

Residential Land Analysis - Single Family

Research Area A (16 Single Family Lots)



Comparison Area A1 (16 Single Family Lots)



Comparison Area A2 (13 Single Family Lots)



| Parcel #              | Address                | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 5 Year Chg |
|-----------------------|------------------------|---------|---------|---------|---------|---------|---------|------------|
| 1                     | 10757 Bush Lake Rd Cir | 236,500 | 250,500 | 251,100 | 271,600 | 301,900 | 299,000 | 26.4%      |
| 2                     | 10753 Bush Lake Rd Cir | 212,500 | 229,300 | 242,300 | 262,300 | 292,100 | 290,400 | 36.7%      |
| 3                     | 10749 Bush Lake Rd Cir | 207,900 | 225,800 | 239,400 | 262,800 | 299,000 | 290,900 | 39.9%      |
| 4                     | 10745 Bush Lake Rd Cir | 228,300 | 237,400 | 249,000 | 278,700 | 320,800 | 312,300 | 36.8%      |
| 5                     | 10741 Bush Lake Rd Cir | 219,900 | 235,000 | 248,700 | 269,000 | 292,300 | 299,900 | 36.4%      |
| 6                     | 10737 Bush Lake Rd Cir | 248,600 | 269,600 | 280,100 | 285,100 | 312,700 | 345,300 | 38.9%      |
| 7                     | 10733 Bush Lake Rd Cir | 253,500 | 270,300 | 274,000 | 298,800 | 341,200 | 337,600 | 33.2%      |
| 8                     | 10729 Bush Lake Rd Cir | 233,700 | 251,100 | 255,300 | 280,200 | 310,400 | 303,700 | 30.0%      |
| 9                     | 10720 Louisiana Cir    | 217,200 | 240,100 | 246,000 | 264,900 | 282,300 | 286,400 | 31.9%      |
| 10                    | 10722 Louisiana Cir    | 277,500 | 292,700 | 302,300 | 320,600 | 345,800 | 344,300 | 24.1%      |
| 11                    | 10724 Louisiana Cir    | 253,600 | 270,400 | 273,100 | 289,000 | 312,900 | 312,100 | 23.1%      |
| 12                    | 10726 Louisiana Cir    | 271,500 | 280,200 | 291,100 | 310,200 | 329,500 | 330,900 | 21.9%      |
| 13                    | 10728 Louisiana Cir    | 246,600 | 257,800 | 263,000 | 282,900 | 308,000 | 313,300 | 27.0%      |
| 14                    | 10730 Louisiana Cir    | 245,600 | 250,700 | 260,400 | 285,100 | 315,300 | 312,400 | 27.2%      |
| 15                    | 10732 Louisiana Cir    | 241,000 | 246,200 | 263,300 | 275,900 | 326,600 | 310,100 | 28.7%      |
| 16                    | 10734 Louisiana Cir    | 230,000 | 240,300 | 253,300 | 272,500 | 297,600 | 303,700 | 32.0%      |
| Research Area Average |                        | 238,994 | 252,963 | 262,025 | 281,850 | 311,775 | 312,019 | 30.6%      |
| Research Area Median  |                        | 238,750 | 250,600 | 257,850 | 279,450 | 311,550 | 311,100 | 30.3%      |

