

M

Pheasant Hollow & Riding Oak Estates ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|-----------------|---------------------|-----------|--------------------|--------|----------------|--------------------|--------------------|---------------|
| M-13-04-200-006 | 6473 SCIO CHURCH RD | 05/25/22 | \$540,000 | WD | 03-ARMS LENGTH | \$540,000 | \$262,200 | 48.56 |
| M-13-04-200-007 | 6455 SCIO CHURCH RD | 07/20/23 | \$620,000 | WD | 03-ARMS LENGTH | \$620,000 | \$297,700 | 48.02 |
| M-13-04-205-006 | 6530 HERON CT | 12/08/22 | \$920,000 | WD | 03-ARMS LENGTH | \$920,000 | \$443,600 | 48.22 |
| M-13-04-205-013 | 6553 HERON CT | 11/30/23 | \$890,000 | WD | 03-ARMS LENGTH | \$890,000 | \$497,900 | 55.94 |
| M-13-04-210-012 | 2070 KIMBERWICKE CT | 05/05/22 | \$1,200,000 | WD | 03-ARMS LENGTH | \$1,200,000 | \$594,600 | 49.55 |
| M-13-04-210-018 | 2266 KIMBERWICKE CT | 04/13/22 | \$1,200,000 | WD | 03-ARMS LENGTH | \$1,200,000 | \$520,800 | 43.40 |
| M-13-04-210-027 | 2045 HACKAMORE DR | 05/16/22 | \$1,150,000 | WD | 03-ARMS LENGTH | \$1,150,000 | \$465,900 | 40.51 |
| Totals: | | | \$6,520,000 | | | \$6,520,000 | \$3,082,700 | |

Sale. Ratio =>

47.28

Std. Dev. =>

4.88

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq. Ft. | ECF Area | Dev. by Mean (%) |
|--------------------|-------------|--------------------|--------------------|----------------|------------|------------------|------------|----------------------|
| \$524,313 | \$119,468 | \$420,532 | \$518,367 | 0.811 | 2,426 | \$173.34 | LON | 2.2716 |
| \$595,413 | \$118,082 | \$501,918 | \$611,179 | 0.821 | 2,176 | \$230.66 | LON | 1.2749 |
| \$887,143 | \$97,279 | \$822,721 | \$1,011,350 | 0.813 | 2,916 | \$282.14 | LON | 2.0490 |
| \$995,783 | \$114,007 | \$775,993 | \$1,129,035 | 0.687 | 3,814 | \$203.46 | LON | 14.6671 |
| \$1,189,138 | \$156,415 | \$1,043,585 | \$1,322,309 | 0.789 | 4,078 | \$255.91 | LON | 4.4764 |
| \$1,041,656 | \$138,951 | \$1,061,049 | \$1,155,832 | 0.918 | 4,827 | \$219.82 | LON | 8.4018 |
| \$931,820 | \$144,211 | \$1,005,789 | \$1,008,462 | 0.997 | 4,078 | \$246.64 | LON | 16.3371 |
| \$6,165,266 | | \$5,631,587 | \$6,756,534 | | | \$230.28 | | 0.0476 |
| | | | | E.C.F. => | 0.834 | Std. Deviation=> | 0.09862703 | |
| | | | | Ave. E.C.F. => | 0.834 | Ave. Variance=> | 7.0683 | Coefficient of Var=> |

| Building Style | Land Value | Land Table | Property Class | Building Depr. |
|----------------|------------|------------------------------|----------------|----------------|
| 1 STY | \$115,300 | PHEA HOLLOW/ R OAKS/RID OAKS | 401 | 73 |
| 2 STY | \$115,000 | PHEA HOLLOW/ R OAKS/RID OAKS | 401 | 84 |
| 1 STY | \$87,975 | PHEA HOLLOW/ R OAKS/RID OAKS | 407 | 91 |
| 2 STY | \$87,860 | PHEA HOLLOW/ R OAKS/RID OAKS | 407 | 85 |
| 2 STY | \$88,895 | PHEA HOLLOW/ R OAKS/RID OAKS | 407 | 93 |
| 2 STY | \$116,540 | PHEA HOLLOW/ R OAKS/RID OAKS | 407 | 92 |
| 2 STY | \$102,120 | PHEA HOLLOW/ R OAKS/RID OAKS | 407 | 93 |

