

Cooper Hills Cooper
Heights Muirfield

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1											
02-35-428-110	2959 POLARIS	06/02/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$17,100	76.00	\$37,128	\$22,500	\$37,128	97.7	148.5	0.33	0.33	\$230	\$67,365	\$1.55	98.00	CHLHT	2023-013296	.LS/HEIGHTS/MUIF	6/16/2025	401	MUIRFIELD											
02-35-435-320	2980 THAYER	04/17/23	\$178,500	WD	03-ARM'S LENGTH	\$176,500	\$97,850	55.44	\$194,111	\$16,502	\$34,113	89.8	150.0	0.34	0.34	\$184	\$47,971	\$1.10	100.00	CHLHT	2023-009803	.LS/HEIGHTS/MUIF	7/11/2023	401	COOPER HILL/HGT											
02-35-435-350	3062 THAYER	10/13/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,100	55.76	\$231,425	\$12,688	\$34,113	89.8	150.0	0.34	0.34	\$141	\$36,884	\$0.85	100.00	CHLHT	2023-025092	.LS/HEIGHTS/MUIF	11/20/2023	401	COOPER HILL/HGT											
02-35-476-180	5101 SIMMONS	12/10/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,350	44.73	\$225,831	\$46,225	\$32,056	84.4	138.5	0.30	0.30	\$548	\$156,166	\$3.59	111.29	CHLHT	2024-032171	.LS/HEIGHTS/MUIF	2/3/2025	401	COOPER HILL/HGT											
02-35-480-060	5140 SOLVEL	06/26/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$79,500	40.15	\$183,529	\$60,640	\$46,169	121.5	207.3	0.52	0.52	\$499	\$115,946	\$2.66	110.00	CHLHT	2023-017415	.LS/HEIGHTS/MUIF	3/8/2024	401	COOPER HILL/HGT											
02-35-480-080	5120 SOLVEL	02/11/25	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$81,100	44.08	\$165,947	\$64,231	\$46,178	121.5	207.3	0.52	0.52	\$529	\$122,578	\$2.81	110.00	CHLHT	PTA	.LS/HEIGHTS/MUIF	1/14/2025	401	COOPER HILL/HGT											
02-36-351-360	2484 WOLVERINE	09/10/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,850	44.34	\$222,170	\$64,894	\$37,064	103.2	315.3	1.27	1.27	\$629	\$51,098	\$1.17	0.00	CHLHT	2024-024036	.LS/HEIGHTS/MUIF	11/5/2024	401												
Totals:			\$1,283,000			\$1,281,000	\$610,850		\$1,260,141	\$287,680	\$266,821	707.8		3.64	3.64	\$394																				
								Sale. Ratio =>	47.69									Average																		
								Std. Dev. =>	12.35									per FF=>	\$406									Average								
																per Net Acre=>	79,141.68									per SqFt=>	\$1.82									

USING \$400

Garage only

02-36-361-060	5253 MT OLIVET	04/17/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$22,850	114.25	\$49,100	\$7,367	\$36,467	96.0	165.0	0.38	0.38	\$77	\$19,438	\$0.45	100.00	CHLHT	2023-012082	.LS/HEIGHTS/MUIF	11/10/2022	401	COOPERHILLS/HGT
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High FF

02-35-430-140	5458 LINDENWOOD	04/29/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,300	39.78	\$246,946	\$99,410	\$31,356	82.5	150.0	0.31	0.31	\$1,205	\$320,677	\$7.36	90.00	CHLHT	2024-012445	.LS/HEIGHTS/MUIF	6/4/2024	401	COOPERHILLS/HGT
02-35-476-150	5136 SIMMONS	07/19/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,250	34.57	\$221,058	\$103,055	\$34,113	89.8	150.0	0.34	0.34	\$1,148	\$299,578	\$6.88	100.00	CHLHT	2024-019275	.LS/HEIGHTS/MUIF	10/17/2024	401	COOPER HILL/HGT
02-35-435-260	2760 THAYER	11/27/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,200	43.92	\$225,825	\$68,288	\$34,113	89.8	150.0	0.34	0.34	\$761	\$198,512	\$4.56	100.00	CHLHT	2023-028583	.LS/HEIGHTS/MUIF	12/20/2023	401	COOPER HILL/HGT
02-35-476-081	5187 SIMMONS	09/04/24	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$124,900	45.58	\$246,925	\$61,463	\$34,388	90.5	150.0	0.35	0.35	\$679	\$176,618	\$4.05	101.01	CHLHT	2024-025702	.LS/HEIGHTS/MUIF	11/4/2024	401	COOPER HILL/HGT
02-35-410-120	5355 THAYER	06/14/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$98,750	44.89	\$196,979	\$57,961	\$34,940	91.9	123.0	0.40	0.40	\$630	\$144,541	\$3.32	83.37	CHLHT	2024-016684	.LS/HEIGHTS/MUIF	9/5/2024	401	COOPERHILLS/HGT
02-35-452-010	2443 SUMMERDALE	06/03/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,050	37.95	\$262,403	\$68,429	\$40,832	107.5	207.9	0.49	0.49	\$637	\$140,511	\$3.23	78.00	CHLHT	2024-015537	.LS/HEIGHTS/MUIF	9/19/2024	401	COOPER HILL/HGT