

11

Neighborhoods Used: 12246.12246 RIVER EDGE, MWOODS CONDOS = 66

320 WILDWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-02-185-032 12/06/2022 12246 407 260,000 37,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Home 03 RANCH/1STY 77 222,750 252,325 0.883



340 WILDWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-02-185-022 10/05/2022 12246 407 265,000 37,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 03 RANCH/1STY 77 227,750 230,037 0.990



521 E MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-02-403-004 04/01/2022 12246 407 149,900 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 05 2 STORY 69 142,400 147,074 0.968



1124 NATURE TRAIL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-01-375-024 02/28/2022 12246 407 299,500 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 03 RANCH/1STY 78 292,000 308,218 0.947



NATURE TRAIL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-01-375-005 12/21/2021 12246 407 258,550 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 03 RANCH/1STY 80 251,050 273,881 0.917



1105 NATURE TRAIL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-01-375-006 09/24/2021 12246 407 277,655 9,452
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 03 RANCH/1STY 80 268,203 273,657 0.980



1108 NATURE TRAIL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-01-375-009 06/11/2021 12246 407 248,000 9,719
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 05 2 STORY 60 238,281 250,845 0.950



1103 NATURE TRAIL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
16-16-01-375-004 04/23/2021 12246 407 266,000 7,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 03 RANCH/1STY 80 258,500 286,170 0.903



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-01-375-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	THEUT C PETER & JUDITH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	1103 NATURE TRAIL MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5421/0770	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Most Recent Sale Information

Sold on 04/23/2021 for 266,000 by MULHOLLAND CARL L & BEVERLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5421/0770

Most Recent Permit Information

Permit P23-385 on 07/24/2023 for \$0 category Roofing/Siding/Windows.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	129,700	2023 Taxable:	128,100	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Town Home
Class: BC
Style: 03 RANCH/1STY
Exterior: Brick/Siding
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,332
Ground Area: 1,325
Garage Area: 484
Basement Area: 1,325
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-01-375-005	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HOEFFNER CHARLES & BARBARA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	1104 NATURE TRAIL MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5462/0312	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Mailing Address:

HOEFFNER CHARLES & BARBARA
1104 NATURE TRAIL
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 12/21/2021 for 258,550 by CRISPIN JOHN & JULIE K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5462/0312

Most Recent Permit Information

Permit 22-0242 on 07/01/2022 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	143,100	2023 Taxable:	143,100	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Town Home
Class: BC
Style: 03 RANCH/1STY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,725
Ground Area: 1,716
Garage Area: 484
Basement Area: 1,716
Basement Walls: Wood
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-01-375-006	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	LAROCK CAROL	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	1105 NATURE TRAIL MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5449/0798	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #:	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST 12246 12246 RIVER EDGE, MWOODS CONDOS = 6
Mailing Address:	LAROCK CAROL 1105 NATURE TRAIL MANCHESTER MI 48158		

Most Recent Sale Information

Sold on 09/24/2021 for 277,655 by CIPRI ELISABETH A & FRANCES S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5449/0798

Most Recent Permit Information

Permit P23-147 on 04/14/2023 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	143,950	2023 Taxable:	143,950	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Town Home
Class: BC
Style: 03 RANCH/1STY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,332
Ground Area: 1,325
Garage Area: 484
Basement Area: 1,325
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-01-375-009	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BURRELL MICHAEL J & BARBARA J	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	1108 NATURE TRAIL MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5430/0556	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #:	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

Mailing Address:

BURRELL MICHAEL J & BARBARA J
1108 NATURE TRAIL
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/11/2021 for 248,000 by KELLY VICKY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5430/0556

Most Recent Permit Information

Permit 02-796 on 10/28/2002 for \$120,000 category NEW BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	133,600	2023 Taxable:	133,087	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Town Home
Class: BC
Style: 05 2 STORY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 1,912
Ground Area: 756
Garage Area: 462
Basement Area: 756
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-01-375-024	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	GEIGER JOHN & MARYELLEN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	1124 NATURE TRAIL MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5510/0993	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	
Topography:	Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6
	GEIGER JOHN & MARYELLEN 1124 NATURE TRAIL MANCHESTER MI 48158		

Most Recent Sale Information

Sold on 02/03/2023 for 0 by GEIGER JOHN & MARYELLEN.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5510/0993