8.475355039

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

| | | | |
|--------------------------|--|----------------------------|----------------------------------|
| Parcel: | M -13-04-200-006 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | HUNTZICKER THOMAS P & KATHRYN | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 6473 SCIO CHURCH RD ANN ARBOR, MI 48103 | Taxable Status: | TAXABLE |
| Liber/Page: | 5484/434 | Prev. Taxable Stat: | TAXABLE |
| Split: | // | Gov. Unit: | M -13 LODI |
| Public Impr.: | Paved Road | MAP #: | |
| Topography: | None | School: | 81010 ANN ARBOR PUBLIC SCHOOLS |
| | | Neighborhood: | LON PHEASANT, H.H. & RIDING OAKS |

Mailing Address:

HUNTZICKER THOMAS P & KATHRYN
TRUST
6473 SCIO CHURCH RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 05/25/2022 for 540,000 by FREELAND IRREVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5484/434

Most Recent Permit Information

Permit 23-0854 on 07/24/2023 for \$219,880 category ADDITION.

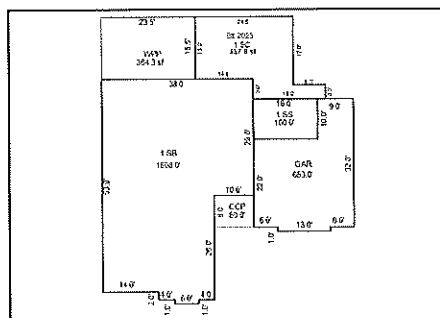
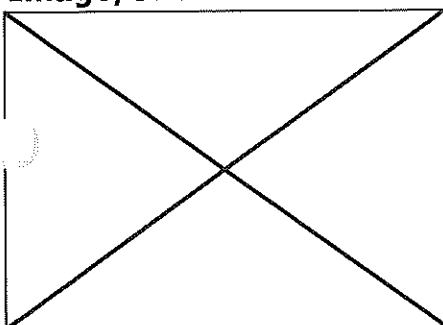
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 275,900 | 2025 Taxable: | 248,385 | Lot Dimensions: | |
| 2024 S.E.V.: | 266,500 | 2024 Taxable: | 248,385 | Acreage: | 2.20 |
| zoning: | AG | Land Value: | 115,300 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 4,168 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: B+5
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 2,426
Ground Area: 2,426
Garage Area: 653
Basement Area: 1,808
Basement Walls:
Estimated TCV: 432,318

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

| | | | |
|--------------------------|--|----------------------------|----------------------------------|
| Parcel: | M -13-04-200-007 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | GANS CHRISTOPHER & LACA MARIA A | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 6455 SCIO CHURCH RD ANN ARBOR, MI 48103 | Taxable Status: | TAXABLE |
| Liber/Page: | 5533/0343 | Prev. Taxable Stat: | TAXABLE |
| Split: | // | Gov. Unit: | M -13 LODI |
| Public Impr.: | Paved Road | MAP #: | |
| Topography: | None | School: | 81010 ANN ARBOR PUBLIC SCHOOLS |
| | | Neighborhood: | LON PHEASANT, H.H. & RIDING OAKS |

Mailing Address:

GANS CHRISTOPHER & LACA MARIA A
6455 SCIO CHURCH RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 07/20/2023 for 620,000 by BAKER ERIN & MERYL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5533/0343

