

**Victor Township
Land Value Analyses
For 2023 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 0001 Round Lake Lake Front													
140-028-200-105-00	9258 OAKDALE DR	12/30/20	\$425,000	\$425,000	\$466,730	\$3,770	105.0	360.9	0.87	\$36	\$4,333	\$0.10	4500
140-028-300-070-00	6017 TWIN OAKS DR	07/10/20	\$110,000	\$110,000	\$129,337	\$26,163	50.0	148.1	0.17	\$523	\$155,732	\$3.58	4500
140-120-000-070-00	5928 E ROUND LAKE RD	07/14/21	\$250,000	\$250,000	\$282,626	\$12,874	92.0	92.0	0.19	\$140	\$67,758	\$1.56	4500
140-150-000-026-00	9328 OAKDALE DR	01/13/21	\$138,000	\$138,000	\$178,007	\$43,493	80.0	544.0	1.00	\$544	\$43,493	\$1.00	4500
140-150-000-029-60	OAKDALE DR	12/02/22	\$50,000	\$50,000	\$79,662	\$50,000	40.0	239.0	0.22	\$1,250	\$224,215	\$5.15	4500
140-150-000-035-60	9306 OAKDALE DR	10/07/21	\$250,000	\$250,000	\$277,275	\$133,775	100.0	370.0	0.85	\$1,338	\$158,126	\$3.63	4500
140-150-000-039-00	9300 OAKDALE DR	03/18/21	\$110,000	\$110,000	\$129,349	\$26,151	40.0	1089.0	0.18	\$654	\$145,283	\$3.34	4500

Indicated Value Conclusion Site: \$45,500 Level: \$38,000 Back Lot \$6,500 1 Acre: \$50,000 1.5 Acre: \$45,000 2 Acre: \$80,000

Most lots are sold improved only one vacant lot sold to give careful attention.

Few have back lots with them and they are not buildable.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 0002 Round Lake Back Lot													
140-028-200-070-00	5952 E ROUND LAKE RD	10/13/20	\$131,000	\$131,000	\$115,592	\$27,008	128.2	98.9	0.29	\$211	\$93,131	\$2.14	4530
140-150-000-002-00	9303 OAKDALE DR	09/17/18	\$119,000	\$119,000	\$101,193	\$18,193	60.0	210.0	0.29	\$303	\$62,734	\$1.44	4530
140-150-000-002-00	9303 OAKDALE DR	06/15/22	\$191,000	\$191,000	\$141,193	\$61,407	60.0	210.5	0.29	\$1,023	\$211,748	\$4.86	4530
140-150-000-011-60	9321 OAKDALE DR	03/06/20	\$83,000	\$83,000	\$82,923	\$8,437	40.0	216.8	0.20	\$211	\$42,397	\$0.97	4530
140-005-100-090-00	S ST CLAIR RD	07/06/18	\$23,300	\$23,300	\$33,112	\$23,300	166.6	666.4	2.55	\$140	\$9,137	\$0.21	4020
140-005-400-035-00	S ST CLAIR RD	08/09/18	\$26,900	\$26,900	\$33,616	\$26,900	171.0	684.0	2.69	\$157	\$10,000	\$0.23	4020
140-022-100-030-06	7793 E ALWARD RD	01/24/23	\$25,000	\$25,000	\$28,840	\$25,000	150.0	330.0	1.14	\$167	\$21,930	\$0.50	4020
140-023-100-005-02	S HOLLISTER RD	01/18/19	\$7,500	\$7,500	\$32,932	\$7,500	210.0	525.0	2.53	\$36	\$2,964	\$0.07	4020
140-029-100-090-60	5913 E ROUND LAKE RD	08/07/21	\$6,500	\$6,500	\$33,461	\$6,500	209.1	258.4	2.21	\$31	\$2,941	\$0.07	4020

