

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Land Table
015-470-002-00	5933 SARATOGA	06/17/22	\$575,000	\$575,000	\$246,300	42.83	\$114,400	\$75,000	MOUNT CHRISTIE
015-470-006-00	5893 SARATOGA vac	06/14/22	\$35,000	\$35,000	\$31,000	88.57	\$35,000	\$62,000	MOUNT CHRISTIE
015-470-008-00	1747 MEADOWLANDS vac	06/14/22	\$50,000	\$50,000	\$31,000	62.00	\$50,000	\$62,000	MOUNT CHRISTIE
015-470-001-00	5943 SARATOGA vac	06/03/22	\$30,000	\$35,000	\$37,500	107.14	\$35,000	\$75,000	MOUNT CHRISTIE
015-470-004-00	5913 SARATOGA vac	06/03/22	\$30,000	\$35,000	\$31,300	89.43	\$35,000	\$62,500	MOUNT CHRISTIE
015-470-005-00	5903 SARATOGA	05/06/22	\$705,000	\$705,000	\$247,400	35.09	\$110,151	\$64,000	MOUNT CHRISTIE
015-470-009-00	1713 MEADOWLANDS	12/20/21	\$815,000	\$815,000	\$311,000	38.16	\$143,800	\$80,000	MOUNT CHRISTIE
015-470-013-00	1800 MEADOWLANDS vac	06/03/22	\$30,000	\$35,000	\$31,000	88.57	\$35,000	\$64,000	MOUNT CHRISTIE
015-470-014-00	1790 MEADOWLANDS vac	06/03/22	\$30,000	\$35,000	\$31,000	88.57	\$35,000	\$62,000	MOUNT CHRISTIE
015-470-017-00	1750 ARLINGTON vac	06/03/22	\$30,000	\$35,000	\$31,000	88.57	\$35,000	\$62,000	MOUNT CHRISTIE
015-470-018-00	1745 ARLINGTON vac	06/03/22	\$30,000	\$35,000	\$38,800	110.86	\$35,000	\$50,000	MOUNT CHRISTIE
015-470-020-00	5883 SARATOGA vac	06/03/22	\$30,000	\$35,000	\$31,000	88.57	\$35,000	\$50,000	MOUNT CHRISTIE
015-470-021-00	5873 SARATOGA vac	06/03/22	\$30,000	\$35,000	\$31,000	88.57	\$35,000	\$50,000	MOUNT CHRISTIE
015-470-023-00	5853 SARATOGA vac	06/03/22	\$30,000	\$35,000	\$31,000	88.57	\$35,000	\$50,000	MOUNT CHRISTIE
015-480-004-00	5865 ANDREW DR VAC	03/06/18	\$66,000	\$66,000	\$22,500	34.09	\$66,000	\$50,000	NORTH RIDGE SUBDIVISION
015-480-006-00	5891 ANDREW DR	07/01/19	\$475,000	\$475,000	\$240,000	50.53	\$58,500	\$60,000	NORTH RIDGE SUBDIVISION
015-490-002-00	957 Highland View VAC	07/19/22	\$55,000	\$55,000	\$26,200	47.64	\$55,000	\$53,000	Highlands condo
015-490-005-00	915 Highland View VAC	01/07/21	\$59,000	\$59,000	\$17,700	30.00	\$59,000	\$53,000	Highlands condo
015-490-007-00	883 Highland View VAC	03/18/21	\$55,000	\$55,000	\$17,700	32.18	\$55,000	\$53,000	Highlands condo
015-490-008-00	863 Highland View VAC	03/04/21	\$55,000	\$55,000	\$16,000	29.09	\$55,000	\$53,000	Highlands condo
015-490-009-00	861 Highland View VAC	02/01/22	\$65,000	\$65,000	\$26,500	40.77	\$65,000	\$53,000	Highlands condo
015-490-016-00	946 Highland View VAC	03/15/21	\$45,000	\$45,000	\$17,700	39.33	\$45,000	\$53,000	Highlands condo
015-500-009-00	4429 MEDFORD HILL DR VAC	06/01/20	\$42,000	\$42,000	\$27,000	64.29	\$42,000	\$54,000	STEEPLECHASE
015-500-016-00	STEEPLECHASE DR VAC	01/14/22	\$40,000	\$40,000	\$27,000	67.50	\$40,000	\$43,200	STEEPLECHASE
015-500-035-00	MEDFORD HILL DR VAC	05/10/21	\$64,500	\$64,500	\$27,000	41.86	\$64,500	\$54,000	STEEPLECHASE
015-500-027-00	MEDFORD HILL DR VAC	01/27/21	\$65,750	\$65,750	\$27,000	41.06	\$65,750	\$62,000	STEEPLECHASE
015-500-029-00	MEDFORD HILL DR VAC	04/13/20	\$59,175	\$59,175	\$27,000	45.63	\$59,175	\$54,000	STEEPLECHASE

Totals: \$3,596,425 \$3,641,425 \$1,679,600 \$1,498,276 \$1,563,700

Sale. Ratio => 46.12
Std. Dev. => 26.31
Average per FF=>

	Land Residual total	Sales	Avg lot	less outliers	Revised total	Revised avg	Est value	Ind. % change	% x 2023 base
Mt Christie	\$768,351	14	\$54,882	13	\$624,551	\$48,042	\$62,036	0.77	\$49,564
North Ridge	\$124,500	2	\$62,250	2	\$124,500	\$62,250	\$55,000	1.13	\$72,436
Steeplechase	\$271,425	5	\$54,285	5	\$271,425	\$54,285	\$53,440	1.02	\$55,362
Highlands	\$334,000	6	\$55,667	6	\$334,000	\$55,667	\$53,000	1.05	\$55,667
All table	\$1,498,276	14	\$107,020	26	\$1,354,476	\$52,095			

Notes:

Mt Christie nine vacant lots sold in a package to developer at 30,000, far below any residual values or earlier vacant sales

No North Ridge sales in period-set base for these 5-acre sub lots at acreage land rate

Steeplechase-only vacant sales are used. 2022 low sale has transmission lines limiting house site-that parcel is adjusted

Premium units are adjusted from base rate based on vacant list price differences, supported by occasional sales

	2023 Base rate	Selected 2024 base
Mt Christie	\$64,000	\$50,000
North Ridge	\$64,000	\$73,000
Steeplechase	\$54,500	\$54,500
Highlands	\$53,000	\$55,600