Mentor 1-4 Acre Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-005-300-010-	10137 WILDWOOI	04/09/21	$75,000	WD	03-ARM'S LENGTH	$37,500	$6,500	17.33	$13,007	$37,500	$13,007	0.0	0.0	4.99	4.99	#DIV/0!	$7,515	$0.17	0.00	TWP	1447/797	200-005-300-010-	TOWNSHIP	0	0	NOT INSPECTED	001															
200-005-300-010-04		04/09/21	$75,000	WD	03-ARM'S LENGTH	$37,500	$6,500	17.33	$13,007	$37,500	$13,007	0.0	0.0	4.99	5.01	#DIV/0!	$7,515	$0.17	0.00	TWP	1447/797	200-005-300-010-	TOWNSHIP	0	0	NOT INSPECTED	001															
220-004-100-007-	N WALKER RD	08/02/17	$5,000	WD	03-ARM'S LENGTH	$5,000	$0	0.00	$15,260	$5,000	$15,260	0.0	0.0	4.42	4.42	#DIV/0!	$1,131	$0.03	0.00	0001	1338/647		SOUTHERN	0	0	45332	402															
220-007-200-001-	564 SOULES	03/25/22	$50,000	WD	03-ARM'S LENGTH	$20,000	$4,400	22.00	$10,374	$20,000	$10,374	0.0	0.0	3.99	3.99	#DIV/0!	$5,013	$0.12	0.00	0001	1479/356	220-007-200-001-	SOUTHERN	1	0	34606	402															
200-011-200-005-03		04/21/21	$22,000	WD	03-ARM'S LENGTH	$22,000	$7,100	32.27	$16,800	$22,000	$16,800	0.0	0.0	2.40	2.40	#DIV/0!	$9,167	$0.21	0.00	2	1447/787		TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-23		05/01/24	$3,500	WD	03-ARM'S LENGTH	$3,500	$0	0.00	$0	$3,500	$0	0.0	0.0	0.38	0.38	#DIV/0!	$9,211	$0.21	0.00		1529/576			0	0	NOT INSPECTED	403															
	Totals:		**$230,500**			**$125,500**	**$24,500**		**$68,448**	**$125,500**	**$68,448**	**0.0**		**21.17**	**21.19**																											
							Sale. Ratio =>	**19.52**			**Average**			**Average**			**Average**																								
							Std. Dev. =>	**12.71**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**5,928.20**		**per SqFt=>**	**$0.14**																							