Most Recent Permit Information

None Found

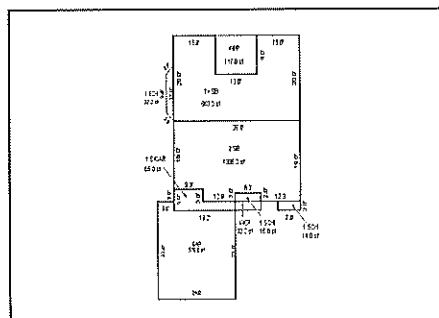
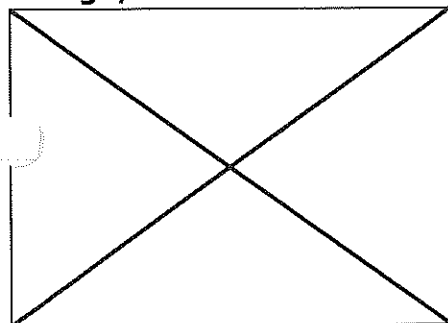
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 313,900 | 2025 Taxable: | 302,200 | Lot Dimensions: | |
| 2024 S.E.V.: | 302,200 | 2024 Taxable: | 302,200 | Acreage: | 2.15 |
| zoning: | AG | Land Value: | 115,000 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 3,082 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,176
Ground Area: 1,361
Garage Area: 579
Basement Area: 1,361
Basement Walls:
Estimated TCV: 509,723

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

Parcel: M -13-04-205-006
Owner's Name: FEINGOLD PATRICIA & KENNETH
Property Address: 6530 HERON CT
ANN ARBOR, MI 48103
Liber/Page: 5505/850
Split: 11/24/2003
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81010 ANN ARBOR PUBLIC SCHOOLS
Neighborhood: LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

FEINGOLD PATRICIA & KENNETH
6530 HERON CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 12/08/2022 for 920,000 by COX MICHAEL & KIMBERLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5505/850

Most Recent Permit Information

Permit 20-01226 on 11/17/2020 for \$20,000 category DECK/PORCH.

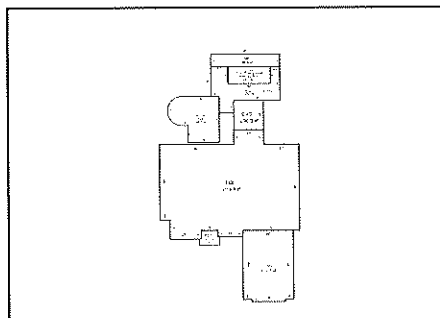
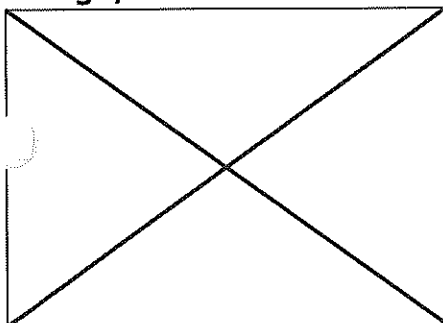
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 470,400 | 2025 Taxable: | 410,340 | Lot Dimensions: | |
| 2024 S.E.V.: | 446,300 | 2024 Taxable: | 410,340 | Acreage: | 0.77 |
| Zoning: | PUD | Land Value: | 87,975 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 9,304 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 2012
Occupancy: Single Family
Class: A-10
Style: 1 STY
Exterior:
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 2
Floor Area: 2,916
Ground Area: 2,916
Garage Area: 808
Basement Area: 2,916
Basement Walls:
Estimated TCV: 843,466

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

Parcel: M -13-04-205-013
Owner's Name: ROYSTON ERIC
Property Address: 6553 HERON CT
ANN ARBOR, MI 48103
Liber/Page: 5539/464
Split: 11/24/2003
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #
School: 81010 ANN ARBOR PUBLIC SCHOOLS
Neighborhood: LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

ROYSTON ERIC
6553 HERON CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 11/30/2023 for 890,000 by OMINSKY MICHAEL & MOLLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5539/464

Most Recent Permit Information

Permit 05-00795 on 08/02/2005 for \$325,000 category .

