

2022 Land Value

8100 EAST OF 31

	2017	2018	2,019	2020	2021	2022
Site A	\$ 36,000	\$ 40,000	\$ 41,000	\$ 41,000	\$ 57,000	\$ 57,000
Site B	\$ 34,000	\$ 35,000	\$ 38,000	\$ 40,000	\$ 44,000	\$ 59,000
Site C	\$ 45,000	\$ 38,000	\$ 41,000	\$ 41,000	\$ 39,000	\$ 64,000
Site D	\$ 34,000	\$ 35,000	\$ 39,000	\$ 40,000	\$ 44,000	\$ 59,000
Site E	\$ 30,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 40,000
Site F	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 35,000
Site G	\$ 78,000	\$ 86,000	\$ 88,000	\$ 93,000	\$ 92,000	\$ 91,000
Site H		\$ 62,000	\$ 64,000	\$ 68,000	\$ 73,000	\$ 77,000
Site I			\$ 55,000	\$ 55,000	\$ 69,000	\$ 77,000
BRUGHAM WOODS						
PUBLIC WATER ONLY-NE						
WATER/SEWER						B&D Combined
PUBLIC WATER ONLY-STANDARD						
SECONDARY LOT						B&D Combined
NO PUBLIC WATER/SEWER						percentage increase seen in trend in other sites
COPPERSTONE						percentage increase seen in trend in other sites
LINCOLN PINES						
STONEWATER						

		SALE DATE	SALE PRICE	BUILDING VALUE	LAND VALUE	COMMENTS	
<b>Site A</b>	<b>BRIGHAM WOODS</b>						
	70-07-12-430-015	3/24/2017	\$ 71,500		71,500		
	70-07-12-431-009	5/12/2017	\$ 44,500		44,500		
	70-07-12-430-012	5/30/2017	\$ 56,500		56,500		
	70-07-12-430-017	6/1/2018	\$ 55,000		55,000		
	70-07-12-430-020	2/27/2020	\$ 56,000		56,000		
	<b>AVERAGE</b>				<b>\$ 56,700</b>		
<b>Site B</b>	<b>PUBLIC WATER ONLY -NE</b>						
	70-03-27-452-045	6/11/2020	\$ 31,250		31,250	to developer	
	70-03-36-310-003	9/16/2020	\$ 50,000		50,000		
	70-03-26-320-011	3/17/2021	\$ 75,000	\$ 8,470	66,530		
		<b>AVERAGE</b>				<b>\$ 49,260</b>	
<b>Site C</b>	<b>WATER/SEWER</b>						
	70-07-11-405-004	11/28/2017	\$ 52,900		52,900	Developer to Owner	
	70-07-11-475-004	6/8/2018	\$ 34,900		34,900		
	70-03-36-310-003	10/31/2018	\$ 27,200		27,200		
	70-03-34-426-001	9/29/2020	\$ 100,000		100,000	Large Lot	
	70-07-01-300-024	3/5/2021	\$ 105,000		105,000		
	<b>AVERAGE</b>				<b>\$ 64,000</b>		
<b>Site D</b>	<b>PUBLIC WATER ONLY-STANDARD</b>						
	70-03-35-283-013	4/12/2019	\$ 52,500		52,500	SITE D	
	70-03-35-100-060	6/18/2019	\$ 62,000		62,000	SITE D	
	70-07-02-204-026	8/9/2019	\$ 109,000		109,000	Developer to Owner	
	70-07-02-131-002	11/19/2019	\$ 53,786		53,786	SITE D	
	70-07-02-151-015	7/10/2020	\$ 128,000			Large Lot-outlier	
	<b>SECONDARY LOT</b>						
	<b>NO STUDY</b>					No Sales Available	
	<b>AVERAGE</b>				<b>\$ 69,322</b>		
<b>Site E</b>	<b>NO PUBLIC WATER/SEWER</b>						
	<b>NO STUDY</b>						
<b>Site F</b>	<b>COPPERSTONE</b>						
	70-07-12-308-015	4/30/2019	\$ 110,000		110,000		
	70-07-12-306-009	5/7/2019	\$ 70,000		70,000		
		5/7/2019	\$ 70,000		70,000		
<b>Site G</b>							

70-07-12-306-004	15058 Copperwood Dr	5/7/2019	\$ 70,000	\$ 70,000	70,000	
70-07-12-306-020	Copper Place	8/27/2019	\$ 84,900	\$ 84,900	84,900	
70-07-12-306-032	15012 Copper Cr	3/6/2020	\$ 87,900	\$ 87,900	87,900	
70-07-12-308-010	Boulderway Trl	3/9/2020	\$ 99,900	\$ 99,900	99,900	
70-07-12-306-036	12991 Copperway Dr	3/9/2020	\$ 99,900	\$ 99,900	99,900	
70-07-12-306-037	Copperway Dr	3/19/2020	\$ 95,000	\$ 95,000	95,000	
70-07-12-306-039	12926 Boulderway Tr	4/13/2020	\$ 99,900	\$ 99,900	99,900	
70-07-12-306-018	15030 Copper Ct	5/11/2020	\$ 89,900	\$ 89,900	89,900	
70-07-12-308-018	12950 Boulderway Trl	7/31/2020	\$ 89,900	\$ 89,900	89,900	
70-07-12-306-025	15012 Copper Ct	9/14/2020	\$ 89,900	\$ 89,900	89,900	
70-07-12-308-008	13085 Boulderway Trl	10/23/2020	\$ 112,700	\$ 112,700	112,700	
		<b>AVERAGE</b>			<b>90,707</b>	

