

Neighborhoods Used: 171.NORTH POINT COMMONS

12201 MATTHEWS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 014 00	09/26/2022 171	407	300,000	20,299	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	279,701	207,307	1.349



12445 SPENSER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 035 00	09/07/2022 171	407	305,000	18,091	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	286,909	215,807	1.329



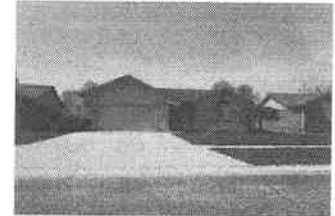
12440 HANNAH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 027 00	07/22/2022 171	407	290,000	17,449	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	272,551	246,692	1.105



12241 SPENSER LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 046 00	02/28/2021 171	407	275,000	17,345	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	84	257,655	231,686	1.112



12453 HANNAH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 067 00	12/14/2021 171	407	285,000	17,491	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	267,509	312,879	0.855



12297 MATTHEWS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 009 00	08/12/2021 171	407	260,000	17,073	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	86	242,927	283,697	0.856



12433 HANNAH LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 171 070 00	05/24/2021 171	407	350,000	21,239	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	83	328,761	333,044	0.987



Neighborhoods Used: 171.NORTH POINT COMMONS

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.40 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 300	Minimum E.C.F. (Agricultural): 0.40 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 300	Minimum E.C.F. (Commercial): 0.40 Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:48 PM

Parcel:	41 171 009 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BEGLEY ROBERT & KELLOGG LEYLA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	12297 MATTHEWS ST CARELTON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:	2021R21450	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #:	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	171 NORTH POINT COMMONS
Mailing Address:		Description:	
BEGLEY ROBERT & KELLOGG LEYLA		NORTH POINT COMMONS SITE CONDOMINIUM	
12297 MATTHEWS ST		UNIT 9	
CARELTON MI 48117			

Most Recent Sale Information

Sold on 08/12/2021 for 260,000 by HIGHLEY MEAH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R21450

Most Recent Permit Information

Permit B22-0004 on 02/08/2022 for \$0 category FENCE.

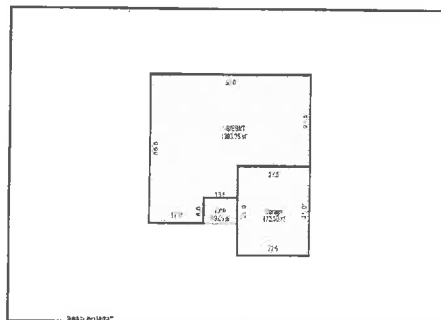
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	138,800	2023 Taxable:	138,550	Acreage:	0.17
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	65.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	110.0

Improvement Data

of Residential Buildings: 1
Year Built: 2009
Occupancy: Single Family
Class: C+5
Style: 1-STORY
Exterior: Brick/Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,383
Ground Area: 1,383
Garage Area: 472
Basement Area: 1,383
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:48 PM

Parcel:	41 171 014 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SHARP HOLLY	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	12201 MATTHEWS ST CARELTON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R20969	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	171 NORTH POINT COMMONS
Mailing Address:		Description:	
SHARP HOLLY		NORTH POINT COMMONS SITE CONDOMINIUM	
12201 MATTHEWS ST		UNIT 14	
CARELTON MI 48117			

Most Recent Sale Information

Sold on 09/26/2022 for 300,000 by THE TARCZYNSKI FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R20969

Most Recent Permit Information

Permit B11-1907 on 06/20/2011 for \$0 category FENCE.

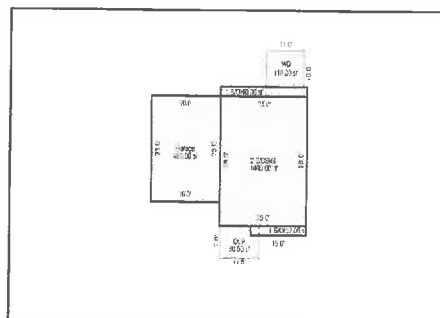
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	99,000	2023 Taxable:	99,000	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	110.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C
Style: 2-STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,482
Ground Area: 700
Garage Area: 460
Basement Area: 700
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:48 PM

Parcel:	41 171 027 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HALE JOSEPH E	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	12440 HANNAH LN CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R15740	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	171 NORTH POINT COMMONS

Mailing Address:

HALE JOSEPH E
12440 HANNAH LN
CARLETON MI 48117

Description:

NORTH POINT COMMONS SITE CONDOMINIUM
UNIT 27

Most Recent Sale Information

Sold on 07/22/2022 for 290,000 by TAYLOR COURTNEY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R15740

Most Recent Permit Information

Permit B17-2329 on 07/19/2017 for \$0 category POOL.

