

170-506-400-001-02	6/18/2020	WD	425,000	54,179	3.01	208	261	18,012	0.41
				528,419	28.07	1149.53	459.68	18,825	0.43

USED \$ 460 F.F. FOR OUTLYING MAIN / M-61 CORRIDOR PROPERTIES

2023 COMM'L. SALES / VALUES - HWY. M-18 N-S (A.K.A. N. SILVERLEAF & STATE ST. N-S

010-001-304-018-02	8/26/2020	WD	120,000	87,869	1.03	277.54	317	85,310	1.96
170-050-016-007-00	5/20/2021	WD	114,000	45,303	0.47	156.5	289	95,576	2.19
& 170-005-008-00									
170-100-006-001-00	7/23/2021	LC	140,000	105,192	1.4	466.25	226	74,923	1.72
170-160-004-004-00	6/3/2021	WD	28,500	11,844	0.26	66	179	46,086	1.06
170-506-400-001-02	6/18/2020	WD	425,000	54,179	3.01	208	261	18,012	0.41
				304,387	6.17	1174.29	259.21	49,333	1.13

USED \$ 259 F.F. FOR HWY. M-18 N-S A.K.A. N. SILVERLEAF & STATE ST. N-S

2023 COMM'L. LOT VALUES / SALES - NON-TRUNKLINE

150-192-000-018-00	6/12/2020	LC	97000	13,540	0.43	86	157	31415	0.72
160-125-000-018-00	9/8/2020	LC	50000	2,877	0.17	40	72	17331	0.4
170-060-003-002-01	2/16/2022	WD	99,700	979	0.07	24	41	13,411	0.41
170-100-006-001-00	10/26/2020	WD	80,000	45,192	1.4	466.25	97	32,188	0.74
170-160-004-004-00	6/3/2021	WD	28,500	11,844	0.26	66	179	46,086	1.06
170-506-101-001-04	8/13/2020	WD	10,000	10,000	1.22	200	50	8,197	0.19
				84,432	3.55	882.25	95.7	23,784	0.55

USED \$ 96 F.F. FOR NON-TRUNKLINE PROPERTIES

2023 RESIDENTIAL LAND VALUES

2023 RESIDENTIAL LOT VALUES / SALES - STANDARD RES'L. LOTS

			ADJ. SALE	LAND RES	ACRES	FRTGE.	DEPTH	\$ F.F.
060-055-000-023-00	7/13/2020	WD	13900	13900	0.49	105	204	132
060-055-000-115-10	3/15/2021	WD	29500	29500	0.91	222	179	133
060-080-000-009-00	7/1/2020	WD	16500	16500	0.49	133	161	124
160-050-003-020-00	4/30/2021	WD	13000	13000	1	139.89	312	93
160-050-006-015-00	8/3/2021	WD	18000	18000	0.5	161	136	112
170-100-015-003-00	6/23/2020	WD	10500	10500	0.4	132	132	80
170-180-006-010-00	1/7/2022	WD	7500	7500	0.53	165	140.25	45
				108900		1057.89		102.94

USED \$103 F.F. FOR STANDARD RES'L. LOTS

NOT INC. IN TOTALS

89,400 1441.1 62.05

**USED \$62 F.F. FOR LOTS WEST OF PHEAS.RUN DRIVE; USED \$50 F.F. FOR LOTS EAST OF P.R. DRIVE
DUE TO P/L ISSUES RESULTING FROM CIRCUIT COURT CASE (APPROX.20% REDUCTION IN VALUE)**

2023 RESIDENTIAL LOT VALUES / SALES - PINE RIDGE ESTATES IRREGULAR SHAPED LOTS

170-158-000-021-00	9/30/2013	WD	22100	22100	3.5
170-158-000-025-00	9/9/2019	WD	18500	18500	2.5

NOTE: IN ABSENCE OF SIMILAR LOT SALES, RELIED ON LISTINGS AND INFORMATION OBTAINED FROM REAL EST. AGENTS

**USED 21,000 PER SITE FOR SM. TRI.-SHAPED LOTS
USED 22,000 PER SITE FOR MED. TRI.-SHAPED LOTS
USED 35,000 PER SITE FOR LG. TRI.-SHAPED LOTS**

RESIDENTIAL CONDOMINIUM LOT VALUES: RIVERVIEW CONDO & RIVERVIEW ADD'N. CONDO.
RIVERVW. CONDO ALLOCATED LAND VALUES BASED ON 'WOODS AREA' LAND VALUES & ADJUSTED
FOR SMALLER AREAS; VERIFIED W/DEVELOPER'S REAL ESTATE AGENT

USED \$10,500 PER SITE FOR RIVERVIEW CONDO & \$8,500 PER SITE FOR RIV.CON.ADD'N.