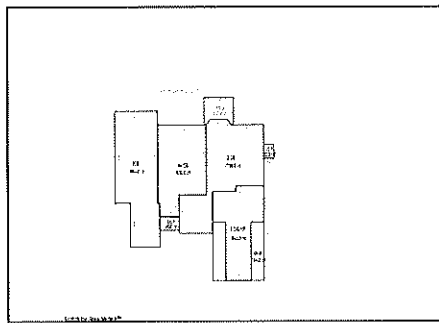
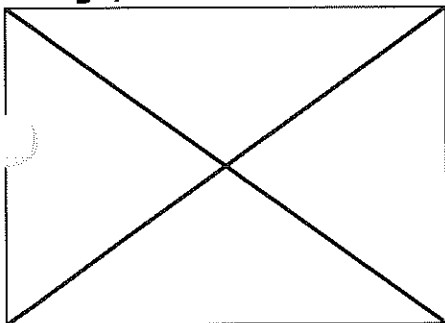
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 527,800 | 2025 Taxable: | 501,000 | Lot Dimensions: | |
| 2024 S.E.V.: | 501,000 | 2024 Taxable: | 501,000 | Acreage: | 0.76 |
| Zoning: | PUD | Land Value: | 87,860 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 26,147 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 2 Half Baths: 3
Floor Area: 3,814
Ground Area: 2,403
Garage Area: 794
Basement Area: 2,403
Basement Walls:
Estimated TCV: 941,615

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

| | | | |
|--------------------------|--|----------------------------|----------------------------------|
| Parcel: | M -13-04-210-012 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | SHINGINA ALEXANDRA ARSOVSKI AND | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 2070 KIMBERWICKE CT ANN ARBOR, MI 48103 | Taxable Status: | TAXABLE |
| Liber/Page: | 5558/0347 | Prev. Taxable Stat: | TAXABLE |
| Split: | 01/17/2014 | Gov. Unit: | M -13 LODI |
| Public Impr.: | None | MAP #: | |
| Topography: | None | School: | 81010 ANN ARBOR PUBLIC SCHOOLS |
| | | Neighborhood: | LON PHEASANT, H.H. & RIDING OAKS |

Mailing Address:

SHINGINA ALEXANDRA ARSOVSKI
ANDREJ
2070 KIMBERWICKE CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 06/28/2024 for 1,500,000 by MINTER JESSE C & RACHELLE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5558/0347

Most Recent Permit Information

Permit 23-0374 on 05/19/2023 for \$100,000 category POOL/HOT TUB.

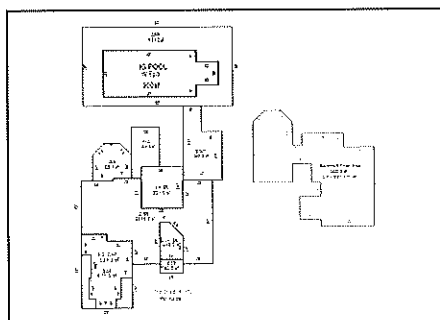
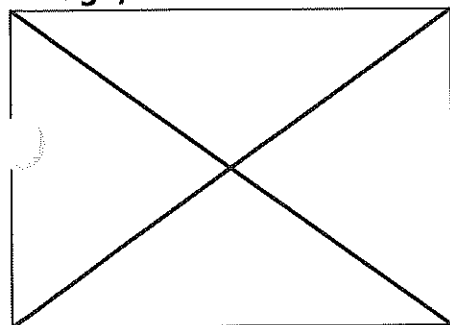
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 629,600 | 2025 Taxable: | 629,600 | Lot Dimensions: | |
| 2024 S.E.V.: | 599,800 | 2024 Taxable: | 548,055 | Acreage: | 0.77 |
| Zoning: | AG (*) | Land Value: | 88,895 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 67,520 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 2015
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior:
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 4,078
Ground Area: 2,138
Garage Area: 671
Basement Area: 2,138
Basement Walls:
Estimated TCV: 1,102,805