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2017 thru 2025

I Used 5930

Mentor 5-8 Acre Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-005-300-010-	10137 WILDWOOI	04/09/21	$75,000	WD	03-ARM'S LENGTH	$37,500	$6,500	17.33	$13,007	$37,500	$13,007	0.0	0.0	4.99	4.99	#DIV/0!	$7,515	$0.17	0.00	TWP	1447/797	200-005-300-010-	TOWNSHIP	0	0	NOT INSPECTED	001															
200-005-300-010-04*		04/09/21	$75,000	WD	03-ARM'S LENGTH	$37,500	$6,500	17.33	$13,007	$37,500	$13,007	0.0	0.0	4.99	5.01	#DIV/0!	$7,515	$0.17	0.00	TWP	1447/797	200-005-300-010-	TOWNSHIP	0	0	NOT INSPECTED	001															
200-005-300-010-07*		04/09/21	$37,500	WD	03-ARM'S LENGTH	$37,500	$6,600	17.60	$34,884	$37,500	$34,884	0.0	0.0	5.08	5.08	#DIV/0!	$7,382	$0.17	0.00	TWP	1446/631		TOWNSHIP	0	0	NOT INSPECTED	402															
200-005-300-010-	10435 WILDWOOI	04/09/21	$37,500	WD	03-ARM'S LENGTH	$37,500	$6,600	17.60	$34,840	$37,500	$34,840	0.0	0.0	5.11	5.11	#DIV/0!	$7,339	$0.17	0.00	TWP	1447/243		TOWNSHIP	0	0	NOT INSPECTED	402															
200-005-300-010-	10435 WILDWOOI	04/27/22	$37,500	PTA	03-ARM'S LENGTH	$37,500	$16,700	44.53	$34,840	$37,500	$34,840	0.0	0.0	5.11	5.11	#DIV/0!	$7,339	$0.17	0.00	TWP	1482/263		TOWNSHIP	0	0	NOT INSPECTED	402															
200-005-400-001-07*		10/18/21	$40,000	WD	03-ARM'S LENGTH	$40,000	$0	0.00	$34,997	$40,000	$34,997	0.0	0.0	5.00	5.00	#DIV/0!	$7,997	$0.18	0.00	TWP	1465/768		TOWNSHIP	0	0	NOT INSPECTED	402															
200-034-400-001-	8382 MENTOR RD	07/03/20	$24,000	QC	03-ARM'S LENGTH	$24,000	$11,700	48.75	$23,329	$24,000	$22,329	0.0	0.0	8.27	8.27	#DIV/0!	$2,902	$0.07	0.00	TWP	1422/363		TOWNSHIP	0	0	NOT INSPECTED	401															
200-035-100-009-	WOODS HOMEST	03/25/22	$235,000	WD	03-ARM'S LENGTH	$45,000	$5,600	12.44	$31,899	$45,000	$31,899	0.0	0.0	8.95	1.90	#DIV/0!	$5,028	$0.12	0.00	TWP	1479/873	200-035-100-001-	TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-04*		08/13/20	$22,000	WD	03-ARM'S LENGTH	$22,000	$9,400	42.73	$18,873	$22,000	$18,873	0.0	0.0	6.99	6.99	#DIV/0!	$3,147	$0.07	0.00	TWP	1421/195		TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-05*		04/02/20	$19,000	LC	03-ARM'S LENGTH	$19,000	$7,400	38.95	$14,850	$19,000	$14,850	0.0	0.0	5.50	5.50	#DIV/0!	$3,455	$0.08	0.00	TWP	1418/723		TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-10*		07/25/20	$21,000	LC	03-ARM'S LENGTH	$21,000	$9,200	43.81	$18,414	$21,000	$18,414	0.0	0.0	6.82	6.82	#DIV/0!	$3,079	$0.07	0.00	TWP	1423/886		TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-11*		10/08/20	$20,000	LC	03-ARM'S LENGTH	$20,000	$7,400	37.00	$35,925	$20,000	$35,925	0.0	0.0	5.51	5.51	#DIV/0!	$3,630	$0.08	0.00	TWP	1428/580		TOWNSHIP	0	0	NOT INSPECTED	402															
	Totals:		**$643,500**			**$378,500**	**$93,600**		**$308,865**	**$378,500**	**$307,865**	**0.0**		**72.32**	**65.29**																											
							Sale. Ratio =>	**24.73**			**Average**			**Average**			**Average**																								
							Std. Dev. =>	**16.07**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**5,233.54**		**per SqFt=>**	**$0.12**																							

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

I Used 5225

Mentor 9-15 Acre Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-005-400-001-01*		03/11/22	$45,000	PTA	03-ARM'S LENGTH	$45,000	$10,700	23.78	$42,250	$45,000	$42,250	0.0	0.0	10.00	10.00	#DIV/0!	$4,500	$0.10	0.00	TWP			TOWNSHIP	0	0	NOT INSPECTED	001															
200-013-201-001-	WHITE RD	09/18/20	$18,750	WD	03-ARM'S LENGTH	$18,750	$0	0.00	$27,000	$18,750	$27,000	0.0	0.0	15.00	15.00	#DIV/0!	$1,250	$0.03	0.00	AG	1426/367		OPEN AG	0	0	NOT INSPECTED	102															
200-020-300-001-	9657 REAMS	12/18/20	$34,000	WD	03-ARM'S LENGTH	$34,000	$13,500	39.71	$27,000	$34,000	$27,000	0.0	0.0	10.00	10.00	#DIV/0!	$3,400	$0.08	0.00	TWP	1435/462		TOWNSHIP	0	0	NOT INSPECTED	402															
200-020-300-001-	9605 REAMS	07/01/22	$54,900	WD	03-ARM'S LENGTH	$54,900	$13,800	25.14	$40,761	$54,900	$40,761	0.0	0.0	9.56	9.56	#DIV/0!	$5,743	$0.13	0.00	TWP	1487/689		TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-	11905 DAVIS CREI	10/31/24	$57,000	WD	03-ARM'S LENGTH	$57,000	$21,100	37.02	$42,292	$57,000	$42,292	0.0	0.0	10.01	10.01	#DIV/0!	$5,694	$0.13	0.00	TWP	1542/59		TOWNSHIP	0	0	NOT INSPECTED	402															
200-036-300-001-	11701 DAVIS CREI	10/31/20	$31,900	LC	03-ARM'S LENGTH	$31,900	$13,500	42.32	$27,000	$31,900	$27,000	0.0	0.0	10.01	10.01	#DIV/0!	$3,187	$0.07	0.00	TWP	1431/417		TOWNSHIP	0	0	NOT INSPECTED	401															
200-036-300-001-	11701 DAVIS CREI	06/12/20	$29,500	LC	03-ARM'S LENGTH	$29,500	$13,500	45.76	$27,000	$29,500	$27,000	0.0	0.0	10.01	10.01	#DIV/0!	$2,947	$0.07	0.00	TWP	1419/386		TOWNSHIP	0	0	NOT INSPECTED	401															
200-036-300-001-	11531 DAVIS CREI	03/27/21	$34,900	LC	03-ARM'S LENGTH	$34,900	$13,500	38.68	$21,571	$34,900	$21,571	0.0	0.0	10.08	10.08	#DIV/0!	$3,462	$0.08	0.00	TWP	1449/28		TOWNSHIP	0	0	NOT INSPECTED	401															
200-036-300-001-20*		10/08/20	$29,500	LC	03-ARM'S LENGTH	$29,500	$13,500	45.76	$27,000	$29,500	$27,000	0.0	0.0	10.70	10.70	#DIV/0!	$2,757	$0.06	0.00	TWP	1428/583		TOWNSHIP	0	0	NOT INSPECTED	001															
200-036-300-001-	6510 BARNES	06/11/20	$29,500	LC	03-ARM'S LENGTH	$29,500	$13,500	45.76	$27,000	$29,500	$27,000	0.0	0.0	10.00	10.00	#DIV/0!	$2,950	$0.07	0.00	TWP	1419/574		TOWNSHIP	0	0	1/13/2025	402															
200-036-300-001-	6510 BARNES	09/15/23	$37,760	LC	03-ARM'S LENGTH	$37,760	$14,700	38.93	$29,400	$37,760	$29,400	0.0	0.0	10.00	10.00	#DIV/0!	$3,776	$0.09	0.00	TWP	1516/532		TOWNSHIP	0	0	1/13/2025	402															
	Totals:		**$402,710**			**$402,710**	**$141,300**		**$338,274**	**$402,710**	**$338,274**	**0.0**		**115.37**	**115.37**																											
							Sale. Ratio =>	**35.09**			**Average**			**Average**			**Average**																								
							Std. Dev. =>	**13.80**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**3,490.60**		**per SqFt=>**	**$0.08**																							

