

2025 Highland Park Residential Land Value Analysis

Table	DESCRIPTION	2024 FF	Recom FF	2025 FF	Comments
40001	NORTHEAST DAVISON AND WOODWARD	\$ 375	\$ 409	\$ 410	
40002	SOUTHWEST DAVISON AND WOODWARD	\$ 330	\$ 355	\$ 355	
40003	NORTHWEST DAVISON AND WOODWARD	\$ 460	\$ 498	\$ 500	
40004	SOUTHEAST DAVISON AND WOODWARD	\$ 550	\$ 588	\$ 590	

40001 NORTHEAST DAVISON AND WOODWARD

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	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
43 002 01 0046 000	52 FERRIS	03/23/2023	\$105,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$105,000	\$40,100	38.19	\$137,428	\$16,322	\$48,750	130.0	380.0	0.38	0.14	\$126	\$43,410	\$1.00	130.00	'40001	43 002 01 0012 000, 43 002 02 0032 000	NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 002 03 0149 000	135 CHURCH	07/26/2024	\$78,000	PTA	03-ARM'S LENGTH	\$78,000	\$29,900	38.33	\$67,502	\$26,498	\$16,000	40.0	129.0	0.12	0.12	\$662	\$224,559	\$5.16	40.00	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 002 03 0269 000	116 CANDLER	08/06/2024	\$78,000	WD	21-NOT USED/OTHER	\$78,000	\$40,000	51.28	\$91,694	\$2,306	\$16,000	40.0	130.0	0.12	0.12	\$58	\$19,378	\$0.44	40.00	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 002 03 0270 000	120 CANDLER	06/04/2024	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$31,700	22.97	\$71,712	\$82,288	\$16,000	40.0	130.0	0.12	0.12	\$2,057	\$691,496	\$15.87	40.00	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 002 03 0325 000	217 FERRIS	11/01/2024	\$3,500	PTA	21-NOT USED/OTHER	\$3,500	\$5,600	160.00	\$12,000	\$3,500	\$12,000	30.0	125.0	0.09	0.09	\$117	\$40,698	\$0.93	30.00	'40001		NORTHEAST DAVISON AND WOODWARD	402	FRONT FOOT	
43 002 03 0327 000	211 FERRIS	05/09/2024	\$30,706	WD	03-ARM'S LENGTH	\$30,706	\$26,300	85.65	\$59,526	(\$16,820)	\$12,000	30.0	125.0	0.09	0.09	(\$561)	(\$195,581)	(\$4.49)	30.00	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 002 03 0385 000	242 FERRIS	02/08/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$22,000	28.57	\$61,870	\$27,130	\$12,000	30.0	125.0	0.09	0.09	\$904	\$315,465	\$7.24	30.00	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 008 01 0078 000	13830 BRUSH	05/31/2022	\$120,000	WD	21-NOT USED/OTHER	\$120,000	\$38,200	31.83	\$138,013	\$5,987	\$24,000	60.0	120.0	0.17	0.17	\$100	\$36,285	\$0.83	60.00	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 008 09 0060 000	187 E GRAND	07/31/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,500	45.50	\$113,233	\$7,767	\$21,000	52.5	124.9	0.15	0.15	\$148	\$51,437	\$1.18	52.50	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
43 008 09 0138 000	114 E GRAND	10/31/2024	\$131,000	WD	21-NOT USED/OTHER	\$131,000	\$42,200	32.21	\$100,342	\$51,658	\$21,000	52.5	124.9	0.15	0.15	\$984	\$342,106	\$7.85	52.50	'40001		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT	
Totals:			\$861,206			\$861,206	\$321,500		\$853,320	\$206,636	\$198,750	505.0		1.46	1.22										
						Sale. Ratio =>	37.33							Average			Average			Average					
						Std. Dev. =>	41.35							per FF=>	\$409			per Net Acre=>	141,822.92			per SqFt=>	\$3.26		

40002 SOUTHWEST DAVISON AND WOODWARD

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	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1	