2023 RESIDENTIAL LAND SALES / VALUES FOR ACREAGE PARCELS

PARCEL #	SALE DATE INST.	ADJ SALE LAND	AC.LESS	ACT.FRT.	DEPTH	PER AC.	FRT.FT.
RES'L.							
0-1.50 ACRES							
030-040-000-011-00	12/23/2021	WD	7000	7000	0.69	122	10145 57
060-055-000-096-00	6/12/2020	WD	6300	6300	0.68	121 124	9265 52
060-085-000-126-10	11/23/2021	WD	8700	8700	0.75	218 150	11600 40
060-091-000-448-10	12/1/2020	WD	17900	17900	1.41	302 203	12695 59
070-140-000-031-00	3/20/2021	WD	4,200	4,200	0.2	66	21000 66
120-036-204-003-02	7/13/2020	WD	7,000	7,000	1	229	7000 31
120-105-000-097-10	8/14/2020	QC	1,000	1,000	0.69	151	1450 7
120-105-000-122-00	1/4/2021	WD	1,500	1,500	0.28	75	5357 20
120-170-000-015-00	12/5/2020	WD	7500	7500	0.17	60	44118 77
120-170-000-016-00	12/5/2020	WD	7,500	7,500	0.17	60	44118 77
120-171-000-021-00	10/9/2020	WD	4,500	4,500	0.17	60	26471 75
120-171-000-021-00	5/22/2020	WD	7,000	7,000	0.34	120	20588 58
& 000-027-00							
130-167-000-001-00	11/18/2020	WD	9,500	9,500	1.09	179	8716 53
			89,600		7.64	1763	11728 51

USED \$11,700 PER ACRE FOR 0-1.50 ACRES

1.51-6.99 ACRES

010-001-304-002-03	9/22/2021	WD	15500	15500	2.17	312	7143	50
010-004-101-001-11	8/23/2021	WD	15500	15500	4	272.25	3875	57
010-005-200-001-01	11/11/2021	WD	22000	22000	5	372.66	4400	67
020-026-104-004-00	6/16/2020	WD	16500	16500	5	165	3300	100
050-005-400-001-01	7/1/2021	WD	12,000	12,000	2	265	6,000	45
050-016-100-001-11	6/21/2021	WD	11,500	11,500	2.08	275	5,529	42
120-017-204-001-01	5/27/2020	WD	15,000	15,000	5	330	3,000	45
120-023-203-002-10	1/25/2022	WD	22,000	22,000	4.95	330	4,444	67
130-010-100-004-00	2/11/2021	WD	36,000	36,000	2.7	260	13,333	138
130-016-300-003-06	11/23/2021	WD	24,000	24,000	2.98	365	8,054	66
150-023-300-002-24	11/5/2020	WD	23,000	23,000	5.71	1138	4,028	20
				234,000	46.29	4084.91	5,055	57

USED \$5,100 PER ACRE FOR 1.51-6.99 ACRES

7-10.99 ACRES

010-031-301-008-00	5/12/2021	WD	30,000	30,000	10	330	3,000	91	
010-036-303-002-00	10/6/2020	WD	35,000	35,000	10.02	132	3,500	265	
040-013-303-003-00	8/6/2020	WD	24,000	24,000	10	660	2,400	36	
050-004-103-001-02	9/3/2020	WD	32,500	32,500	10	330	3,250	98	
050-030-104-001-00	6/19/2020	WD	27,000	27,000	10	330	2,700	82	
080-028-303-004-00	9/3/2021	WD	42,000	42,000	10	329	4,200	128	
080-029-304-003-00	9/28/2020	LC	40,000	40,000	10.01	330	3,996	121	
091-020-200-001-01	7/3/2020	WD	30,000	30,000	10.06	330	2,982	91	
100-002-302-002-00	1/22/2021	WD	34,000	34,000	10.82	392	3,142	87	
100-027-300-001-06	10/14/2021	WD	36,000	36,000	10.1	333	3,564	108	
120-022-401-001-50	8/3/2020	WD	37,300	37,300	8.5	360	4,388	104	
120-033-300-003-00	10/26/2020	WD	28,000	28,000	10	660	2,800	42	
150-022-100-001-03	5/26/2020	WD	31,500	31,500	10	330	3,150	95	
170-631-300-019-20	3/26/2021	LC	29,900	29,900	10.07	326.6	1337	2,969	92
				492,200	149.58		3,290	89	