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

I Used 3490

Mentor 16-30 Acre Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-013-201-001-	WHITE RD	09/18/20	$60,000	WD	03-ARM'S LENGTH	$60,000	$0	0.00	$28,000	$60,000	$28,000	0.0	0.0	20.00	20.00	#DIV/0!	$3,000	$0.07	0.00	AG	1427/389		OPEN AG	0	0	NOT INSPECTED	102															
200-035-400-009-	11618 BILDER RD	10/08/21	$45,000	WD	03-ARM'S LENGTH	$45,000	$17,200	38.22	$47,000	$45,000	$47,000	0.0	0.0	20.00	20.00	#DIV/0!	$2,250	$0.05	0.00	TWP	1464/514		TOWNSHIP	0	0	NOT INSPECTED	401															
200-035-413-121-	11984 BILDER	07/23/24	$85,000	WD	03-ARM'S LENGTH	$85,000	$23,500	27.65	$48,504	$85,000	$48,504	0.0	0.0	20.64	20.64	#DIV/0!	$4,118	$0.09	0.00	TWP	1534/921	200-036-300-001-	TOWNSHIP	0	0	NOT INSPECTED	402															
	Totals:		**$190,000**			**$190,000**	**$40,700**		**$123,504**	**$190,000**	**$123,504**	**0.0**		**60.64**	**60.64**																											
							Sale. Ratio =>	**21.42**			**Average**			**Average**			**Average**																								
							Std. Dev. =>	**19.74**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**3,133.25**		**per SqFt=>**	**$0.07**																							