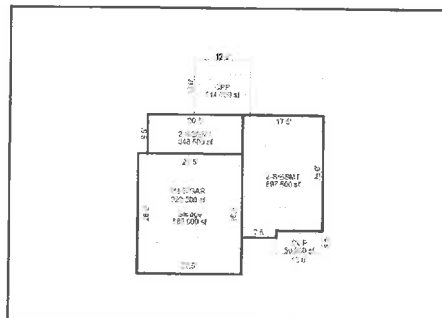
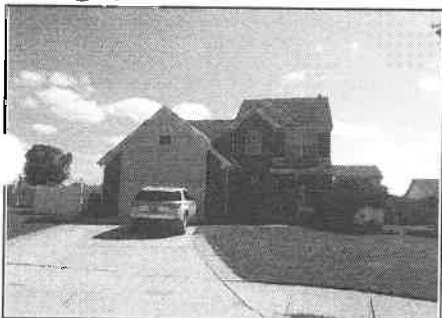
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	114,900	2023 Taxable:	114,900	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	47.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	114.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,687
Ground Area: 624
Garage Area: 585
Basement Area: 624
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:48 PM

Parcel:	41 171 035 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	TWORK THOMAS II & AMANDA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	12445 SPENSER LN CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R19570	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	171 NORTH POINT COMMONS

Mailing Address:	Description:
TWORK THOMAS II & AMANDA 12445 SPENSER LN CARLETON MI 48117	NORTH POINT COMMONS SITE CONDOMINIUM UNIT 35

Most Recent Sale Information

Sold on 09/07/2022 for 305,000 by KULL MARK & JESSICA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R19570

Most Recent Permit Information

Permit B07-1681 on 06/08/2007 for \$0 category ADDITION.

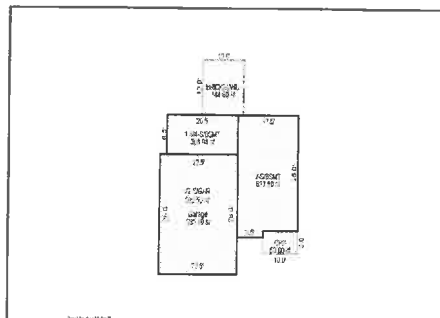
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	101,700	2023 Taxable:	101,700	Acreage:	0.19
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	54.6
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	105.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,491
Ground Area: 621
Garage Area: 585
Basement Area: 621
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:49 PM

Parcel:	41 171 046 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WILSON JOHN A	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	12241 SPENSER LN CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R04491	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	171 NORTH POINT COMMONS

Mailing Address:

WILSON JOHN A
12241 SPENSER LN
CARLETON MI 48117

Description:

NORTH POINT COMMONS SITE CONDOMINIUM
UNIT 85

Most Recent Sale Information

Sold on 02/28/2022 for 275,000 by ESTES WENDY & TODD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R04491

Most Recent Permit Information

Permit B22-0042 on 06/24/2022 for \$0 category WINDOWS-REPLACEMENT.

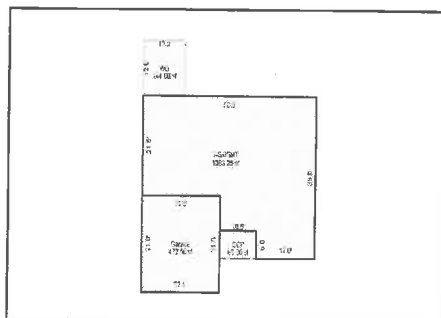
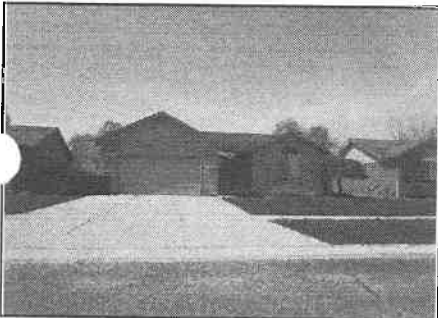
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	114,800	2023 Taxable:	114,800	Acreage:	0.16
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	69.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	102.9

Improvement Data

of Residential Buildings: 1
Year Built: 2007
Occupancy: Single Family
Class: C+5
Style: 1-STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,383
Ground Area: 1,383
Garage Area: 472
Basement Area: 1,383
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:53 PM