USED \$3,300 PER ACRE FOR 7-10.99 ACRES

11-15.99 ACRES

050-013-400-001-10	10/20/2021	WD	24,000	24,000	15	475	1600	51
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090-031-200-002-13	7/16/2021 WD	50,000	50,000	14.04	304	3561	164
110-011-203-001-00 & 011-203-003-00	1/8/2021 WD	55,000	55,000	15	330	3667	167
140-030-404-001-20	1/22/2021 WD	36,000	36,000	12	791	3,000	46
150-026-103-004-00 & 204-001-01	3/13/2021 WD	44,900	44,900	11.14	741.55	4,031	61
			209,900	67.18	2641.55	3,124	79

USED \$3,100 PER ACRE FOR 11-15.99 ACRES

16-20.99 ACRES

010-020-104-002-05	4/6/2021 WD	40,000	40,000	20	660	2,000	61
030-010-404-001-00	6/24/2020 WD	40,000	40,000	20	660	2,000	61
030-014-402-002-02	8/4/2020 WD	30,000	30,000	16.3	68	1,840	441
040-019-200-003-00	8/14/2020 WD	52,000	52,000	20	LTD.ACC.	2,600	
050-001-102-001-00	12/21/2020 WD	32,000	32,000	20	423	1,600	76
050-012-300-003-00	11/12/2021 WD	54,320	54,320	16.99	354.32	3,197	153
050-019-401-003-01	12/23/2020 WD	49,000	49,000	19.2	467	2,552	105
070-012-102-001-00	5/16/2021 LC	36,000	36,000	20.16	510	1,786	71
080-035-200-003-00	4/29/2020 WD	40,000	40,000	20	1320	2,000	30
			373,320	172.65		2,162	

USED 2,200 PER ACRE FOR 16-20.99 ACRES

21-69.99 ACRES

010-008-400-003-00	12/23/2020 WD	89,900	89,900	49.38	618	1,821	145
020-002-104-001-00	3/25/2021 WD	81,500	81,500	40	1330	2,038	61
040-013-302-001-10	9/23/2020 WD	84,000	84,000	40	1284	2,100	65
040-024-300-001-12	1/14/2021 WD	95,400	95,400	60.34	LTD.ACCESS	1,581	
050-002-400-004-00	12/31/2020 WD	80,000	80,000	40	1320	2,000	61
050-009-103-001-00	6/19/2020 WD	72,000	72,000	41	1320	1,756	55
060-008-200-001-00	11/6/2020 WD	118,000	118,000	58.91	1178	2,003	100
060-010-100-001-02	2/1/2022 WD	60,000	60,000	30	660	2,000	91
060-010-400-001-00	12/10/2020 WD	78,000	78,000	40	1320	1,950	59
060-013-100-006-02	8/27/2020 WD	88,000	88,000	40	1320	2,200	67
060-019-400-002-00	7/24/2020 LC	80,000	80,000	40	1320	20,000	61
070-024-404-001-02	4/23/2020 WD	70,000	70,000	40	1320	1,750	53
140-015-400-001-01	11/6/2020 WD	105,000	105,000	40	660	2,625	159
140-027-102-001-00	3/29/2021 WD	96,000	96,000	40	1320	2,400	73