Indicated Value Conclusion 1 Acre: \$40,000, 1.5 Acre: \$50,000, 2 Per Acre: \$60,000 2.5 Acre: \$70,000, Back Lot #1: \$5,000 and Back Lot #2: \$15,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 0003 Lake Victoria													
140-130-000-013-00	6748 HIGHLAND DR	07/26/21	\$410,000	\$410,000	\$410,774	\$94,226	80.0	250.4	0.46	\$1,177	\$204,839	\$4.70	4510
140-140-000-008-50	6672 IMPERIAL CT	07/15/21	\$580,000	\$580,000	\$390,666	\$284,334	95.5	269.1	0.59	\$2,979	\$481,922	\$11.06	4510

140-160-000-077-00	7033 WESTGATE DR	01/29/21	\$550,000	\$550,000	\$435,139	\$209,861	80.0	217.0	0.40	\$2,623	\$524,653	\$12.04	4510
140-160-000-128-00	9669 E JASON RD	12/09/21	\$430,000	\$430,000	\$475,235	\$97,265	121.5	215.1	0.60	\$801	\$162,108	\$3.72	4510
140-170-000-019-00	6733 WESTGATE DR	12/03/20	\$435,000	\$435,000	\$444,406	\$85,594	88.4	246.3	0.50	\$969	\$171,188	\$3.93	4510
140-170-000-021-00	6705 WESTGATE DR	09/23/21	\$350,000	\$350,000	\$322,464	\$122,536	60.0	726.0	1.00	\$2,042	\$122,536	\$2.81	4510
140-170-000-028-00	6607 WESTGATE DR	12/15/20	\$315,000	\$315,000	\$374,194	\$53,306	117.0	260.6	0.70	\$456	\$76,151	\$1.75	4510
140-170-000-035-00	6505 WESTGATE DR	06/07/21	\$367,500	\$367,500	\$425,904	\$6,596	80.0	217.0	0.40	\$82	\$16,490	\$0.38	4510
140-180-000-008-00	6889 VICTORIA SHORE DR	03/01/21	\$410,000	\$410,000	\$496,531	\$70,000	73.3	172.0	0.29	\$955	\$241,379	\$5.54	4510
140-180-000-011-00	6849 VICTORIA SHORE DR	10/16/20	\$489,000	\$489,000	\$547,114	\$11,886	73.3	231.7	0.39	\$162	\$30,477	\$0.70	4510
140-180-000-040-00	6505 VICTORIA SHORE DR	08/14/20	\$140,000	\$140,000	\$666,708	\$91,800	90.0	193.6	0.40	\$1,020	\$229,500	\$5.27	4510
140-180-000-048-00	6409 VICTORIA SHORE DR	07/17/20	\$449,000	\$449,000	\$414,671	\$129,329	83.0	157.4	0.30	\$1,558	\$431,097	\$9.90	4510

Indicated Value Conclusion Lake 1, 2 & 3: \$105,000, Channel 1: \$85,000, Channel 2: \$80,000, Channel 3: \$75,000, Back Lot: \$18,000 & \$24,000, Back Lot \$9,000 and No Perk \$6,000