Parcel: 41 171 067 00
Owner's Name: DANCE JASON T & AYANNA SHARDEA M
Property Address: 12383 HANNAH LN
CARLETON, MI 48117
Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Liber/Page: 2022R00359
Split: //
Created: //
Active: Active
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 171 NORTH POINT COMMONS
Public Impr.: Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.
Topography: Level

Mailing Address:

DANCE JASON T & AYANNA SHARDEA M
12383 HANNAH LN
CARLETON MI 48117

Description:

NORTH POINT COMMONS SITE CONDOMINIUM
UNIT 67

Most Recent Sale Information

Sold on 12/14/2021 for 285,000 by ABDALLAH OMAR A & ADRIENNE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R00359

Most Recent Permit Information

Permit B15-2177 on 06/17/2015 for \$0 category FENCE.

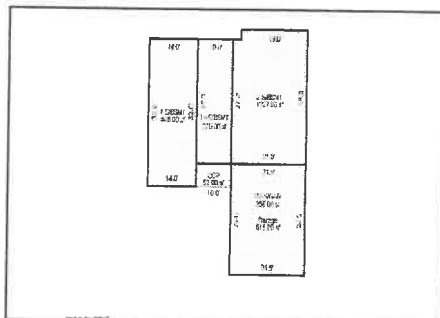
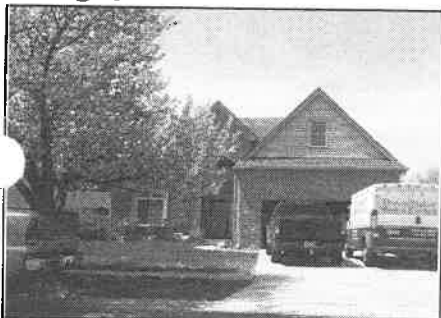
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	143,600	2023 Taxable:	143,600	Acreage:	0.17
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	68.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	108.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C+10
Style: 2-STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,212
Ground Area: 1,336
Garage Area: 516
Basement Area: 1,336
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 2:53 PM

Parcel:	41 171 070 00	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MENDEZ R HAROLD & SILVIA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	12433 HANNAH LN CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2021R14196	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	171 NORTH POINT COMMONS

Mailing Address:	MENDEZ R HAROLD & SILVIA 12433 HANNAH LN CARLETON MI 48117	Description:	NORTH POINT COMMONS SITE CONDOMINIUM UNIT 70
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Most Recent Sale Information

Sold on 05/24/2021 for 350,000 by SCOTT GARY B JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R14196

Most Recent Permit Information

Permit B23-0040 on 09/07/2023 for \$6,309 category WINDOWS-REPLACEMENT.

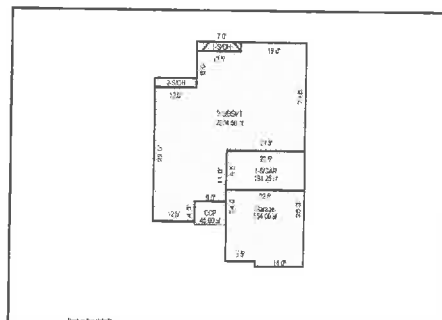
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	154,000	2023 Taxable:	154,000	Acreage:	0.21
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	85.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	108.0

Improvement Data

of Residential Buildings: 1
 Year Built: 2005
 Occupancy: Single Family
 Class: C+10
 Style: 2-STORY
 Exterior: Brick/Siding
 % Good (Physical): 83
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 200
 # of Bedrooms: 4
 Full Baths: 2 Half Baths: 1
 Floor Area: 2,606
 Ground Area: 1,162
 Garage Area: 554
 Basement Area: 1,162
 Basement Walls: Poured
 Estimated TCV: Tentative

Image/Sketch



North Pointe Commons ECF Analysis 2 Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 171 014 00	12201 MATTHEWS ST	09/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,000	32.67
41 171 027 00	12440 HANNAH LN	07/22/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$95,800	33.03
41 171 035 00	12445 SPENSER	09/07/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,500	32.95
41 171 070 00	12433 HANNAH LN	05/24/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,600	41.31
41 171 067 00	12383 HANNAH LN	12/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,200	47.09
Totals:			\$1,245,000			\$1,245,000	\$438,900	35.25

Sale. Ratio => 35.25
Std. Dev. => 4.22

North Pointe Commons ECF Analysis 1 Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 171 009 00	12297 MATTHEWS ST	08/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,000	40.00
41 171 046 00	12241 SPENSER	02/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,200	37.16
Totals:			\$535,000			\$535,000	\$206,200	38.54