Most Recent Permit Information

Permit 03-0831 on 11/26/2003 for \$100,000 category NEW BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	139,200	2023 Taxable:	139,200	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Town Home
Class: BC
Style: 03 RANCH/1STY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,332
Ground Area: 1,325
Garage Area: 484
Basement Area: 1,325
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-02-185-022	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WILD CAROL ELAINE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	340 WILDWOOD DR MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5499/0585	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6

WILD CAROL ELAINE
340 WILDWOOD DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 10/05/2022 for 275,000 by LIVESAY ROBERT & SANDRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5499/0585

Most Recent Permit Information

Permit 20-1364 on 09/30/2020 for \$0 category REROOF\ETC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	105,250	2023 Taxable:	105,250	Acreage:	0.00
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Town Home
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,374
Ground Area: 1,360
Garage Area: 484
Basement Area: 1,360
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel: 16-16-02-185-032
Owner's Name: POKORNICKI MATTHEW
Property Address: 320 WILDWOOD DR
MANCHESTER, MI 48158
Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Liber/Page: 5522/0978
Split: / /
Created: / /
Active: Active
Gov. Unit: 16-16 CITY OF MANCHESTER
MAP #:
School: 81080 MANCHESTER COMMUNITY SCH DST
Neighborhood: 12246 12246 RIVER EDGE, MWOODS CONDOS = 6
Public Impr.: Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Underground Utils.
Topography: Level

Mailing Address:

POKORNICKI MATTHEW
ASHLEY MILLER
320 WILDWOOD DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/01/2023 for 265,000 by VAINNER ANDREW T.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5522/0978

Most Recent Permit Information

Permit 20-1367 on 09/30/2020 for \$0 category REROOF\ETC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	114,900	2023 Taxable:	114,900	Acreage:	0.00
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Town Home
Class: C+10
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,360
Ground Area: 1,360
Garage Area: 462
Basement Area: 1,360
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:57 AM

Parcel:	16-16-02-403-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WALKER BURR H	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	521 E MAIN ST MANCHESTER, MI 48158	Taxable Status:	TAXABLE
Liber/Page:	5478/0307	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level	School:	81080 MANCHESTER COMMUNITY SCH DST
Mailing Address:		Neighborhood:	12246 12246 RIVER EDGE, MWOODS CONDOS = 6
	WALKER BURR H 521 E MAIN ST MANCHESTER MI 48158		

Most Recent Sale Information

Sold on 04/01/2022 for 149,900 by OTLEWSKI ELEANOR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5478/0307

Most Recent Permit Information

Permit 22-0496 on 11/07/2022 for \$0 category WINDOWS, REPLACEMNT.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	69,200	2023 Taxable:	69,200	Acreage:	0.39
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	49.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	344.5

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Town Home
Class: BC
Style: 05 2 STORY
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 972
Ground Area: 540
Garage Area: 396
Basement Area: 432
Basement Walls:
Estimated TCV: Tentative

Image



Rivers Edge & Manchester Woods Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-01-375-004	1103 NATURE TRAIL	04/23/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$125,800
16-16-01-375-005	1104 NATURE TRAIL	12/21/21	\$258,550	WD	03-ARM'S LENGTH	\$258,550	\$141,800
16-16-01-375-006	1105 NATURE TRAIL	09/24/21	\$277,655	WD	03-ARM'S LENGTH	\$277,655	\$142,500
16-16-01-375-009	1108 NATURE TRAIL	06/11/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$130,750
16-16-01-375-024	1124 NATURE TRAIL	02/28/22	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$114,500
16-16-02-185-022	340 WILDWOOD DR	10/05/22	\$275,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100
16-16-02-185-032	320 WILDWOOD DR	12/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,550
16-16-02-403-004	521 E MAIN ST	04/01/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,850
Totals:						\$2,034,605	\$915,850