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2020 thru 2025

I Used 3130

Mentor 31-60 Acre Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-004-100-001-00*		07/16/20	$285,000	WD	03-ARM'S LENGTH	$75,000	$23,000	30.67	$46,000	$75,000	$46,000	0.0	0.0	40.00	40.00	#DIV/0!	$1,875	$0.04	0.00	TWP	1418/399	200-004-300-001-	TOWNSHIP	0	0	NOT INSPECTED	402															
200-014-400-001-	7310 BERRY CREE	01/19/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$32,400	25.92	$78,792	$125,000	$78,792	0.0	0.0	56.00	56.00	#DIV/0!	$2,232	$0.05	0.00	TWP	1439/92		TOWNSHIP	0	0	NOT INSPECTED	402															
200-020-305-041-00*		11/30/22	$78,300	WD	03-ARM'S LENGTH	$78,300	$43,200	55.17	$101,600	$78,300	$101,600	0.0	0.0	40.00	40.00	#DIV/0!	$1,958	$0.04	0.00	TWP	1498/569		TOWNSHIP	0	0	NOT INSPECTED	402															
200-012-200-007-	7010 BRUDY RD	05/18/16	$230,000	LC	03-ARM'S LENGTH	$230,000	$122,900	53.43	$245,294	$142,896	$158,190	0.0	0.0	125.00	60.00	#DIV/0!	$1,143	$0.03	0.00	2	1306/690	200-012-200-011-	TOWNSHIP	0	0	NOT INSPECTED	001															
200-020-100-003-	9059 REAMS	07/09/21	$177,500	WD	03-ARM'S LENGTH	$177,500	$50,000	28.17	$144,010	$177,500	$144,010	0.0	0.0	77.00	77.00	#DIV/0!	$2,305	$0.05	0.00	TWP	1458/995		TOWNSHIP	0	0	NOT INSPECTED	402															
200-020-401-001-	9964 VROMAN RD	01/31/18	$145,000	WD	03-ARM'S LENGTH	$145,000	$55,900	38.55	$114,654	$112,346	$82,000	0.0	0.0	80.00	80.00	#DIV/0!	$1,404	$0.03	0.00	TWP	1353/382		TOWNSHIP	0	0	NOT INSPECTED	401															
200-020-401-001-	9964 VROMAN RD	06/14/16	$175,000	WD	03-ARM'S LENGTH	$175,000	$56,300	32.17	$112,182	$144,818	$82,000	0.0	0.0	80.00	80.00	#DIV/0!	$1,810	$0.04	0.00	TWP	1308/627		TOWNSHIP	0	0	NOT INSPECTED	401															
200-033-100-009-00*		04/04/16	$130,000	WD	03-ARM'S LENGTH	$130,000	$66,000	50.77	$132,074	$130,000	$132,074	0.0	0.0	114.75	74.75	#DIV/0!	$1,133	$0.03	0.00	AG	1303/503	200-033-100-014-	OPEN AG	0	0	NOT INSPECTED	102															
200-036-400-001-	12071 SHIRE	03/26/20	$261,000	WD	03-ARM'S LENGTH	$100,000	$49,900	49.90	$122,727	$100,000	$122,727	0.0	0.0	99.63	99.63	#DIV/0!	$1,004	$0.02	0.00	TWP	1408/693		TOWNSHIP	0	0	NOT INSPECTED	401															
201-950-000-004-00*		11/03/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$90,000	52.94	$253,600	$170,000	$253,600	0.0	0.0	160.00	157.47	#DIV/0!	$1,063	$0.02	0.00	TWP	1499/49		TOWNSHIP	0	0	NOT INSPECTED	001															
	Totals:		**$2,341,000**			**$2,180,000**	**$758,400**		**$1,833,386**	**$1,532,213**	**$1,355,599**	**0.0**		**900.88**	**745.85**																											
							Sale. Ratio =>	**34.79**			**Average**			**Average**			**Average**																								
							Std. Dev. =>	**11.91**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**1,700.80**		**per SqFt=>**	**$0.04**																							