Few have back lots with them and they are not buildable.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 0004 Lake Victoria Back Lots													
140-130-000-045-61	6708 BELFAST DR	02/15/22	\$317,500	\$317,500	\$306,511	\$78,489	240.0	150.6	0.83	\$327	\$94,565	\$2.17	4520
140-140-000-037-00	6615 PENINSULA WAY	05/03/21	\$239,000	\$239,000	\$184,960	\$76,540	84.1	165.8	0.32	\$910	\$239,188	\$5.49	4520
140-160-000-033-01	CAMBRIDGE DR	02/16/22	\$15,000	\$15,000	\$12,500	\$15,000	85.0	153.7	0.30	\$176	\$50,000	\$1.15	4520
140-160-000-034-01	7128 CAMBRIDGE DRIVE	04/09/20	\$215,000	\$215,000	\$196,517	\$40,983	85.0	153.7	0.30	\$482	\$136,610	\$3.14	4520
140-160-000-035-01	CAMBRIDGE DR	05/19/21	\$14,000	\$14,000	\$16,000	\$14,000	85.0	153.7	0.30	\$165	\$46,667	\$1.07	4520
140-160-000-039-00	9305 WESTCHESTER DRIVE	03/16/21	\$23,000	\$23,000	\$22,500	\$23,000	100.0	178.6	0.40	\$230	\$57,500	\$1.32	4520
140-160-000-052-60	9294 E JASON RD	05/05/21	\$160,000	\$160,000	\$153,330	\$45,170	100.1	130.5	0.30	\$451	\$150,567	\$3.46	4520
140-160-000-056-00	9338 E JASON RD	11/11/21	\$269,750	\$269,750	\$233,101	\$59,149	93.0	159.3	0.34	\$636	\$173,968	\$3.99	4520
140-160-000-060-00	E JASON RD	06/07/20	\$25,000	\$25,000	\$16,000	\$25,000	165.4	129.1	0.49	\$151	\$51,020	\$1.17	4520
140-160-000-147-00	BALFOR CT	06/26/20	\$20,000	\$20,000	\$22,500	\$20,000	108.1	137.0	0.34	\$185	\$58,824	\$1.35	4520
140-160-000-150-00	9602 BALFOR COURT	06/18/20	\$185,000	\$185,000	\$173,839	\$43,161	191.9	227.0	1.00	\$225	\$43,161	\$0.99	4520
140-160-000-157-50	7301 W VICTORIA DR	04/29/21	\$235,000	\$235,000	\$246,015	\$33,985	205.0	169.9	0.89	\$166	\$38,185	\$0.88	4020
140-160-000-160-00	7323 W VICTORIA DR	12/18/20	\$116,000	\$116,000	\$130,046	\$8,454	82.0	159.3	0.30	\$103	\$28,180	\$0.65	4520
140-160-000-189-50	7410 E VICTORIA DR	08/25/20	\$230,000	\$230,000	\$249,449	\$14,301	141.1	138.9	0.45	\$101	\$31,780	\$0.73	4520
140-160-000-192-00	9748 SHERWOOD DR	08/26/21	\$215,000	\$215,000	\$209,525	\$27,975	80.0	435.0	0.40	\$350	\$69,938	\$1.61	4520
140-170-000-050-00	9133 E JASON RD	08/10/21	\$259,500	\$259,500	\$237,635	\$44,365	80.0	163.4	0.30	\$555	\$147,883	\$3.39	4520
140-170-000-074-60	9300 HIGHLAND VIEW DR	06/01/21	\$262,500	\$262,500	\$290,363	\$17,137	160.0	163.4	0.60	\$107	\$28,562	\$0.66	4520
140-170-000-080-60	9196 HIGHLAND VIEW DR	05/14/21	\$276,500	\$276,500	\$278,602	\$18,623	80.0	190.6	0.35	\$233	\$53,209	\$1.22	4520
140-170-000-098-00	6790 WESTGATE DRIVE	05/04/21	\$180,000	\$180,000	\$128,771	\$73,729	75.0	248.9	0.40	\$983	\$184,323	\$4.23	4520
140-170-000-104-00	6630 WESTGATE DR	10/08/20	\$200,000	\$200,000	\$186,144	\$36,356	90.0	188.7	0.39	\$404	\$93,221	\$2.14	4520

140-180-000-140-00	6676 CRESTVIEW DR	10/08/20	\$182,000	\$182,000	\$171,447	\$33,053	80.0	163.4	0.30	\$413	\$110,177	\$2.53	4520
140-180-000-150-00	CRESTVIEW DR	08/22/20	\$6,400	\$6,400	\$16,000	\$6,400	80.0	163.4	0.30	\$80	\$21,333	\$0.49	4520
140-180-000-163-00	6720 WESTVIEW DR	09/17/21	\$225,000	\$225,000	\$252,901	\$10,599	149.5	262.2	0.90	\$71	\$11,777	\$0.27	4520
140-180-000-167-00	6687 WESTVIEW DR	07/30/21	\$305,000	\$305,000	\$207,874	\$147,626	255.0	148.6	0.87	\$579	\$169,685	\$3.90	4520
140-180-000-203-00	E PRICE RD	03/19/21	\$5,000	\$5,000	\$7,000	\$5,000	80.0	163.4	0.30	\$63	\$16,667	\$0.38	4520
140-180-000-207-00	9170 E PRICE RD	09/15/21	\$155,000	\$155,000	\$164,124	\$13,376	80.0	217.8	0.40	\$167	\$33,440	\$0.77	4520
140-180-000-210-00	9230 E PRICE RD	02/05/21	\$160,000	\$160,000	\$165,788	\$16,712	80.0	163.4	0.30	\$209	\$55,707	\$1.28	4520