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
47.29	\$274,783	\$7,500	\$258,500	\$286,170	0.903	1,332	\$194.07	12246
54.84	\$270,152	\$7,500	\$251,050	\$273,881	0.917	1,725	\$145.54	12246
51.32	\$271,889	\$9,452	\$268,203	\$273,657	0.980	1,332	\$201.35	12246
52.72	\$250,279	\$9,719	\$238,281	\$250,845	0.950	2,339	\$101.87	12246
38.23	\$295,376	\$7,500	\$292,000	\$308,218	0.947	1,332	\$219.22	12246
38.15	\$252,105	\$37,250	\$227,750	\$230,037	0.990	1,374	\$165.76	12246
34.83	\$272,922	\$37,250	\$222,750	\$252,325	0.883	1,360	\$163.79	12246
45.93	\$144,867	\$7,500	\$142,400	\$147,074	0.968	972	\$146.50	12246
	\$2,032,373		\$1,900,934	\$2,022,208			\$167.26	
45.24					E.C.F. => 0.940		Std. Deviation=>	0.03814147
7.54					Ave. E.C.F. => 0.942		Ave. Variance=>	3.1039

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
3.8989	03 RANCH/1STY	\$7,500	12240 CITY CONDOS	407	80
2.5659	03 RANCH/1STY	\$7,500	12240 CITY CONDOS	407	80
3.7773	03 RANCH/1STY	\$7,500	12240 CITY CONDOS	407	80
0.7618	05 2 STORY	\$8,800	12240 CITY CONDOS	407	60
0.5083	03 RANCH/1STY	\$7,500	12240 CITY CONDOS	407	78
4.7759	03 RANCH/1STY	\$37,250	12240 CITY CONDOS	407	77
5.9509	03 RANCH/1STY	\$37,250	12240 CITY CONDOS	407	77
2.5924	05 2 STORY	\$7,500	12240 CITY CONDOS	407	69
0.2268					

Coefficient of Var=> 3.293975951

Rivers Ridge Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-01-360-002	1001 E DUNCAN ST	04/16/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000
16-16-01-360-007	1001 E DUNCAN ST	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000
16-16-01-360-011	1002 E DUNCAN ST	11/16/22	\$147,900	WD	03-ARM'S LENGTH	\$147,900
16-16-01-360-019	1003 E DUNCAN ST	07/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
16-16-01-360-023	1003 E DUNCAN ST	05/03/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
16-16-01-360-026	1003 E DUNCAN ST	12/10/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000
16-16-01-360-027	1003 E DUNCAN ST	05/02/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
16-16-01-360-034	1004 E DUNCAN ST	12/31/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000
16-16-01-360-041	1005 E DUNCAN ST	01/27/22	\$133,500	WD	03-ARM'S LENGTH	\$133,500
16-16-01-360-044	1005 E DUNCAN ST	01/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000
16-16-01-360-047	1005 E DUNCAN ST	05/24/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000
16-16-01-360-050	1006 E DUNCAN ST	11/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
16-16-01-360-055	1006 E DUNCAN ST	08/30/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000
16-16-01-360-057	1006 E DUNCAN ST	04/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
16-16-01-360-060	1006 E DUNCAN ST	12/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
Totals:						\$2,063,400

Riversedge A Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-01-375-004	1103 NATURE TRAIL	04/23/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000
16-16-01-375-005	1104 NATURE TRAIL	12/21/21	\$258,550	WD	03-ARM'S LENGTH	\$258,550
16-16-01-375-006	1105 NATURE TRAIL	09/24/21	\$277,655	WD	03-ARM'S LENGTH	\$277,655
16-16-01-375-024	1124 NATURE TRAIL	02/28/22	\$299,500	WD	03-ARM'S LENGTH	\$299,500
16-02-403-004	521 E MAIN ST	04/01/22	\$149,500	WD	03-ARM'S LENGTH	\$149,900
Totals:						\$1,251,205

Riversedge B Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-01-375-009	1108 NATURE TRAIL	06/11/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000
16-16-01-375-015	1114 NATURE TRAIL	09/08/22	\$37,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$37,500
Totals:						\$285,500

Manchester Woods Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-02-185-022	340 WILDWOOD DR	10/05/22	\$275,000	WD	03-ARM'S LENGTH	\$265,000
16-16-02-185-032	320 WILDWOOD DR	12/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
Totals:						\$535,000