| Parcel #              | Address             | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 5 Year Chg |
|-----------------------|---------------------|---------|---------|---------|---------|---------|---------|------------|
| 1                     | 10660 Yosemite Rd   | 200,100 | 219,200 | 224,600 | 228,900 | 254,200 | 259,100 | 29.5%      |
| 2                     | 10700 Yosemite Rd   | 211,200 | 234,600 | 240,300 | 247,200 | 298,300 | 301,200 | 42.6%      |
| 3                     | 10706 Yosemite Rd   | 214,700 | 235,900 | 240,400 | 253,500 | 301,100 | 302,000 | 40.7%      |
| 4                     | 10712 Yosemite Rd   | 186,600 | 199,500 | 210,500 | 219,300 | 251,400 | 263,800 | 41.4%      |
| 5                     | 5625 W 107th St     | 211,500 | 229,300 | 234,300 | 240,600 | 284,400 | 291,400 | 37.8%      |
| 6                     | 10707 Yosemite Rd   | 219,500 | 240,200 | 244,500 | 251,300 | 266,200 | 279,200 | 27.2%      |
| 7                     | 10713 Yosemite Rd   | 197,000 | 216,100 | 237,900 | 226,900 | 269,700 | 286,100 | 45.2%      |
| 8                     | 5601 W 107th St     | 192,000 | 208,600 | 214,100 | 218,100 | 243,500 | 244,000 | 27.1%      |
| 9                     | 5541 W 107th St Cir | 206,700 | 222,400 | 226,700 | 235,000 | 262,200 | 272,600 | 31.9%      |
| 10                    | 5539 W 107th St Cir | 217,400 | 247,200 | 220,000 | 221,400 | 264,600 | 260,400 | 19.8%      |
| 11                    | 5537 W 107th St Cir | 188,600 | 204,200 | 215,100 | 223,200 | 282,800 | 281,400 | 49.2%      |
| 12                    | 5535 W 107th St Cir | 227,000 | 243,200 | 248,600 | 254,700 | 296,600 | 307,400 | 35.4%      |
| 13                    | 5533 W 107th St Cir | 214,400 | 224,400 | 238,600 | 237,600 | 268,900 | 275,900 | 28.7%      |
| 14                    | 10700 Whalen Ave S  | 270,800 | 299,400 | 303,700 | 303,400 | 330,000 | 332,600 | 22.8%      |
| 15                    | 10708 Whalen Ave S  | 189,900 | 210,500 | 215,800 | 225,100 | 242,400 | 247,400 | 30.3%      |
| 16                    | 10716 Whalen Ave S  | 180,700 | 196,900 | 207,900 | 213,200 | 249,400 | 261,400 | 44.7%      |
| Research Area Average |                     | 208,006 | 226,975 | 232,688 | 237,463 | 272,856 | 279,119 | 34.2%      |
| Research Area Median  |                     | 208,950 | 223,400 | 230,500 | 231,950 | 267,550 | 277,550 | 32.8%      |

| Parcel #              | Address             | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 5 Year Chg |        |
|-----------------------|---------------------|---------|---------|---------|---------|---------|---------|------------|--------|
| 1                     | 10709 Brunswick Cir | 259,700 | 266,700 | 274,100 | 281,400 | 273,600 | 289,500 | 11.5%      |        |
| 2                     | 10717 Brunswick Cir | 252,300 | 270,000 | 277,100 | 295,500 | 330,900 | 323,600 | 28.3%      |        |
| 3                     | 10725 Brunswick Cir | 258,200 | 263,700 | 275,300 | 292,300 | 335,600 | 323,500 | 25.3%      |        |
| 4                     | 10733 Brunswick Cir | 235,400 | 251,400 | 259,100 | 274,500 | 302,100 | 313,000 | 33.0%      |        |
| 5                     | 10741 Brunswick Cir | 292,100 | 310,600 | 311,000 | 330,100 | 367,800 | 359,500 | 23.1%      |        |
| 6                     | 10745 Brunswick Cir | 284,200 | 309,200 | 270,800 | 291,900 | 308,400 | 324,500 | 14.2%      |        |
| 7                     | 10749 Brunswick Cir | 202,800 | 210,400 | 232,300 | 227,800 | 256,200 | 254,500 | 25.5%      |        |
| 8                     | 10753 Brunswick Cir | 288,200 | 323,900 | 350,900 | 359,700 | 415,200 | 384,700 | 33.5%      |        |
| 9                     | 10757 Brunswick Cir | 211,200 | 227,800 | 250,800 | 253,200 | 275,000 | 277,100 | 31.2%      |        |
| 10                    | 10720 Nesbitt Ave S | 228,100 | 242,800 | 249,900 | 255,800 | 290,300 | 287,900 | 26.2%      |        |
| 11                    | 10730 Nesbitt Ave S | 224,900 | 237,900 | 243,300 | 247,900 | 265,700 | 277,500 | 23.4%      |        |
| 12                    | 10740 Nesbitt Ave S | 223,000 | 287,900 | 272,100 | 265,400 | 286,100 | 300,400 | 34.7%      |        |
| 13                    | 10750 Nesbitt Ave S | 313,100 | 364,300 | 400,300 | 421,100 | 460,500 | 441,100 | 40.9%      | Duplex |
| Research Area Average |                     | 233,944 | 254,901 | 262,073 | 271,330 | 297,816 | 297,059 | 27.0%      |        |
| Research Area Median  |                     | 243,850 | 265,200 | 271,450 | 277,950 | 296,200 | 306,700 | 25.8%      |        |