43 011 06 0044 000	369 CORTLAND	06/13/2024	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,400	61.14	\$43,622	\$1,728	\$10,350	30.0	125.0	0.09	0.09	\$58	\$20,093	\$0.46	30.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 011 06 0046 000	375 CORTLAND	12/02/2022	\$22,000	WD	33-TO BE DETERMINED	\$22,000	\$10,600	48.18	\$34,701	(\$2,351)	\$10,350	30.0	125.0	0.09	0.09	(\$78)	(\$27,337)	(\$0.63)	30.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 011 06 0113 000	380 HIGHLAND	04/10/2024	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$17,800	71.20	\$36,452	(\$1,102)	\$10,350	30.0	125.0	0.09	0.09	(\$37)	(\$12,814)	(\$0.29)	30.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 012 01 0016 000	38 WAVERLY	04/14/2023	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$18,400	22.44	\$41,546	\$61,154	\$20,700	60.0	118.0	0.16	0.16	\$1,019	\$375,178	\$8.61	60.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 012 01 0237 000	95 TYLER	07/27/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$25,600	36.57	\$59,971	\$25,019	\$14,990	43.5	115.3	0.12	0.12	\$576	\$217,557	\$4.99	43.45	'40002	SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT		
43 012 02 0267 000	169 AVALON	11/09/2022	\$47,000	WD	33-TO BE DETERMINED	\$47,000	\$24,100	51.28	\$78,312	(\$20,962)	\$10,350	30.0	117.0	0.08	0.08	(\$699)	(\$258,790)	(\$5.94)	30.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 012 03 0021 000	64 GLENDALE	08/23/2024	\$37,000	WD	21-NOT USED/OTHER	\$37,000	\$29,600	80.00	\$60,478	(\$8,853)	\$14,625	42.4	138.6	0.14	0.14	(\$209)	(\$65,578)	(\$1.51)	42.39	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 012 04 0019 000	103 CORTLAND	10/15/2024	\$2,000	QC	21-NOT USED/OTHER	\$2,000	\$0	0.00	\$17,250	\$2,000	\$17,250	50.0	130.0	0.15	0.15	\$40	\$13,423	\$0.31	50.00	'40002	SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT		
43 012 04 0070 002	162 CORTLAND	10/17/2024	\$37,000	WD	21-NOT USED/OTHER	\$37,000	\$33,200	89.73	\$67,556	(\$16,756)	\$13,800	40.0	180.0	0.17	0.17	(\$419)	(\$101,552)	(\$2.33)	40.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 017 01 0107 002	155 RICHTON	05/09/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,500	59.00	\$60,155	\$3,645	\$13,800	40.0	125.0	0.12	0.12	\$91	\$31,696	\$0.73	40.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 017 01 0108 002	153 RICHTON	09/20/2024	\$214,100	WD	03-ARM'S LENGTH	\$214,100	\$33,200	15.51	\$67,589	\$160,311	\$13,800	40.0	125.0	0.12	0.12	\$4,008	\$1,394,009	\$32.00	40.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 017 02 0057 000	240 TUXEDO	06/12/2023	\$58,000	PTA	03-ARM'S LENGTH	\$58,000	\$30,400	52.41	\$71,188	\$4,062	\$17,250	50.0	128.0	0.15	0.15	\$81	\$27,633	\$0.63	50.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 017 02 0115 000	93 ELMHURST	10/18/2022	\$79,000	WD	33-TO BE DETERMINED	\$79,000	\$27,300	34.56	\$89,063	\$7,187	\$17,250	50.0	128.0	0.15	0.15	\$144	\$48,891	\$1.12	50.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 017 02 0119 001	111 ELMHURST	06/13/2023	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$4,100	22.78	\$8,625	\$18,000	\$8,625	25.0	128.0	0.07	0.07	\$720	\$246,575	\$5.66	25.00	'40002	SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT		
43 017 02 0124 000	137 ELMHURST	12/29/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,200	40.25	\$75,424	\$21,826	\$17,250	50.0	128.0	0.15	0.15	\$437	\$148,476	\$3.41	50.00	'40002	SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT		
43 017 02 0177 000	84 ELMHURST	07/30/2024	\$500	QC	21-NOT USED/OTHER	\$500	\$0	0.00	\$17,250	\$500	\$17,250	50.0	128.0	0.15	0.15	\$10	\$3,401	\$0.08	50.00	'40002	SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT		
43 018 11 0035 000	309 TUXEDO	09/19/2024	\$500	QC	13-GOVERNMENT	\$500	\$0	0.00	\$20,700	\$500	\$20,700	60.0	104.5	0.14	0.14	\$8	\$3,472	\$0.08	60.00	'40002	SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT		