Indicated Value Conclusion Per Back Lot 1 & 2: \$24,000.00, Back Lot 3: \$18,000, Back Lot 4: \$15,000, Back Lot 5: \$9,000, No Perk: \$6,000

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Land Table: 0005 County Farm Estate													
140-114-000-016-00	8403 COUNTRY FARM LAN	09/30/21	\$315,000	\$315,000	\$354,632	\$33,632	150.0	335.0	1.15	\$224	\$29,245	\$0.67	4010
140-114-000-017-00	8431 COUNTRY FARM LAN	02/05/21	\$299,000	\$299,000	\$344,529	\$43,500	150.0	335.0	1.15	\$290	\$37,826	\$0.87	4010
140-114-000-018-00	8459 COUNTRY FARM LAN	06/13/19	\$280,000	\$280,000	\$324,329	\$45,300	160.0	335.0	1.24	\$283	\$36,532	\$0.84	4010
140-114-000-029-00	7315 CROSS CREEK DR	08/02/19	\$316,000	\$316,000	\$323,107	\$21,648	99.0	220.0	0.71	\$219	\$30,490	\$0.70	4010
140-114-000-032-00	7395 CROSS CREEK DR	10/28/19	\$59,900	\$59,900	\$67,944	\$59,900	200.0	212.0	1.05	\$300	\$57,048	\$1.31	4010
140-114-000-033-00	7415 CROSS CREEK DR	09/30/19	\$62,900	\$62,900	\$419,260	\$58,100	145.0	567.3	1.88	\$401	\$30,904	\$0.71	4010

Indicated Value Conclusion Per 1 Acre: \$40,500, 1.5 Acre: \$50,500, 2 Acre: \$60,500, 2.5 Acre \$70,500, 3.0 Acres: \$80,500

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 301 Industrial													
010-035-300-010-03	8390 E Saginaw/Old M-78	Listed	\$535,000		\$424,400	\$88,000	277.5	253.668	1.616	317.1	\$54,455		1.25 Bath
33-02-02-20-204-006	4910 Dawn	12/11/2020	\$325,000	\$325,000	\$292,496	\$32,504			0.72		\$44,957		Meridian
090-033-300-005-00	W KINLEY RD VACANT	01/10/23	\$480,700	\$480,700	\$255,111	\$480,700	0.0	0.0	93.98		\$5,115	\$0.12	Greenbush
090-036-100-020-00	COLONY ROAD	10/21/21	\$825,000	\$825,000	\$691,410	\$774,408	0.0	0.0	145.74		\$5,314	\$0.12	Greenbush

Indicated Value Conclusion Industrial Building Site: \$40,000 Sand Pits: \$7,750, Woods \$3,500.

Comments: There were no sales for this Land Table. The study shows one listing and three sales from outside of the township which supports the previous sales study values