Residential Land Analysis - Townhome

Research Area B (12 townhome units)



| Parcel #              | Address                | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 5 Year Chg |
|-----------------------|------------------------|---------|---------|---------|---------|---------|---------|------------|
| 1                     | 10901 Oregon Ave South | 150,300 | 159,500 | 184,400 | 187,000 | 190,000 | 211,000 | 40.4%      |
| 2                     | 10903 Oregon Ave South | 153,200 | 163,200 | 186,000 | 188,500 | 198,500 | 217,100 | 41.7%      |
| 3                     | 10902 Bush Lake Rd     | 153,200 | 163,200 | 186,000 | 188,500 | 198,500 | 217,100 | 41.7%      |
| 4                     | 10900 Bush Lake Rd     | 153,100 | 163,200 | 185,900 | 188,500 | 198,500 | 217,000 | 41.7%      |
| 5                     | 10911 Oregon Ave S     | 153,200 | 163,200 | 186,000 | 188,500 | 198,500 | 217,100 | 41.7%      |
| 6                     | 10913 Oregon Ave S     | 131,100 | 135,600 | 147,600 | 157,500 | 184,400 | 179,900 | 37.2%      |
| 7                     | 10915 Oregon Ave S     | 128,100 | 132,300 | 145,800 | 155,600 | 175,800 | 175,400 | 36.9%      |
| 8                     | 10917 Oregon Ave S     | 153,200 | 163,200 | 186,000 | 188,500 | 198,500 | 217,100 | 41.7%      |
| 9                     | 10916 Bush Lake Rd     | 149,100 | 158,500 | 183,400 | 185,900 | 188,800 | 211,100 | 41.6%      |
| 10                    | 10914 Bush Lake Rd     | 131,100 | 135,600 | 147,600 | 157,500 | 184,400 | 179,900 | 37.2%      |
| 11                    | 10912 Bush Lake Rd     | 131,100 | 135,600 | 147,600 | 157,500 | 184,400 | 179,900 | 37.2%      |
| 12                    | 10910 Bush Lake Rd     | 157,200 | 167,100 | 190,700 | 193,000 | 203,300 | 223,100 | 41.9%      |
| Research Area Average |                        | 145,325 | 153,350 | 173,083 | 178,042 | 191,967 | 203,808 | 40.2%      |
| Research Area Median  |                        | 151,700 | 161,350 | 185,150 | 187,750 | 194,250 | 214,050 | 41.1%      |



Comparasion Area B1 (13 townhome units)