Totals:			\$857,100			\$857,100	\$337,400		\$849,882	\$255,908	\$248,690	720.8		2.10	2.10										
								Sale. Ratio =>	39.37					Average			Average								
								Std. Dev. =>	27.67					per FF=>			per Net Acre=>	121,802.95	Average			per SqFt=>			
														\$355						\$2.80					

40003 NORTHWEST DAVISON AND WOODWARD

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	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1													
43 003 01 0018 000	77 LOUISE	09/14/2022	\$125,000	WD	33-TO BE DETERMINED	\$125,000	\$26,800	21.44	\$86,706	\$58,294	\$20,000	40.0	140.0	0.13	0.13	\$1,457	\$451,891	\$10.37	40.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 01 0122 000	64 LOUISE	01/12/2024	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,700	41.89	\$93,877	\$16,123	\$20,000	40.0	125.0	0.12	0.12	\$403	\$140,200	\$3.22	40.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 01 0224 000	162 FLORENCE	02/01/2024	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$25,500	46.36	\$63,467	\$6,533	\$15,000	30.0	125.0	0.09	0.09	\$218	\$75,965	\$1.74	30.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 01 0240 000	114 FLORENCE	09/12/2022	\$140,000	PTA	33-TO BE DETERMINED	\$140,000	\$24,400	17.43	\$78,460	\$79,040	\$17,500	35.0	125.0	0.10	0.10	\$2,258	\$790,400	\$18.15	35.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 01 0264 000	31 GENEVA	03/28/2024	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$33,800	52.00	\$83,846	\$1,154	\$20,000	40.0	125.0	0.12	0.12	\$29	\$10,035	\$0.23	40.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 01 0379 000	72 GENEVA	05/02/2022	\$68,300	WD	21-NOT USED/OTHER	\$68,300	\$21,300	31.19	\$70,574	\$17,726	\$20,000	40.0	125.0	0.12	0.12	\$443	\$154,139	\$3.54	40.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 02 0035 002	41 EASON	09/15/2023	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$38,000	54.29	\$94,261	\$739	\$25,000	50.0	140.0	0.16	0.16	\$15	\$4,590	\$0.11	50.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0702 000	184 PILGRIM	07/23/2024	\$43,000	QC	21-NOT USED/OTHER	\$43,000	\$45,000	104.65	\$100,186	(\$42,186)	\$15,000	30.0	113.0	0.08	0.08	(\$1,406)	(\$540,846)	(\$12.42)	30.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0763 002	91 PURITAN	12/18/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,300	55.05	\$122,878	(\$5,878)	\$22,000	44.0	113.0	0.11	0.11	(\$134)	(\$51,561)	(\$1.18)	44.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0825 000	232 PURITAN	12/09/2022	\$100,000	WD	33-TO BE DETERMINED	\$100,000	\$29,800	29.80	\$96,174	\$26,326	\$22,500	45.0	113.0	0.12	0.12	\$585	\$225,009	\$5.17	45.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0905 000	115 MOSS	05/26/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$44,900	26.41	\$111,513	\$84,737	\$26,250	52.5	113.0	0.14	0.14	\$1,614	\$623,066	\$14.30	52.50			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0935 000	219 MOSS	04/09/2024	\$41,000	PTA	03-ARM'S LENGTH	\$41,000	\$44,900	109.51	\$99,876	(\$36,376)	\$22,500	45.0	113.0	0.12	0.12	(\$808)	(\$310,906)	(\$7.14)	45.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0944 000	247 MOSS	06/25/2024	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$43,600	48.44	\$96,957	\$15,543	\$22,500	45.0	113.0	0.12	0.12	\$345	\$132,846	\$3.05	45.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0965 002	214 MOSS	05/15/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$44,200	18.81	\$98,286	\$159,214	\$22,500	45.0	120.0	0.12	0.12	\$3,538	\$1,283,984	\$29.48	45.