

VACANT  
RESIDENTIAL  
LAND  
SALES

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Other Parcels in Sale
Res Acreage Table - AASD	H -08-01-300-030	3432 OAK HOLLOW DR	06/16/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$145,200	170.82	\$290,320	B1	
Condominiums	H -08-26-325-001	601 GROSBEAK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	
Condominiums	H -08-26-325-002	605 GROSBEAK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	
Condominiums	H -08-26-325-005	4224 DUCK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	
Condominiums	H -08-26-325-006	4236 DUCK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	
Condominiums	H -08-26-325-010	4113 DUCK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	
Saginaw Hills Neighborhoods	H -08-35-215-011	SKYHAWK BLVD	08/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,000	50.00	\$160,000	H1-1	
Eastern Estates - no S/W	H -08-14-395-004	1083 PINE RIDGE CT	09/30/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$100,000	45.66	\$200,000	D1	
Central DSD Neighborhoods no S/W\	H -08-03-350-020	3838 PRESERVE DR	10/15/20	\$168,000	AFF	03-ARM'S LENGTH	\$168,000	\$55,000	32.74	\$110,000	C1-2	
Buena Vista and Annex Area no S/W	H -08-22-392-015	123 LUELLA AVE	11/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,000	54.00	\$54,000	K-1	
Eastern Estates - no S/W	H -08-12-345-011	TIMBERWOOD LN	11/18/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,000	53.19	\$250,000	D1-3	
Res Acreage Table - DSD North	H -08-10-300-068	2236 N ZEEB RD	12/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$126,000	B2	
Res Acreage Table - AASD	H -08-01-300-031	3404 OAK HOLLOW DR	12/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$146,300	71.37	\$292,600	B1	
Central Neighborhoods w/ S/W	H -08-21-375-174	274 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	
Central Neighborhoods w/ S/W	H -08-21-375-175	278 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	
Central Neighborhoods w/ S/W	H -08-21-375-176	282 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	
Central Neighborhoods w/ S/W	H -08-21-375-186	277 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	
Central Neighborhoods w/ S/W	H -08-21-375-187	6255 N TRAILWOODS DR	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	
Central DSD Neighborhoods no S/W\	H -08-09-240-004	2295 HILLSIDE CT	12/21/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,300	49.23	\$280,500	B2	
Res Acreage Table - DSD North	H -08-17-100-016	6900 MARSHALL RD	12/22/20	\$24,000	CD	03-ARM'S LENGTH	\$24,000	\$0	0.00	\$455,504	C2	
Central DSD Neighborhoods no S/W\	H -08-09-200-051	2253 OXBOW CT	12/28/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$140,300	46.92	\$280,500	B2	
Central Neighborhoods no S/W	H -08-23-410-012	ELIZABETH RD	01/20/21	\$7,200	WD	03-ARM'S LENGTH	\$7,200	\$4,500	62.50	\$9,000	L	H -08-23-410-013
Central Neighborhoods no S/W	H -08-23-410-012	ELIZABETH RD	01/20/21	\$8,220	WD	03-ARM'S LENGTH	\$8,220	\$4,500	54.74	\$9,000	L	H -08-23-410-013
Res Acreage Table - DSD North	H -08-17-100-009	6684 MARSHALL RD	03/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,200	43.00	\$120,400	C2	
Res Acreage Table - AASD	H -08-14-200-026	2299 E DELHI RD	03/24/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$0	0.00	\$161,200	D2	
COM/IND - WESTERN JACKSON RD	H -08-19-100-059	JACKSON RD	12/07/21	\$259,000	CD	03-ARM'S LENGTH	\$259,000	\$76,900	29.69	\$153,767	I2	
RES ACREAGE TABLE - AASD	H -08-01-300-034	3359 OAK HOLLOW DR	01/07/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$153,300	80.68	\$306,508	B1	
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-273	6268 FERNRIDGE LN	01/14/22	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$47,500	29.05	\$95,000	J3	2 OTHERS
COM/IND - WESTERN JACKSON RD	H -08-20-200-021	BAKER/JACKSON RD	01/25/22	\$422,752	WD	03-ARM'S LENGTH	\$422,752	\$495,200	117.14	\$990,473	I2	3 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-139	312 HONEY TREE WAY	02/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500	38.00	\$95,000	J3	7 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-140	316 HONEY TREE WAY	02/14/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500	38.00	\$95,000	J3	5 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-003	6444 N TRAILWOODS DR	02/17/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,000	32.00	\$80,000	J3	17 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-276	6230 FERNRIDGE LN	03/22/22	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$47,500	29.05	\$95,000	J3	3 OTHERS