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: Ag Agricultural													
140-004-100-010-00	5290 S SHEPARDVILLE RC	09/22/20	\$272,000	\$272,000	\$356,506	\$272,000	199.5	15487.3	70.93	\$1,363	\$3,835	\$0.09	4000
140-004-200-010-50	S ST CLAIR RD	10/22/20	\$760,000	\$760,000	\$436,018	\$760,000	0.0	0.0	102.75	#DIV/0!	\$7,397	\$0.17	4000
140-004-200-048-00	5101 S ST CLAIR RD	10/22/20	\$760,000	\$760,000	\$436,018	\$760,000	0.0	0.0	102.75	#DIV/0!	\$7,397	\$0.17	4000
140-004-200-049-00	S ST CLAIR RD	10/22/20	\$760,000	\$760,000	\$436,018	\$760,000	0.0	0.0	102.75	#DIV/0!	\$7,397	\$0.17	4000
140-004-200-050-00	S ST CLAIR RD	10/22/20	\$760,000	\$760,000	\$436,018	\$760,000	0.0	0.0	102.75	#DIV/0!	\$7,397	\$0.17	4000
140-031-100-005-00	LAND LOCKED	07/21/20	\$162,000	\$162,000	\$245,610	\$162,000	0.0	0.0	54.58	#DIV/0!	\$2,968	\$0.07	4000
140-031-200-005-00	BALLANTINE RD	10/22/21	\$548,000	\$548,000	\$564,834	\$548,000	470.0	10270.9	110.82	\$1,166	\$4,945	\$0.11	4000

Indicated Value Conclusion Site: \$32,500, Tillable Per Acre: \$4,700, Woods/Waste/Muck:\$4,500.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: Com Commercial													
300-490-107-004-11	606 E Gibbs	11/13/2018	\$38,280	\$38,280			0.0	0.0	0.44	0.0	\$87,000	0.824	
030-022-200-015-02	US 27	07/08/21	\$79,000	\$79,000			0.0	0.0	1.14	0.0	\$69,298	1.591	
150-185-000-006-00	16200 National Parkway	02/11/16	\$50,000	\$50,000			0.0	0.0	1.40	0.0	\$35,714	0.820	
150-140-000-003-50	Grove Street	03/13/22	\$156,950	\$156,950			0.0	0.0	2.15	0.0	\$73,000	1.460	
010-020-400-005-05	Abbey Lane	10/30/22	\$260,000	\$260,000			0.0	0.0	5.15	0.0	\$31,067	1.150	
010-025-400-010-60	M-78	08/10/20	\$127,500	\$127,500			0.0	0.0	4.20	0.0	\$30,357	0.697	
050-016-400-020-00	1315 Clarion Road	07/20/20	\$295,000	\$295,000			0.0	0.0	16.94	0.0	\$17,414	\$0.40	
050-003-200-090-00	11525 S US 27	09/08/21	\$300,000	\$300,000			0.0	0.0	20	0.0	\$15,000	\$0.34	

Indicated Value Conclusion Building Site: \$38,000, Commercial Acreage: \$7,100.