170-631-300-001-00	5/27/2021 LC	59,900	59,900	33.57	330		1,784	182
			1,257,700	633.2			1,986	

USED \$2,000 PER ACRE FOR 21-69.99 ACRES

2023 RESIDENTIAL LAND VALUES / SALES - WATERFRONT ACREAGE

0-1.5 ACRES

060-023-201-007-01	2/11/2022 WD	20,000	20,000	1	454.64	44	20,000	
070-003-403-001-11	6/24/2021 WD	10,500	10,500	1.5	76	138	7,000	
110-276-000-127-00	9/25/2020 WD	31,000	31,000	0.24	68	456	129,167	
150-006-300-005-00	9/13/2021 WD	6,500	6,500	1.25	336	19	5,200	
170-080-075-004-00	3/5/2021 WD	5,700	5,700	0.41	67	112	13,902	
			73,700	4.4	1001.64	74	16,750	

**USED \$16,800 PER ACRE FOR 0-1.50 ACRES
(WATERFRONT)**

1.51-5.99 ACRES

010-011-400-005-00	2/19/2021 WD	30,000	30,000	4.02	600	50	7,463	
050-019-200-004-00	12/10/2020 WD	25,000	25,000	3.32	209	120	7,508	
050-031-200-006-01	3/26/2021 WD	11,000	11,000	3.64	177	62	3,022	
080-013-102-001-05	10/23/2020 WD	34,000	34,000	5			6,800	
080-013-102-001-06	10/23/2020 WD	34,000	34,000	5			6,800	
080-013-102-001-07	7/30/2021 WD	45,000	45,000	4.4	885.15	51	10,227	
080-013-102-001-08	12/11/2020 WD	41,500	41,500	4			10,375	
080-013-400-004-03	12/4/2020 WD	22,000	22,000	5.03			4,400	
080-013-401-004-01	1/22/2021 WD	18,000	18,000	1.87	231	78	9,626	
080-024-100-001-01	7/24/2020 LC	10,000	10,000	1.65	280	202	6,061	
130-021-200-002-10	12/4/2020 WD	22,000	22,000	4	553	40	5,500	
130-021-303-004-00	1/13/2021 WD	39,000	39,000	4.9	215	181	7,959	
150-007-401-008-00 & 401-009-00	2/2/2021 W	55,000	55,000	5.18	371.58	149	10,714	
		386,500	386,500	52.01			7,431	

**USED \$7,400 PER ACRE FOR 1.51-5.99 ACRES
(WATERFRONT)**

6-19.99 ACRES

010-004-201-002-00	6/28/2021 WD	45,000	45,000	10	272.25	136	4500	
060-018-400-023-21	6/11/2021 WD	50,000	50,000	15.23	414.77	121	3283	

060-023-201-006-00	9/17/2021 WD	98,500	98,500	10.23	902	109	9629
080-013-102-001-05 & 013-102-001-06	10/23/2020 WD	68,000	68,000	8.68	907.96	75	7834
080-013-104-003-00	11/30/2020 LC	40,000	40,000	11.2	418.3	96	3,571
110-023-100-001-13	7/2/2021 WD	87,778	87,778	12.1	371.02	237	7,254
			389,276	67.44			5,772

**USED \$5,800 PER ACRE FOR 6-19.99 ACRES
(WATERFRONT)**

20-39.99 ACRES

040-019-200-003-00	8/14/2020 WD	52,000	52,000	20			2,600 H2O INFL.
110-011-203-001-00 & 011-203-003-00	1/8/2021 WD	55000	55,000	15			3,667 (CREEK)
150-030-301-008-00 & 301-009-00 & 301-010-00	5/28/2020 WD	112,000	112,000	30.3	1008	111	3,696 (NESTOR DR.)
			219,000	65.3			3,354

**USED \$3,400 PER ACRE FOR 20-39.99 ACRES
(WATERFRONT)**

40+ ACRES

060-014-100-001-10	5/28/2021 WD	790,000	790,000	344.99	480.87		2,290
130-015-101-001-00 & 055-000-029-00	10/4/2019 WD	148,000	148,000	70.13 **			2,110 H2O INFL.
130-026-100-002-00	8/5/2021 WD	505,000	505,000	240			2,104 (CREEK)
150-005-100-003-00	1/29/2021 WD	185,000	185,000	85			2,176 (CREEK)
			1,480,000	669.99			2,209

**OUTSIDE DATE RANGE BUT SHOWED
FOR COMPARISON PURPOSES

**USED \$2,200 FOR 40+ ACRES
(WATERFRONT)**