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0970 000	200 MOSS	07/25/2022	\$97,000	WD	33-TO BE DETERMINED	\$97,000	\$29,300	30.21	\$94,862	\$24,638	\$22,500	45.0	120.0	0.12	0.12	\$548	\$198,694	\$4.56	45.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 0987 002	138 MOSS	08/15/2024	\$125,000	AFF	21-NOT USED/OTHER	\$125,000	\$51,400	41.12	\$114,245	\$36,255	\$25,500	51.0	120.0	0.14	0.14	\$711	\$258,964	\$5.95	51.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 1022 002	67 EASON	06/16/2022	\$110,000	WD	21-NOT USED/OTHER	\$110,000	\$32,900	29.91	\$106,566	\$28,434	\$25,000	50.0	140.0	0.16	0.16	\$569	\$176,609	\$4.05	50.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 1047 000	161 EASON	01/31/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$23,600	16.28	\$78,866	\$90,134	\$24,000	48.0	120.0	0.13	0.13	\$1,878	\$682,833	\$15.68	48.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 1067 002	229 EASON	06/16/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$41,800	59.71	\$104,149	(\$13,149)	\$21,000	42.0	120.0	0.12	0.12	(\$313)	(\$113,353)	(\$2.60)	42.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 1115 002	144 EASON	10/04/2022	\$70,000	WD	33-TO BE DETERMINED	\$70,000	\$28,700	41.00	\$93,806	\$194	\$24,000	48.0	140.0	0.15	0.15	\$4	\$1,260	\$0.03	48.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 003 03 1136 002	54 EASON	07/30/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,000	33.33	\$133,422	\$78,078	\$31,500	63.0	140.0	0.20	0.20	\$1,239	\$386,525	\$8.87	63.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 004 02 0202 000	31 BRIGHTON	09/23/2024	\$25,000	AFF	35-UNDER DURESS	\$25,000	\$25,600	102.40	\$56,735	(\$16,735)	\$15,000	30.0	100.0	0.07	0.07	(\$558)	(\$242,536)	(\$5.57)	30.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 004 03 0054 000	315 EASON	08/29/2024	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$29,200	55.09	\$64,647	\$8,353	\$20,000	40.0	120.0	0.11	0.11	\$209	\$75,936	\$1.74	40.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 004 04 0028 000	1219 W MC NICHOLS	05/08/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,400	32.40	\$80,830	\$34,170	\$15,000	30.0	108.0	0.07	0.07	\$1,139	\$461,757	\$10.60	30.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 004 04 0333 000	46 BRIGHTON	08/26/2022	\$47,500	PTA	33-TO BE DETERMINED	\$47,500	\$16,600	34.95	\$56,721	\$10,779	\$20,000	40.0	113.2	0.10	0.10	\$269	\$103,644	\$2.38	40.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 004 04 0352 000	105 BRIGHTON	11/30/2022	\$63,000	PTA	33-TO BE DETERMINED	\$63,000	\$25,600	40.63	\$81,098	(\$3,098)	\$15,000	30.0	112.0	0.08	0.08	(\$103)	(\$40,234)	(\$0.92)	30.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
43 009 04 0085 000	230 PASADENA	04/29/2024	\$4,000	QC	13-GOVERNMENT	\$4,000	\$0	0.00	\$54,601	(\$35,601)	\$15,000	30.0	126.0	0.09	0.09	(\$1,187)	(\$409,207)	(\$9.39)	30.00			NORTHWEST DAVISON AND WOODWARD	402	FRONT FOOT													
43 010 04 0046 002	12834 THOMSOM	10/17/2023	\$82,000	QC	03-ARM'S LENGTH	\$82,000	\$57,500	70.12	\$143,710	(\$38,210)	\$23,500	47.0	125.0	0.14	0.14	(\$813)	(\$283,037)	(\$6.50)	47.00			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT													
Totals:			\$2,558,800			\$2,558,800	\$966,800		\$2,561,319	\$585,231	\$587,750	1,175.5		3.31	3.31																						
								Sale. Ratio =>	37.78									Average																			
								Std. Dev. =>	26.34									per FF=>	\$498									Average									
																		per Net Acre=>	176,860.38									per SqFt=>	\$4.06								

40004 SOUTHEAST DAVISON AND WOODWARD