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Land Table: RS Residential													
140-001-300-020-00	5851 S HOLLISTER RD	08/26/20	\$100,000	\$100,000	\$142,187	\$5,599	439.4	800.0	3.96	\$13	\$1,414	\$0.03	4020
140-001-400-006-00	5524 S MERIDIAN RD	09/24/21	\$106,000	\$106,000	\$111,222	\$20,258	209.0	223.0	1.07	\$97	\$18,933	\$0.43	4020
140-004-100-020-00	5220 S SHEPARDVILLE RE	07/24/20	\$155,000	\$155,000	\$168,908	\$20,500	287.3	454.9	3.00	\$71	\$6,833	\$0.16	4020
140-004-200-001-00	S ST CLAIR RD	10/21/20	\$226,000	\$226,000	\$157,058	\$226,000	221.0	283.8	38.00	\$1,023	\$5,947	\$0.14	4020
140-004-200-005-51	5025 S ST CLAIR RD	10/21/20	\$226,000	\$226,000	\$157,058	\$226,000	0.0	0.0	38.00	#DIV/0!	\$5,947	\$0.14	4020
140-004-400-003-00	5650 S SHEPARDVILLE RE	12/07/21	\$325,000	\$325,000	\$284,710	\$97,660	335.0	1320.0	10.15	\$292	\$9,622	\$0.22	4020
140-005-100-025-00	5774 E CENTERLINE RD	08/17/20	\$329,000	\$329,000	\$353,137	\$34,190	410.0	1120.0	10.50	\$83	\$3,256	\$0.07	4020
140-005-400-005-03	5848 S ST CLAIR RD	09/03/21	\$245,000	\$245,000	\$221,166	\$61,554	222.0	760.0	3.87	\$277	\$15,905	\$0.37	4020
140-005-400-005-09	5875 E PRICE RD	12/16/21	\$217,900	\$217,900	\$219,388	\$31,480	350.0	328.6	2.64	\$90	\$11,924	\$0.27	4020
140-005-400-005-09	5875 E PRICE RD	03/29/22	\$227,500	\$227,500	\$219,388	\$41,080	350.0	328.6	2.64	\$117	\$15,561	\$0.36	4020
140-007-200-015-00	6363 S CHANDLER RD	07/16/21	\$290,000	\$290,000	\$194,057	\$152,851	313.5	1394.3	10.00	\$488	\$15,285	\$0.35	4020
140-007-300-060-00	6969 S CHANDLER RD	09/20/21	\$374,000	\$374,000	\$361,693	\$42,539	350.0	222.9	1.79	\$122	\$23,765	\$0.55	4020
140-007-300-068-00	4141 E JASON RD	01/06/21	\$234,000	\$234,000	\$255,400	\$6,960	150.0	350.0	1.21	\$46	\$5,752	\$0.13	4020
140-007-300-080-00	E JASON RD	02/11/22	\$40,000	\$40,000	\$37,828	\$40,000	447.3	396.3	4.07	\$89	\$9,828	\$0.23	4020
140-008-200-011-00	5007 E PRICE RD	06/08/20	\$216,000	\$216,000	\$259,669	\$12,777	681.9	647.7	10.14	\$19	\$1,260	\$0.03	4020
140-009-200-015-04	6070 E PRICE RD	04/27/21	\$196,000	\$196,000	\$186,517	\$39,175	230.5	310.0	1.64	\$170	\$23,887	\$0.55	4020
140-009-300-010-00	6707 S ST CLAIR RD	08/13/21	\$395,500	\$395,500	\$318,143	\$135,141	332.1	1313.1	10.01	\$407	\$13,501	\$0.31	4020
140-011-400-005-00	6500 S HOLLISTER RD	09/30/21	\$590,000	\$590,000	\$433,180	\$245,140	655.0	1353.4	20.35	\$374	\$12,046	\$0.28	4020
140-012-200-015-00	9255 E PRICE RD	03/05/21	\$170,500	\$170,500	\$144,639	\$54,085	208.7	208.7	1.00	\$259	\$54,085	\$1.24	4020
140-013-200-005-00	7071 S HOLLISTER RD	09/30/20	\$310,000	\$310,000	\$293,175	\$50,621	380.0	332.4	2.90	\$133	\$17,456	\$0.40	4020

