$447	\$29,533	\$0.68	132.00	
100-B25-000-006-00	4715 MONITOR RD	06/11/21	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$45,300	52.37	\$104,019	\$15,931	\$33,450	75.0	397.0	0.68	0.68	\$212	\$23,291	\$0.53	75.00	
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-D10-000-003-00	2710 PASADENA DR	05/27/21	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$69,700	39.18	\$215,466	\$52,434	\$90,000	100.0	143.0	0.33	0.33	\$524	\$159,860	\$3.67	100.00	
100-D10-000-022-00	4688 BLOOMFIELD DR	11/24/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$90,400	40.00	\$260,770	\$49,830	\$84,600	94.0	200.0	0.43	0.43	\$530	\$115,347	\$2.65	94.00	
100-D10-000-026-00	4677 BEVERLY LANE	01/14/22	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$65,800	39.76	\$196,380	\$53,720	\$84,600	94.0	200.0	0.43	0.43	\$571	\$124,352	\$2.85	94.00	
100-K05-000-033-00	2914 W OHIO RD	09/30/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,600	36.21	\$181,812	\$80,088	\$66,900	150.0	174.0	0.60	0.60	\$534	\$133,703	\$3.07	150.00	
100-P06-000-007-00	2913 PEPPER BERRY DR	05/18/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$187,100	45.08	\$449,288	\$10,312	\$44,600	100.0	182.0	0.42	0.42	\$103	\$24,670	\$0.57	100.00	
100-P07-000-027-00	5260 PETAL BROOK DR	04/09/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$141,300	41.93	\$335,028	\$46,572	\$44,600	100.0	189.0	0.43	0.43	\$466	\$107,309	\$2.46	100.00	
100-P07-000-039-00	5277 PETAL BROOK DR	07/22/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$141,900	34.61	\$343,690	\$117,600	\$51,290	115.0	192.0	0.51	0.51	\$1,023	\$231,953	\$5.32	115.00	
100-S15-000-005-00	4698 MAPLEWOOD DR	05/26/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$111,900	40.11	\$288,984	\$82,716	\$92,700	103.0	135.0	0.32	0.32	\$803	\$259,298	\$5.95	103.00	
100-S15-000-015-00	2805 CEDAR LANE	09/08/21	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$114,900	40.67	\$324,596	\$59,604	\$101,700	113.0	152.0	0.39	0.39	\$527	\$151,279	\$3.47	113.00	
100-S15-000-027-00	4718 WILLOW DR	03/25/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$83,900	35.70	\$245,180	\$79,820	\$90,000	100.0	135.0	0.31	0.31	\$798	\$257,484	\$5.91	100.00	
100-S15-000-028-00	2786 OAK DR	09/09/22	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$125,400	44.02	\$327,455	\$61,845	\$104,400	116.0	131.0	0.35	0.35	\$533	\$177,206	\$4.07	116.00	
100-S15-000-037-00	4687 MAPLEWOOD DR	07/13/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$77,000	39.49	\$231,265	\$68,135	\$104,400	116.0	140.0	0.37	0.37	\$587	\$182,668	\$4.19	116.00	
100-S20-000-004-00	4806 DOREY DR	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,100	38.48	\$121,715	\$38,965	\$35,680	80.0	102.0	0.19	0.19	\$487	\$208,369	\$4.78	80.00	
100-S20-000-032-00	4823 BONNIE DR	07/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$41,000	30.37	\$111,418	\$61,492	\$37,910	85.0	102.0	0.20	0.20	\$723	\$309,005	\$7.09	85.00	
100-S20-000-034-00	4807 BONNIE DR	06/23/21	\$150,111	WD	03-ARM'S LENGTH	\$150,111	\$48,000	31.98	\$115,966	\$75,177	\$41,032	92.0	102.0	0.22	0.22	\$817	\$349,660	\$8.03	92.00	
100-S25-000-008-00	2910 STRIETER DR	09/30/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$54,500	36.36	\$130,155	\$64,345	\$44,600	100.0	160.0	0.37	0.37	\$643	\$175,327	\$4.02	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:			\$8,033,912			\$8,033,912	\$3,193,800		\$8,401,190	\$1,876,068	\$2,243,346	3,786.0		17.81	17.81					
								Sale. Ratio =>	39.75			Average		Average		Average				
								Std. Dev. =>	6.47			per FF=>	\$496	per Net Acre=	105,367.48	per SqFt=>	\$2.42			

2024 USED \$496