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

| | | | |
|--------------------------|--|----------------------------|----------------------------------|
| Parcel: | M -13-04-210-018 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | EBADI-TEHRANI MEHRAN & MYERS PAIGE | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 2266 KIMBERWICKE CT ANN ARBOR, MI 48103 | Taxable Status: | TAXABLE |
| Liber/Page: | 5481/0865 | Prev. Taxable Stat: | TAXABLE |
| Split: | 01/17/2014 | Gov. Unit: | M -13 LODI |
| Public Impr.: | None | MAP #: | |
| Topography: | None | School: | 81010 ANN ARBOR PUBLIC SCHOOLS |
| | | Neighborhood: | LON PHEASANT, H.H. & RIDING OAKS |

Mailing Address:

EBADI-TEHRANI MEHRAN & MYERS PAIGE
2266 KIMBERWICKE CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 04/13/2022 for 1,200,000 by MCCLINTOCK DAVID & GRACE (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5481/0865

Most Recent Permit Information

Permit 17-00803 on 08/21/2017 for \$85,000 category .

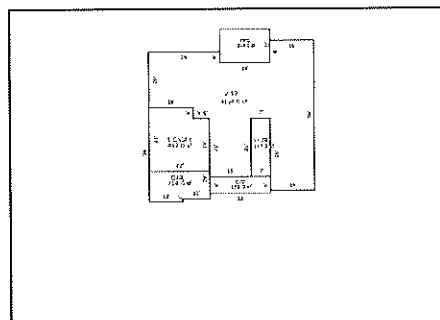
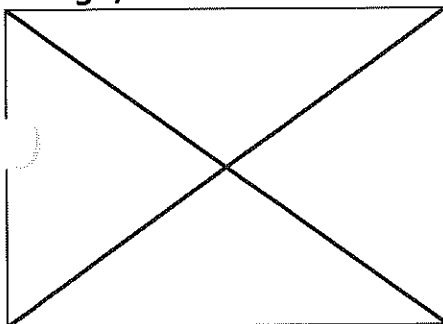
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 551,500 | 2025 Taxable: | 486,885 | Lot Dimensions: | |
| 2024 S.E.V.: | 528,800 | 2024 Taxable: | 486,885 | Acreage: | 1.08 |
| zoning: | AG (*) | Land Value: | 116,540 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 22,411 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 2014
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior:
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 4 Half Baths: 0
Floor Area: 4,827
Ground Area: 2,246
Garage Area: 714
Basement Area: 2,246
Basement Walls:
Estimated TCV: 963,964

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 11:55 AM

| | | | |
|--------------------------|--|---------------------------|----------------------------------|
| Parcel: | M -13-04-210-027 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | VISWESHWAR HARESH K | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 2045 HACKAMORE DR ANN ARBOR, MI 48103 | Taxable Status | TAXABLE |
| Liber/Page: | 5483/0368 | Prev. Taxable Stat | TAXABLE |
| Split: | 01/17/2014 | Created: | 01/17/2014 |
| Public Impr.: | None | Active: | Active |
| Topography: | None | Gov. Unit: | M -13 LODI |
| | | MAP # | |
| | | School: | 81010 ANN ARBOR PUBLIC SCHOOLS |
| | | Neighborhood: | LON PHEASANT, H.H. & RIDING OAKS |

Mailing Address:

VISWESHWAR HARESH K
SRIKANTHAN KRITHIKA
2045 HACKAMORE DRIVE
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 05/16/2022 for 1,150,000 by DUGGAL NEAL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5483/0368

Most Recent Permit Information

Permit 65-10498 on 06/23/2022 for \$0 category EGRESS WINDOW.

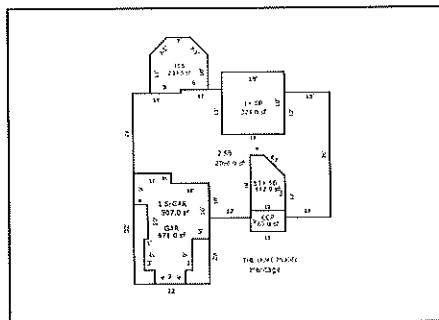
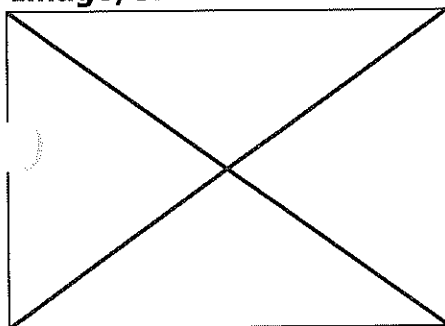
Physical Property Characteristics