Mill Pond Site Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
16-16-02-321-009	215 N WASHINGTON ST	09/21/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000
16-16-02-321-013	215 N WASHINGTON ST	10/31/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
Totals:						\$250,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$51,050	39.27	\$121,804	\$25,396	\$17,200	12248	5429/0371
\$60,950	38.09	\$157,455	\$19,745	\$17,200	12248	5516/0284
\$55,900	37.80	\$145,178	\$19,922	\$17,200	12248	5506/0727
\$55,900	38.55	\$145,178	\$17,022	\$17,200	12248	5491/0216
\$54,050	38.61	\$140,749	\$16,451	\$17,200	12248	5484/0298
\$51,650	40.35	\$123,093	\$22,107	\$17,200	12248	5461/0755
\$60,950	42.03	\$157,455	\$4,745	\$17,200	12248	5481/0718
\$51,650	37.70	\$144,609	\$9,591	\$17,200	12248	5464/0525
\$50,000	37.45	\$124,959	\$25,741	\$17,200	12248	5467/0454
\$53,200	42.56	\$133,891	\$8,309	\$17,200	12248	5507/0733
\$48,200	39.19	\$120,787	\$19,413	\$17,200	12248	5429/0207
\$52,050	37.18	\$135,946	\$21,254	\$17,200	12248	5505/0279
\$52,100	40.39	\$135,855	\$10,345	\$17,200	12248	5445/0746
\$55,800	39.86	\$139,924	\$17,276	\$17,200	12248	5479/0881
\$55,150	39.39	\$138,437	\$18,763	\$17,200	12248	5506/0300
\$808,600		\$2,065,320	\$256,080	\$258,000		
Sale. Ratio =>	39.19					
Std. Dev. =>	1.60	Site Value:	\$17,072			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$125,800	47.29	\$275,783	(\$9,783)	\$8,500	12246	5421/0770
\$141,800	54.84	\$271,152	(\$4,102)	\$8,500	12246	5462/0312
\$142,500	51.32	\$272,889	\$13,266	\$8,500	12246	5449/0798
\$114,500	38.23	\$296,376	\$15,939	\$8,500	12246	5472/0092
\$68,850	45.93	\$145,508	\$14,592	\$8,500	12246	
\$593,450		\$1,261,708	\$29,912	\$42,500		
Sale. Ratio =>	47.42					
Std. Dev. =>	14.44	Site Value:	\$7,478			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$130,750	52.72	\$250,279	\$6,521	\$8,800	12246	5430/0556
\$29,250	78.00	\$41,850	\$37,500	\$27,280	12246	5497/0178
\$160,000		\$292,129	\$44,021	\$36,080		
Sale. Ratio =>	56.04					
Std. Dev. =>	20.35	Site Value:	\$8,804			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$101,100	38.15	\$255,455	\$50,145	\$40,600	12246	5499/0585
\$90,550	34.83	\$276,272	\$24,328	\$40,600	12246	5505/0694
\$191,650		\$531,727	\$74,473	\$81,200		
Sale. Ratio =>	36.50					
Std. Dev. =>	16.21	Site Value:	\$37,237			

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
\$44,400	40.36	\$121,209	\$24,691	\$35,900	12248	5498/0087
\$47,800	34.14	\$129,119	\$46,781	\$35,900	12248	5502/0874
\$92,200		\$250,328	\$71,472	\$71,800		
Sale. Ratio =>	36.88					
Std. Dev. =>	17.91	Site Value:	\$35,736			

Other Parcels in Sale

Land Table

Class

407

12240 CITY CONDOS 407

12240 CITY CONDOS 407

12240 CITY CONDOS 407

12240 CITY CONDOS 407

407

12240 CITY CONDOS 407

12240 CITY CONDOS 407

407

12240 CITY CONDOS 407

407

12240 CITY CONDOS 407

407

12240 CITY CONDOS 407

407

Other Parcels in Sale

Land Table	Class
12240 CITY CONDOS	407
12240 CITY CONDOS	407
12240 CITY CONDOS	407
12240 CITY CONDOS	407
12240 CITY CONDOS	407

Other Parcels in Sale

Land Table	Class
16-16-01-375-016, 16-16-01-375-017, 16-16-01-375-018	407
12240 CITY CONDOS	407

Other Parcels in Sale

Land Table	Class
12240 CITY CONDOS	407
12240 CITY CONDOS	407

Other Parcels in Sale

Land Table	Class
12240 CITY CONDOS	407
12240 CITY CONDOS	407