Large Lot

**Site H**

**LINCOLN PINES**

70-07-12-476-013	12993 Wildview Dr	5/17/2019	\$ 79,050	\$ 79,050	79,050	Land Company to Developer
70-07-12-476-020	13081 Wildview Dr	7/24/2019	\$ 79,980	\$ 79,980	79,980	Land Company to Developer
70-07-12-476-023	13117 Wildview Dr	8/23/2019	\$ 85,560	\$ 85,560	85,560	Land Company to Developer
70-07-12-476-011	12971 Wildview Dr	12/20/2019	\$ 77,190	\$ 77,190	77,190	Land Company to Developer
70-07-12-476-021	13095 Wildview Dr	1/24/2020	\$ 88,350	\$ 88,350	88,350	Land Company to Developer
70-07-12-476-061	14461 Windway Dr	2/24/2020	\$ 78,120	\$ 78,120	78,120	Land Company to Developer
70-07-12-476-067	14412 Windway Dr	2/24/2020	\$ 67,890	\$ 67,890	67,890	Land Company to Developer
70-07-12-476-066	14411 Windway Dr	2/24/2020	\$ 67,890	\$ 67,890	67,890	Land Company to Developer
70-07-12-476-028	13024 Wildview Dr	3/13/2020	\$ 65,100	\$ 65,100	65,100	Land Company to Developer
		<b>AVERAGE</b>			<b>76,570</b>	

**Site I**

**STONEWATER**

70-07-14-110-018	15708 Gardenton Ct	8/30/2019	\$ 65,706	\$ 65,706	65,706	
70-07-14-110-011	12634 Riverton Rd	8/30/2019	\$ 65,706	\$ 65,706	65,706	
70-07-14-110-006	12694 Riverton Rd	8/30/2019	\$ 87,326	\$ 87,326	87,326	
70-07-14-110-024	12677 Riverton Rd	8/30/2019	\$ 70,406	\$ 70,406	70,406	
70-07-14-110-020	15771 Bedford Dr	9/25/2019	\$ 66,646	\$ 66,646	66,646	
70-07-14-110-007	12680 Riverton Rd	10/15/2019	\$ 89,206	\$ 89,206	89,206	
70-07-14-110-025	12685 Riverton Rd	1/31/2020	\$ 74,900	\$ 74,900	74,900	
70-07-14-110-021	12639 Riverton Rd	2/7/2020	\$ 67,586	\$ 67,586	67,586	
70-07-14-110-022	12651 Riverton Rd	7/30/2020	\$ 68,526	\$ 68,526	68,526	
70-07-14-110-027	12705 Riverton Rd	8/31/2020	\$ 77,900	\$ 77,900	77,900	
70-07-14-110-028	12717 Riverton Rd	9/16/2020	\$ 76,046	\$ 76,046	76,046	
70-07-14-110-023	12665 Riverton Rd	12/16/2020	\$ 71,346	\$ 71,346	71,346	
70-07-14-110-019	12585 Riverton Rd	12/16/2020	\$ 68,526	\$ 68,526	68,526	
70-07-14-110-014	15681 Gardenton Ct	12/17/2020	\$ 93,906	\$ 93,906	93,906	
70-07-14-110-015	15682 Gardenton Ct	2/18/2021	\$ 102,366	\$ 102,366	102,366	
70-07-14-110-010	12642 Riverton Rd	3/9/2021	\$ 83,566	\$ 83,566	83,566	
		<b>AVERAGE</b>			<b>76,854</b>	

Site J

LINCOLN PINES NO 2

70-07-12-476-042  
 70-07-12-476-043  
 70-07-12-476-051  
 70-07-12-476-047  
 70-07-12-476-050  
 70-07-12-476-080  
 70-07-12-476-054  
 70-07-12-476-070  
 70-07-12-476-069  
 70-07-12-476-073

12979 Pine Glen Dr  
 12982 Pine Glen Dr  
 14603 Windway Dr  
 14653 Windway Dr  
 14617 Windway Dr  
 14576 Windway Dr  
 14583 Windway dr  
 14450 Windway Dr  
 14436 Windway Dr  
 14488 Windway Dr

5/10/2020 \$ 72,540  
 5/10/2020 \$ 71,610  
 5/10/2020 \$ 76,260  
 6/8/2020 \$ 78,120  
 8/24/2020 \$ 81,840  
 8/24/2020 \$ 73,740  
 9/24/2020 \$ 72,540  
 9/25/2020 \$ 73,000  
 3/24/2021 \$ 73,470  
 3/24/2021 \$ 67,890

**AVERAGE**

**\$**

SAME AS LINCOLN PINES

\$ 72,540  
 \$ 71,610  
 \$ 76,260  
 \$ 78,120  
 \$ 81,840  
 \$ 73,740  
 \$ 72,540  
 \$ 73,000  
 \$ 73,470  
 \$ 67,890  
**\$ 74,101**

Land Company to Developer  
 Land Company to Developer

Developer to Owner