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	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1									
43 013 03 0027 000	139 WINONA	06/28/2024	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$61,400	42.94	\$136,570	\$30,030	\$23,600	40.0	120.0	0.11	0.11	\$751	\$273,000	\$6.27	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 03 0030 000	151 WINONA	02/29/2024	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$45,000	36.59	\$116,777	\$29,823	\$23,600	40.0	120.0	0.11	0.11	\$746	\$271,118	\$6.22	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 03 0038 000	187 WINONA	06/20/2024	\$92,000	PTA	03-ARM'S LENGTH	\$92,000	\$63,300	68.80	\$140,961	(\$28,311)	\$20,650	35.0	120.0	0.10	0.10	(\$809)	(\$294,906)	(\$6.77)	35.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 03 0114 000	24 WINONA	07/15/2022	\$188,000	WD	33-TO BE DETERMINED	\$188,000	\$33,200	17.66	\$165,245	\$52,255	\$29,500	50.0	122.0	0.14	0.14	\$1,045	\$373,250	\$8.57	50.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 05 0019 000	71 FARRAND PARK	06/10/2024	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$55,100	23.75	\$122,340	\$139,160	\$29,500	50.0	162.1	0.19	0.19	\$2,783	\$748,172	\$17.18	50.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 05 0119 000	24 FARRAND PARK	02/05/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$61,700	20.57	\$160,389	\$169,111	\$29,500	50.0	150.0	0.17	0.17	\$3,382	\$983,203	\$22.57	50.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 05 0127 000	59 MCLEAN	10/11/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$67,900	24.25	\$176,596	\$132,904	\$29,500	50.0	150.0	0.17	0.17	\$2,658	\$772,698	\$17.74	50.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 06 0014 000	149 FARRAND PARK	09/13/2024	\$60,000	WD	21-NOT USED/OTHER	\$60,000	\$60,100	100.17	\$133,640	(\$50,040)	\$23,600	40.0	155.9	0.14	0.14	(\$1,251)	(\$349,930)	(\$8.03)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 06 0019 000	171 FARRAND PARK	09/06/2024	\$123,896	WD	03-ARM'S LENGTH	\$123,896	\$74,500	60.13	\$165,233	(\$9,052)	\$32,285	54.7	154.3	0.19	0.19	(\$165)	(\$46,660)	(\$1.07)	54.72	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 06 0045 000	107 MCLEAN	09/22/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,300	36.08	\$158,213	(\$14,613)	\$23,600	40.0	150.0	0.14	0.14	(\$365)	(\$105,891)	(\$2.43)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 07 0571 000	60 MCLEAN	07/05/2022	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$47,600	19.04	\$175,022	\$104,478	\$29,500	50.0	132.0	0.15	0.15	\$2,090	\$691,907	\$15.88	50.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 07 0577 000	98 MCLEAN	08/08/2022	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$39,500	44.13	\$114,783	(\$1,683)	\$23,600	40.0	131.8	0.12	0.12	(\$42)	(\$13,909)	(\$0.32)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 07 0592 000	154 MCLEAN	08/28/2024	\$45,000	WD	21-NOT USED/OTHER	\$45,000	\$57,600	128.00	\$128,128	(\$59,528)	\$23,600	40.0	131.8	0.12	0.12	(\$1,488)	(\$491,967)	(\$11.29)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0246 000	194 CALIFORNIA	07/28/2023	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$40,200	34.21	\$104,333	\$36,767	\$23,600	40.0	150.0	0.14	0.14	\$919	\$266,428	\$6.12	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0264 000	181 CALIFORNIA	07/30/2024	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$71,000	55.25	\$157,941	(\$2,301)	\$27,140	46.0	150.0	0.16	0.16	(\$50)	(\$14,563)	(\$0.33)	46.