Sale. Ratio => 38.54
Std. Dev. => 19.43

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$211,021	\$20,299	\$279,701	\$207,307	1.349	1,482	\$188.73	171	15.6552
\$244,406	\$17,449	\$272,551	\$246,692	1.105	1,687	\$161.56	171	8.7841
\$216,633	\$18,091	\$286,909	\$215,807	1.329	1,491	\$192.43	171	13.6811
\$327,639	\$21,239	\$328,761	\$333,043	0.987	2,606	\$126.16	171	20.5521
\$305,340	\$17,491	\$267,509	\$312,879	0.855	2,212	\$120.94	171	85.4991
\$999,699		\$1,167,922	\$1,002,849			\$167.22		2.8059
				E.C.F. =>	1.165	Std. Deviation=>		0.17623922
				Ave. E.C.F. =>	1.193	Ave. Variance=>		14.6681
								Coefficient of Var=>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$295,097	\$17,073	\$242,927	\$283,698	0.856	1,383	\$175.65	171	85.6287
\$244,397	\$17,345	\$257,655	\$231,686	1.112	1,383	\$186.30	171	111.2088
\$539,494		\$500,582	\$515,384			\$175.65		9.9904
				E.C.F. =>	0.971	Std. Deviation=>		0.18663459
				Ave. E.C.F. =>	1.071	Ave. Variance=>		85.6287
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$17,799	NORTH POINT COMMONS	407	83
2-STORY	\$14,949	NORTH POINT COMMONS	407	83
2-STORY	\$15,591	NORTH POINT COMMONS	407	83
2-STORY	\$18,739	NORTH POINT COMMONS	407	83
2-STORY	\$14,991	NORTH POINT COMMONS	407	83

12.2986436

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$14,573	NORTH POINT COMMONS	407	86
1-STORY	\$14,845	NORTH POINT COMMONS	407	84

79.9383498

North Pointe Commons Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 171 009 00	12297 MATTHEWS ST	08/12/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,000	40.00
41 171 014 00	12201 MATTHEWS ST	09/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,000	32.67
41 171 027 00	12440 HANNAH LN	07/22/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$95,800	33.03
41 171 035 00	12445 SPENSER	09/07/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$100,500	32.95
41 171 046 00	12241 SPENSER	02/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,200	37.16
41 171 067 00	12383 HANNAH LN	12/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,200	47.09
41 171 070 00	12433 HANNAH LN	05/24/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$144,600	41.31
Totals:			\$2,065,000			\$2,065,000	\$779,300	

Sale. Ratio => 37.74
 Std. Dev. => 5.42

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$259,918	\$14,655	\$14,573	48.6	110.0	0.17	0.17	\$302	\$88,818	\$2.04
\$259,739	\$58,060	\$17,799	59.3	110.0	0.20	0.20	\$979	\$287,426	\$6.60
\$302,378	\$2,571	\$14,949	49.8	114.0	0.20	0.20	\$52	\$12,985	\$0.30
\$267,348	\$53,243	\$15,591	52.0	105.0	0.19	0.19	\$1,024	\$274,448	\$6.30
\$215,668	\$74,177	\$14,845	49.5	102.9	0.16	0.16	\$1,499	\$455,074	\$10.45
\$378,866	(\$78,875)	\$14,991	50.0	108.0	0.17	0.17	(\$1,578)	(\$466,716)	(\$10.71)
\$405,905	(\$37,166)	\$18,739	62.5	108.0	0.21	0.21	(\$595)	(\$176,142)	(\$4.04)
\$2,089,822	\$86,665	\$111,487	371.6		1.30	1.30			
Average									
per FF=>			\$233		Average			Average	
					per Net Acre=>	66,562.98		per SqFt=>	\$1.53

Actual Front	ECF Area	Libers/Page	Land Table	Class	Rate Group 1
65.50	171	2021R21450	NORTH POINT COMMONS	407	\$300/FF
80.00	171	2022R20969	NORTH POINT COMMONS	407	\$300/FF
47.00	171	2022R15740	NORTH POINT COMMONS	407	\$300/FF
54.59	171	2022R19570	NORTH POINT COMMONS	407	\$300/FF
69.00	171	2022R04491	NORTH POINT COMMONS	407	\$300/FF
68.00	171	2022R00359	NORTH POINT COMMONS	407	\$300/FF
85.00	171	2021R14196	NORTH POINT COMMONS	407	\$300/FF