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2016 thru 2025

I Used 1700

Mentor River Frtg Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-A55-000-086-00*		06/10/21	$32,000	MLC	03-ARM'S LENGTH	$32,000	$19,500	60.94	$43,310	$32,000	$43,310	142.0	405.1	1.32	1.32	$225	$24,224	$0.56	142.00	RONDO	1452/738		RONDO	0	0	NOT INSPECTED	402	RIVER														
200-560-000-059-00*		04/23/21	$119,900	WD	03-ARM'S LENGTH	$119,900	$51,100	42.62	$113,414	$119,900	$113,414	371.9	434.6	3.71	3.71	$322	$32,318	$0.74	371.85	STURV	1447/545		STURGEON VALLE	0	0	2/1/1984	402	RIVER														
200-560-000-061-00*		11/03/21	$89,500	WD	03-ARM'S LENGTH	$89,500	$14,100	15.75	$28,113	$89,500	$28,113	102.2	464.4	1.09	1.09	$875	$82,110	$1.88	102.23	STURV	1466/733	200-S60-000-062-	STURGEON VALLE	0	0	1/1/1987	402	RIVER														
200-560-000-062-	8055 STURGEON \	11/03/21	$89,500	WD	03-ARM'S LENGTH	$89,500	$14,100	15.75	$28,188	$89,500	$28,188	102.5	462.5	1.09	1.09	$873	$82,261	$1.89	102.50	STURV	1466/733	200-S60-000-061-	STURGEON VALLE	0	0	1/1/1988	401	RIVER														
200-560-000-062-	8055 STURGEON \	04/09/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$14,100	56.40	$31,263	$25,000	$31,263	102.5	462.5	1.09	1.09	$244	$22,978	$0.53	102.50	STURV	1446/840		STURGEON VALLE	0	0	1/1/1988	401	RIVER														
200-565-000-039-00*		01/07/22	$70,000	WD	03-ARM'S LENGTH	$40,000	$14,100	35.25	$28,116	$40,000	$28,116	102.2	324.6	0.76	0.76	$391	$52,493	$1.21	102.24	RAIN	1472/811	200-S65-000-040-	RAINBOW LANE	0	0	1/1/1987	402	RIVER														
200-565-000-040-00*		01/07/22	$70,000	WD	03-ARM'S LENGTH	$30,000	$12,800	42.67	$28,116	$30,000	$28,116	93.3	353.6	0.76	0.76	$322	$39,370	$0.90	93.27	RAIN	1472/811	200-S65-000-039-	RAINBOW LANE	0	0	1/1/1987	402	RIVER														
	Totals:		**$495,900**			**$425,900**	**$139,800**		**$300,520**	**$425,900**	**$300,520**	**1,016.6**		**9.82**	**9.82**																											
							Sale. Ratio =>	**32.82**			**Average**			**Average**			**Average**																								
							Std. Dev. =>	**17.81**			**per FF=>**			**per Net Acre=>**	**43,366.26**		**per SqFt=>**	**$1.00**																							

I Used 419.0

*Denotes a sale that is older due to lack of sales and has been adjusted forward based on percentage increase of assessments from 2021 thru 2025

Mentor Subdivision Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	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	ther Parcels in Sal	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer	roperty Restrictior	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	aterfront Ownershaterfront Influenc	Bottom Character
200-R55-000-016-	9672 GRANDVIEW	05/26/20	$12,000	WD	03-ARM'S LENGTH	$12,000	$5,900	49.17	$11,836	$12,000	$11,836	148.0	213.0	0.72	0.72	$81	$16,598	$0.38	147.95	RONDO	1413/654		RONDO	0	0	NOT INSPECTED	402		SUBDIVISION													
200-R55-000-046-00		01/23/25	$25,000	WD	03-ARM'S LENGTH	$25,000	$10,300	41.20	$20,566	$25,000	$20,566	182.0	417.4	1.74	1.74	$137	$14,335	$0.33	182.00	RONDO	1547/881		RONDO	0	0	NOT INSPECTED	402		SUBDIVISION													
200-R55-000-061-00*		02/22/22	$10,000	WD	03-ARM'S LENGTH	$10,000	$3,600	36.00	$10,170	$10,000	$10,170	90.0	292.5	0.60	0.60	$111	$16,556	$0.38	90.00	RONDO	1476/800		RONDO	0	0	NOT INSPECTED	402		SUBDIVISION													
200-R55-000-075-	6480 RONDO	09/09/21	$52,000	WD	03-ARM'S LENGTH	$26,000	$11,500	44.23	$29,891	$26,000	$29,891	181.7	112.0	0.79	0.42	$143	$33,079	$0.76	215.00	RONDO	1461/494	200-R55-000-074-	RONDO	0	0	NOT INSPECTED	401		SUBDIVISION													
200-S60-000-007-00*		06/30/21	$16,000	WD	03-ARM'S LENGTH	$16,000	$4,000	25.00	$11,413	$16,000	$11,413	101.0	265.0	0.61	0.61	$158	$26,059	$0.60	101.00	STURV	1454/275		STURGEON VALLE	0	0	NOT INSPECTED	402		SUBDIVISION													
200-S60-000-023-00*		04/30/20	$25,000	LC	03-ARM'S LENGTH	$12,500	$4,000	32.00	$8,000	$12,500	$8,000	100.0	206.1	0.47	0.47	$125	$26,427	$0.61	100.00	STURV	1411/286	200-S60-000-024-	STURGEON VALLE	0	0	NOT INSPECTED	402		SUBDIVISION													
200-S60-000-024-00*		04/30/20	$25,000	LC	03-ARM'S LENGTH	$12,500	$4,000	32.00	$8,000	$12,500	$8,000	100.0	204.0	0.47	0.47	$125	$26,427	$0.61	100.00	STURV	1411/286	200-S60-000-023-	STURGEON VALLE	0	0	NOT INSPECTED	402		SUBDIVISION													
200-S60-000-077-00		09/06/24	$20,000	WD	03-ARM'S L