

WESTWIND ESTATES SUBDIVISION

LOT SALE HISTORY

(DATA AS OF 04/24/2017)

Lot No.	Lot Size (Acres)	Original Lot Sales Price	Original Lot Sales Date	2017 Lot Assessed Value (50% TCV)	2017 House Assessed Value (50% TCV)	2017 Total Assessed Value (50% TCV)	2017 Total Taxable Value
Phase 1							
1**	0.375	City-Owned	Not for Sale	N/A	N/A	N/A	N/A
2+N ½ 3	0.489	\$ 20,000	05/14/1998	\$ 12,250	\$ 88,420	\$ 100,700	\$ 96,445
4+S ½ 3	0.595	24,000	01/03/2003	12,250	116,150	128,400	122,434
5	0.535	?	Built 1994	12,250	86,800	97,400	93,464
6	0.539	19,464	04/16/1997	12,250	73,550	85,800	82,359
7+8	0.880	30,000	11/17/2004	28,302	112,898	141,200	136,545
9+E25' 10	0.874	18,615	09/24/1997	15,250	68,150	83,400	80,508
10 Ex E25'+ 11 Ex W25'	0.968	32,000	07/30/2004	12,250	79,450	81,700	78,451
12+W25' 11	0.994	19,500	05/07/2002	15,250	87,350	102,600	94,799
13	0.431	19,500	12/03/1999	12,000	64,000	76,000	73,413
14	0.458	15,800	08/18/1998	12,250	85,750	98,000	93,914
15	0.424	?	Built 1994	12,250	70,050	82,300	79,172
16+17+ S ½ 18	0.731	40,000	01/22/2004	20,720	149,780	170,500	163,962
19+N ½ 18	0.540	24,000	06/01/2001	15,600	145,600	161,200	112,694
20****	0.355	17,010	07/24/1996	13,292	70,208	83,500	80,303
21	0.336	22,500	02/03/1997	15,840	107,060	122,900	106,208
22	0.440	17,765	04/22/1997	12,250	59,950	70,300	69,655
23	0.304	19,500	10/28/2002	12,250	58,050	71,500	67,052
24***	0.304	18,000	07/29/1998	12,250	0	12,300	9,505
25	0.317	?	Built 1996	12,250	57,850	70,100	67,553
26	0.616	19,465	05/06/1998	14,089	64,711	78,800	75,841
Phase 2							
27*	0.671	11,512	For Sale	11,512	N/A	11,512	N/A
28*	0.958	16,437	For Sale	16,437	N/A	16,437	N/A
29	0.676	25,000	06/05/2003	12,250	74,150	86,400	83,079
30*	0.726	16,610	For Sale	16,610	N/A	16,610	N/A
Phase 3							
31	0.535	22,800	04/05/2004	10,105	74,095	84,200	79,127
32	0.411	25,900	05/15/2002	12,250	71,750	84,000	84,000
33	0.378	12,000	04/05/2017	12,250	N/A	12,300	12,300
34*	0.390	12,250	For Sale	12,250	N/A	12,250	N/A
35	0.443	24,500	10/05/2001	12,250	65,850	78,100	75,059
Unplatted	0.441	24,000	04/17/2001	9,920	102,180	112,100	112,100
36	0.358	12,000	03/21/2017	12,250	N/A	12,300	12,300
37*	0.358	12,250	For Sale	12,250	N/A	12,250	N/A
38	0.358	22,100	11/26/2003	10,750	64,550	75,300	72,385
39*	0.475	16,611	For Sale	16,272	N/A	16,272	N/A
Averages	0.558	\$ 21,817	N/A	\$ 13,512	\$ 83,934	\$ 97,056	\$ 91,221

* = **Buildable** lot still for sale. Owned by City. Sale prices re-established @ 10/18/2016 CC Mtg. @ 50% of 2016 Assessed Value. Values not included in price/value column averages.

** = **Non-buildable** lot per subdivision covenants. Owned by City; not for sale. Values not included in price/value column averages.

*** = Lot sold to private party in 1998. No home built on vacant lot. "House AV", "Total AV" & "Total Taxable Value" not included in column averages.

**** = Sold by original developer (T.A. Forsberg, Inc., Okemos) to lot owner. Values not included in price/value column averages.