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0281 000	251 CALIFORNIA	01/03/2023	\$149,900	WD	33-TO BE DETERMINED	\$149,900	\$27,700	18.48	\$103,428	\$70,072	\$23,600	40.0	150.0	0.14	0.14	\$1,752	\$507,768	\$11.66	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0292 000	124 MASSACHUSETTS	08/09/2024	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$76,500	35.75	\$170,460	\$67,140	\$23,600	40.0	150.0	0.14	0.14	\$1,679	\$486,522	\$11.17	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0347 000	185 MASSACHUSETTS	07/22/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,500	31.14	\$121,106	\$77,494	\$23,600	40.0	150.0	0.14	0.14	\$1,937	\$561,551	\$12.89	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0358 000	227 MASSACHUSETTS	10/14/2024	\$40,000	WD	21-NOT USED/OTHER	\$40,000	\$51,400	128.50	\$114,231	(\$50,631)	\$23,600	40.0	150.0	0.14	0.14	(\$1,266)	(\$366,891)	(\$8.42)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0359 000	233 MASSACHUSETTS	09/19/2024	\$6,200	QC	21-NOT USED/OTHER	\$6,200	\$0	0.00	\$122,483	(\$92,683)	\$23,600	40.0	150.0	0.14	0.14	(\$2,317)	(\$671,616)	(\$15.42)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0385 000	166 RHODE ISLAND	07/31/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,300	37.15	\$125,008	\$37,442	\$32,450	55.0	150.0	0.19	0.19	\$681	\$198,106	\$4.55	55.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0390 000	105 RHODE ISLAND	04/22/2022	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$35,800	60.68	\$104,867	(\$22,267)	\$23,600	40.0	150.0	0.14	0.14	(\$557)	(\$161,355)	(\$3.70)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0408 000	186 RHODE ISLAND	09/19/2024	\$10,000	QC	21-NOT USED/OTHER	\$10,000	\$0	0.00	\$118,868	(\$85,268)	\$23,600	40.0	150.0	0.14	0.14	(\$2,132)	(\$617,884)	(\$14.18)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0414 000	210 RHODE ISLAND	04/23/2024	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$41,200	26.58	\$91,361	\$87,239	\$23,600	40.0	150.0	0.14	0.14	\$2,181	\$632,167	\$14.51	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 08 0423 000	246 RHODE ISLAND	09/20/2022	\$142,500	PTA	33-TO BE DETERMINED	\$142,500	\$29,000	20.35	\$107,908	\$58,192	\$23,600	40.0	150.0	0.14	0.14	\$1,455	\$421,681	\$9.68	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 09 0102 000	47 CONNECTICUT	03/29/2024	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$48,700	61.26	\$126,305	(\$17,305)	\$29,500	50.0	150.0	0.17	0.17	(\$346)	(\$100,610)	(\$2.31)	50.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 09 0163 000	189 CONNECTICUT	09/16/2022	\$145,000	WD	33-TO BE DETERMINED	\$145,000	\$24,800	17.10	\$93,331	\$75,269	\$23,600	40.0	150.0	0.14	0.14	\$1,882	\$545,428	\$12.52	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
43 013 09 0179 000	255 CONNECTICUT	04/09/2024	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$49,700	32.27	\$110,432	\$67,168	\$23,600	40.0	150.0	0.14	0.14	\$1,679	\$486,725	\$11.17	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	402	FRONT FOOT									
43 016 01 0106 000	104 TENNYSON	10/16/2024	\$59,000	QC	21-NOT USED/OTHER	\$59,000	\$66,600	112.88	\$148,404	(\$65,804)	\$23,600	40.0	129.6	0.12	0.12	(\$1,645)	(\$552,975)	(\$12.69)	40.00	'40004		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT									
Totals:			\$3,811,496			\$3,811,496	\$1,375,600		\$3,814,363	\$735,058	\$737,925	1,250.7		4.15	4.15																		
							Sale. Ratio =>	36.09								Average																	
							Std. Dev. =>	34.37								per FF=>	\$588								Average								
																per Net Acre=>	177,207.81								per SqFt=>	\$4.07							