140-013-300-055-00	7741 S HOLLISTER RD	11/17/20	\$214,000	\$214,000	\$225,979	\$16,345	165.0	320.0	1.21	\$99	\$13,508	\$0.31	4020
140-013-400-005-00	S MERIDIAN RD	09/28/20	\$340,000	\$340,000	\$297,738	\$340,000	664.0	5277.7	80.48	\$512	\$4,225	\$0.10	2000
140-014-100-045-00	7258 S HOLLISTER RD	04/22/20	\$277,000	\$277,000	\$280,359	\$26,693	231.0	330.0	1.75	\$116	\$15,253	\$0.35	4020
140-014-400-002-60	8990 PARKER ROAD	06/25/21	\$375,000	\$375,000	\$362,681	\$44,639	162.2	366.7	2.60	\$275	\$17,169	\$0.39	4020
140-014-400-012-00	8918 PARKER ROAD	07/20/21	\$119,000	\$119,000	\$141,557	\$3,203	150.0	300.0	1.03	\$21	\$3,110	\$0.07	4020
140-015-100-008-00	7700 E JASON RD	07/22/21	\$340,000	\$340,000	\$354,909	\$26,087	355.0	658.5	5.37	\$73	\$4,858	\$0.11	4020
140-017-100-025-00	7101 S ST CLAIR RD	03/26/21	\$214,900	\$214,900	\$200,591	\$42,029	150.1	325.1	1.10	\$280	\$38,208	\$0.88	4020
140-017-400-020-00	5655 E PRATT RD	05/01/20	\$205,000	\$205,000	\$217,760	\$10,760	208.7	208.7	1.00	\$52	\$10,760	\$0.25	4020
140-018-300-025-00	7735 S CHANDLER RD	09/14/20	\$247,521	\$247,521	\$242,422	\$71,940	303.0	1868.9	13.00	\$237	\$5,534	\$0.13	4020
140-019-200-010-01	4135 E ALWARD RD	10/06/20	\$205,000	\$205,000	\$196,005	\$40,163	230.0	390.0	2.05	\$175	\$19,592	\$0.45	4020
140-019-400-015-50	4816 E ALWARD RD	04/25/21	\$335,000	\$335,000	\$322,352	\$44,680	198.0	500.0	2.27	\$226	\$19,683	\$0.45	4020
140-021-400-060-00	8990 S SHEPARDVILLE RC	02/16/21	\$378,900	\$378,900	\$331,489	\$116,661	150.0	4001.7	13.78	\$778	\$8,466	\$0.19	4020
140-022-100-020-01	8408 S UPTON RD	10/01/20	\$259,000	\$259,000	\$269,664	\$20,144	150.0	550.0	1.89	\$134	\$10,658	\$0.24	4020
140-022-100-020-02	8386 S UPTON RD	07/21/20	\$290,000	\$290,000	\$259,410	\$73,516	454.0	550.0	5.73	\$162	\$12,830	\$0.29	4020
140-022-100-024-00	7591 E ALWARD RD	08/03/21	\$343,000	\$343,000	\$297,427	\$72,173	179.0	264.0	1.09	\$403	\$66,214	\$1.52	4020
140-022-100-026-00	8444 S UPTON RD	12/20/21	\$305,000	\$305,000	\$275,503	\$86,399	340.0	1100.0	4.29	\$254	\$20,140	\$0.46	4020
140-022-100-027-00	S UPTON RD	12/20/21	\$305,000	\$305,000	\$275,503	\$86,399	340.0	1100.0	4.29	\$254	\$20,140	\$0.46	4020
140-022-100-065-00	8341 S UPTON RD	08/28/20	\$157,000	\$157,000	\$163,238	\$14,202	143.5	254.5	0.84	\$99	\$16,907	\$0.39	4020
140-022-200-024-00	8265 S SHEPARDVILLE RC	06/26/20	\$71,000	\$71,000	\$51,763	\$71,000	454.0	746.5	7.78	\$156	\$9,126	\$0.21	4020
140-022-300-005-50	7398 E ALWARD RD	07/09/21	\$410,000	\$410,000	\$383,359	\$98,468	0.0	0.0	14.66	#DIV/0!	\$6,717	\$0.15	4000
140-023-200-026-00	E ALWARD RD	09/04/20	\$57,000	\$57,000	\$41,788	\$57,000	222.1	980.9	5.00	\$257	\$11,400	\$0.26	4020
140-024-100-005-50	7996 S MERIDIAN RD	03/24/22	\$230,000	\$230,000	\$132,303	\$226,013	980.0	1487.3	34.10	\$231	\$6,628	\$0.15	4020
140-024-200-035-00	9083 E ALWARD RD	09/11/20	\$165,000	\$165,000	\$158,721	\$31,759	165.0	274.1	1.04	\$192	\$30,538	\$0.70	4020
140-024-300-015-00	9360 E ALWARD RD	10/02/20	\$195,000	\$195,000	\$183,054	\$39,386	160.0	300.0	1.10	\$246	\$35,805	\$0.82	4020
140-025-100-085-00	LAND LOCKED	07/09/20	\$215,000	\$215,000	\$289,360	\$215,000	1,350.0	2516.8	92.00	\$159	\$2,337	\$0.05	4020
140-025-200-075-60	9277 E ROUND LAKE RD	06/29/21	\$512,500	\$512,500	\$554,101	\$51,935	150.0	6269.7	21.59	\$346	\$2,406	\$0.06	4020
140-025-400-010-00	9905 E CHADWICK RD	07/09/20	\$215,000	\$215,000	\$289,360	\$215,000	1,350.0	2516.8	92.00	\$159	\$2,337	\$0.05	4020
140-025-400-052-00	9503 E CHADWICK RD	07/01/21	\$377,000	\$377,000	\$307,300	\$220,026	216.0	8804.8	40.66	\$1,019	\$5,411	\$0.12	4020
140-026-100-039-00	9450 S HOLLISTER RD	01/26/21	\$247,000	\$247,000	\$205,994	\$67,606	192.0	300.0	1.32	\$352	\$51,217	\$1.18	4020
140-026-300-040-00	9840 S HOLLISTER RD EAS	11/19/20	\$235,000	\$235,000	\$207,722	\$219,578	49.5	47555.2	54.04	\$4,436	\$4,063	\$0.09	4020
140-026-300-040-60	9840 S HOLLISTER RD EAS	07/15/21	\$437,720	\$437,720	\$545,228	\$424,025	109.4	47555.2	163.47	\$3,875	\$2,594	\$0.06	4020
140-027-400-055-51	7901 E CHADWICK RD	08/19/20	\$250,000	\$250,000	\$266,974	\$18,302	855.0	384.7	3.79	\$21	\$4,829	\$0.11	4020
140-028-200-030-50	E ROUND LAKE RD	10/07/21	\$240,000	\$240,000	\$113,748	\$240,000	923.4	2430.0	9.25	\$260	\$25,946	\$0.60	4020
140-028-200-032-00	E ROUND LAKE RD	10/07/21	\$240,000	\$240,000	\$113,748	\$240,000	923.4	2430.0	9.25	\$260	\$25,946	\$0.60	4020