| Parcel #              | Address            | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 5 Year Chg |
|-----------------------|--------------------|---------|---------|---------|---------|---------|---------|------------|
| 1                     | 11024 Oregon Curve | 157,400 | 168,700 | 172,400 | 186,000 | 203,800 | 210,000 | 33.4%      |
| 2                     | 11022 Oregon Curve | 166,100 | 176,400 | 183,500 | 198,700 | 190,400 | 207,000 | 24.6%      |
| 3                     | 11020 Oregon Curve | 171,400 | 165,900 | 172,300 | 188,100 | 212,500 | 216,800 | 26.5%      |
| 4                     | 11018 Oregon Curve | 177,800 | 181,000 | 189,300 | 204,000 | 199,200 | 205,700 | 15.7%      |
| 5                     | 11010 Oregon Curve | 172,100 | 173,300 | 188,300 | 196,200 | 220,500 | 226,400 | 31.6%      |
| 6                     | 11012 Oregon Curve | 156,100 | 167,200 | 170,700 | 184,200 | 206,200 | 214,600 | 37.5%      |
| 7                     | 11014 Oregon Curve | 175,500 | 188,400 | 198,200 | 206,100 | 232,900 | 227,600 | 29.7%      |
| 8                     | 11016 Oregon Curve | 166,200 | 166,600 | 174,800 | 189,900 | 203,500 | 220,800 | 32.9%      |
| 9                     | 11008 Oregon Curve | 164,700 | 164,800 | 172,900 | 187,900 | 200,400 | 217,800 | 32.2%      |
| 10                    | 11006 Oregon Curve | 174,300 | 186,300 | 196,700 | 204,000 | 231,900 | 229,900 | 31.9%      |
| 11                    | 11004 Oregon Curve | 172,000 | 173,800 | 187,600 | 195,800 | 194,400 | 200,600 | 16.6%      |
| 12                    | 11002 Oregon Curve | 155,600 | 156,500 | 162,800 | 171,600 | 190,100 | 195,200 | 25.4%      |
| 13                    | 11000 Oregon Curve | 176,800 | 179,900 | 188,300 | 202,800 | 196,600 | 204,300 | 15.6%      |
| Research Area Average |                    | 168,154 | 172,985 | 181,369 | 193,485 | 206,338 | 213,592 | 27.0%      |
| Research Area Median  |                    | 171,400 | 173,300 | 183,500 | 195,800 | 203,500 | 214,600 | 25.2%      |

Comparison Area B2 (12 townhome units)



| Parcel #             | Address            | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 5 Year Chg |
|----------------------|--------------------|---------|---------|---------|---------|---------|---------|------------|
| 1                    | 5553 Highpointe Dr | 118,600 | 118,100 | 137,800 | 145,100 | 161,000 | 166,900 | 40.7%      |
| 2                    | 5349 Highpointe Dr | 105,200 | 113,900 | 121,800 | 136,600 | 144,800 | 149,900 | 42.5%      |
| 3                    | 5351 Highpointe Dr | 127,000 | 135,000 | 157,100 | 160,200 | 180,100 | 191,600 | 50.9%      |
| 4                    | 5343 Highpointe Dr | 128,800 | 136,800 | 159,000 | 162,000 | 179,300 | 191,100 | 48.4%      |
| 5                    | 5347 Highpointe Dr | 110,000 | 118,000 | 125,900 | 140,800 | 149,600 | 153,200 | 39.3%      |
| 6                    | 5345 Highpointe Dr | 117,300 | 117,000 | 136,700 | 144,000 | 159,200 | 165,100 | 40.8%      |
| 7                    | 5357 Highpointe Dr | 115,500 | 115,500 | 135,200 | 142,500 | 157,900 | 163,900 | 41.9%      |
| 8                    | 5359 Highpointe Dr | 108,500 | 116,800 | 124,700 | 139,600 | 148,100 | 153,200 | 41.2%      |
| 9                    | 5355 Highpointe Dr | 129,300 | 136,700 | 166,300 | 165,500 | 175,900 | 187,800 | 45.2%      |
| 10                   | 5339 Highpointe Dr | 132,800 | 139,800 | 168,200 | 167,500 | 179,500 | 191,100 | 43.9%      |
| 11                   | 5337 Highpointe Dr | 111,400 | 119,100 | 130,900 | 143,900 | 148,200 | 153,300 | 37.6%      |
| 12                   | 5341 Highpointe Dr | 120,100 | 119,100 | 143,800 | 148,300 | 158,800 | 164,700 | 37.1%      |
| Research Area Averag |                    | 118,708 | 123,817 | 142,283 | 149,667 | 161,867 | 169,317 | 42.6%      |
| Research Area Medial |                    | 117,950 | 118,600 | 137,250 | 144,550 | 159,000 | 164,900 | 39.8%      |