| | | | | | |
|---------------------|---------|--------------------------|---------|------------------------|------|
| 2025 S.E.V.: | 492,600 | 2025 Taxable: | 432,705 | Lot Dimensions: | |
| 2024 S.E.V.: | 473,200 | 2024 Taxable: | 432,705 | Acreage: | 0.89 |
| zoning: | AG (*) | Land Value: | 102,120 | Frontage: | 0.0 |
| PRE: | 100.000 | Land Impr. Value: | 42,091 | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 2015
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior:
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 4,078
Ground Area: 2,138
Garage Area: 671
Basement Area: 2,138
Basement Walls:
Estimated TCV: 841,057

Image/Sketch



Pheasant Hollow, & Riding Oak Estates Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|-----------------|---------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|---------------|
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| M-13-04-210-012 | 2070 KIMBERWICKE CT | 05/05/22 | \$1,200,000 | WD | 03-ARM'S LENGTH | \$1,200,000 | \$594,600 | 49.55 |
| M-13-04-210-018 | 2266 KIMBERWICKE CT | 04/13/22 | \$1,200,000 | WD | 03-ARM'S LENGTH | \$1,200,000 | \$520,600 | 43.38 |
| M-13-04-210-027 | 2045 HACKAMORE DR | 05/16/22 | \$1,150,000 | WD | 03-ARM'S LENGTH | \$1,150,000 | \$465,900 | 40.51 |
| Totals: | | | \$6,520,000 | | | \$6,520,000 | \$3,082,500 | |

Sale. Ratio => 47.28

Std. Dev. => 4.88

| Cur-Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/Sq Ft | ECF Area | Libert/Page |
|--------------------|--------------------|------------------|-------------|-------------|------------------------|--------------------|----------------|-------------|
| \$524,313 | \$130,987 | \$115,300 | 2.37 | 2.20 | \$55,269 | \$1.27 | LON 5484/434 | |
| \$595,413 | \$139,587 | \$115,000 | 2.15 | 2.15 | \$64,924 | \$1.49 | LON 5533/0343 | |
| \$887,143 | \$120,832 | \$87,975 | 0.77 | 0.77 | \$157,950 | \$3.63 | LON 5505/850 | |
| \$995,783 | (\$17,923) | \$87,860 | 0.76 | 0.76 | (\$23,459) | (\$0.54) | LON 5539/464 | |
| \$1,189,138 | \$99,757 | \$88,895 | 0.77 | 0.77 | \$129,052 | \$2.96 | LON 5483/0142 | |
| \$1,041,271 | \$274,884 | \$116,155 | 1.08 | 1.08 | \$255,231 | \$5.86 | LON 5481/0865 | |
| \$931,820 | \$320,300 | \$102,120 | 0.89 | 0.89 | \$360,698 | \$8.28 | LON 5483/0368 | |
| \$6,164,881 | \$1,068,424 | \$713,305 | 8.79 | 8.62 | Average | Average | Average | |
| | | Average per FF=> | | | Average per Net Acre=> | Average per SqFt=> | | |
| | | | | | 121,591.44 | \$2.79 | | |

| Land Table | Class |
|-------------------------------|-------|
| PHEA HOLLOW// R OAKS/RID OAKS | 401 |
| PHEA HOLLOW// R OAKS/RID OAKS | 401 |
| PHEA HOLLOW// R OAKS/RID OAKS | 407 |
| PHEA HOLLOW// R OAKS/RID OAKS | 407 |
| PHEA HOLLOW// R OAKS/RID OAKS | 407 |
| PHEA HOLLOW// R OAKS/RID OAKS | 407 |
| PHEA HOLLOW// R OAKS/RID OAKS | 407 |