140-028-200-033-00 E ROUND LAKE RD	10/07/21	\$240,000	\$240,000	\$113,748	\$240,000	923.4	2430.0	9.25	\$260	\$25,946	\$0.60	4020
140-028-200-034-00 E ROUND LAKE RD	10/07/21	\$240,000	\$240,000	\$113,748	\$240,000	923.4	2430.0	9.25	\$260	\$25,946	\$0.60	4020
140-029-100-090-60 5913 E ROUND LAKE RD	08/07/21	\$6,500	\$6,500	\$33,461	\$6,500	209.1	258.4	2.21	\$31	\$2,941	\$0.07	4020
140-030-400-017-00 4574 E ROUND LAKE RD	05/28/21	\$320,000	\$320,000	\$258,598	\$111,808	357.8	956.9	7.86	\$312	\$14,225	\$0.33	4020
140-030-400-038-00 E ROUND LAKE RD	01/31/22	\$104,500	\$104,500	\$61,825	\$104,500	150.1	3296.7	11.36	\$696	\$9,199	\$0.21	4020
140-031-300-076-60 4330 BALLANTINE RD	03/26/21	\$220,000	\$220,000	\$251,963	\$61,707	160.0	5466.8	21.20	\$386	\$2,911	\$0.07	4020
140-032-100-020-50 10415 BABCOCK RD	08/21/20	\$300,000	\$300,000	\$324,243	\$116,473	1,246.4	1337.5	38.27	\$93	\$3,043	\$0.07	4020
140-034-300-055-00 7325 E CUTLER RD	04/23/21	\$229,900	\$229,900	\$190,137	\$96,638	330.0	1320.0	10.00	\$293	\$9,664	\$0.22	4020
140-036-200-025-00 9006 E CHADWICK RD	06/04/21	\$297,000	\$297,000	\$305,917	\$20,919	352.0	242.5	1.96	\$59	\$10,673	\$0.25	4020
140-036-400-010-01 9355 E CUTLER RD	01/11/21	\$180,000	\$180,000	\$186,794	\$17,286	190.0	230.0	1.00	\$91	\$17,286	\$0.40	4020

Indicated Value Conclusion: Building Site/Site: \$34,500, Excess 0-4 acre: 3,700, Excess 5-9 acre: \$3,500 Excess 10-19: \$3,400, Excess 20-29: \$3,300: Excess Over 30 acre: \$3,200