Totals: \$4,863,172 \$4,863,172 \$2,408,700 \$5,559,772  
Sale. Ratio => 49.53  
Std. Dev. => 31.76

Res Acreage Table - AASD	H -08-01-300-030	3432 OAK HOLLOW DR	06/16/20	\$85,000	WD	03-ARM'S LENGTH	\$225,000	\$145,200	64.53	\$290,320	B1	
Res Acreage Table - AASD	H -08-01-300-031	3404 OAK HOLLOW DR	12/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$146,300	71.37	\$292,600	B1	
Res Acreage Table - AASD	H -08-14-200-026	2299 E DELHI RD	03/24/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$80,600	35.20	\$161,200	D2	
RES ACREAGE TABLE - AASD	H -08-01-300-034	3359 OAK HOLLOW DR	01/07/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$153,300	80.68	\$306,508	B1	water
Res Acreage Table - DSD North	H -08-10-300-068	2236 N ZEEB RD	12/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,000	42.00	\$126,000	B2	4 acres 150,000
Res Acreage Table - DSD North	H -08-17-100-009	6684 MARSHALL RD	03/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,200	43.00	\$120,400	C2	
Central DSD Neighborhoods no S/W\	H -08-03-350-020	3838 PRESERVE DR	10/15/20	\$168,000	AFF	03-ARM'S LENGTH	\$168,000	\$55,000	32.74	\$110,000	C1-2	
Central DSD Neighborhoods no S/W\	H -08-09-240-004	2295 HILLSIDE CT	12/21/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$140,300	49.23	\$280,500	B2	all good
Central DSD Neighborhoods no S/W\	H -08-09-200-051	2253 OXBOW CT	12/28/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$140,300	46.92	\$280,500	B2	

Condominiums	H -08-26-325-001	601 GROSBEAK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$110,000	\$42,500	38.64	\$85,000	H1	scio view chg 110,000
Condominiums	H -08-26-325-002	605 GROSBEAK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	scio view chg 110,000
Condominiums	H -08-26-325-005	4224 DUCK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	scio view chg 110,000
Condominiums	H -08-26-325-006	4236 DUCK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	scio view chg 110,000
Condominiums	H -08-26-325-010	4113 DUCK DR	07/24/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,500	53.13	\$85,000	H1	scio view chg 110,000

Saginaw Hills Neighborhoods	H -08-35-215-011	SKYHAWK BLVD	08/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,000	50.00	\$160,000	H1-1	good
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Eastern Estates - no S/W	H -08-14-395-004	1083 PINE RIDGE CT	09/30/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$100,000	45.66	\$200,000	D1	good
Eastern Estates - no S/W	H -08-12-345-011	TIMBERWOOD LN	11/18/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,000	53.19	\$250,000	D1-3	good

Buena Vista and Annex Area no S/W	H -08-22-392-015	123 LUELLA AVE	11/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,000	54.00	\$54,000	K-1	good
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Res Acreage Table - DSD North	H -08-10-300-068	2236 N ZEEB RD	12/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$126,000	B2	raised 25,000 4 acres 170,000
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Central Neighborhoods w/ S/W	H -08-21-375-174	274 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	french good
Central Neighborhoods w/ S/W	H -08-21-375-175	278 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	french good
Central Neighborhoods w/ S/W	H -08-21-375-176	282 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	french good
Central Neighborhoods w/ S/W	H -08-21-375-186	277 SPRINGVIEW ST	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	french good
Central Neighborhoods w/ S/W	H -08-21-375-187	6255 N TRAILWOODS DR	12/18/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,500	34.00	\$85,000	J3	french good
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-273	6268 FERNRIDGE LN	01/14/22	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$47,500	29.05	\$95,000	J3	2 OTHERS french best
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-139	312 HONEY TREE WAY	02/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500	38.00	\$95,000	J3	7 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-140	316 HONEY TREE WAY	02/14/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500	38.00	\$95,000	J3	5 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-003	6444 N TRAILWOODS DR	02/17/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,000	32.00	\$80,000	J3	17 OTHERS
CENTRAL NEIGHBORHOODS W/S/W	H -08-21-375-276	6230 FERNRIDGE LN	03/22/22	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$47,500	29.05	\$95,000	J3	3 OTHERS

Central Neighborhoods no S/W	H -08-23-410-012	ELIZABETH RD	01/20/21	\$7,200	WD	03-ARM'S LENGTH	\$7,200	\$4,500	62.50	\$9,000	L	H -08-23-410-013 good
Central Neighborhoods no S/W	H -08-23-410-012	ELIZABETH RD	01/20/21	\$8,220	WD	03-ARM'S LENGTH	\$8,220	\$4,500	54.74	\$9,000	L	H -08-23-410-013