

**2026 Sales Analysis
Town of Oakland**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
01-Ranch NE 02																				
022-0613-0813-048	W9045 Lakeview Dr	7/31/2024	\$335,000	12.12%	01	1995	1,194	330	2	2	0	C+	Average	NE 02	13,286	\$71,600	\$298,800	\$227,200	\$220.60	
022-0613-0813-026	N4353 Poplar Ave	10/30/2025	\$425,000	38.93%	01	1993	1,304	0	1	1	0	C+	Average	NE 02	15,246	\$74,300	\$305,900	\$231,600	\$268.94	
022-0613-0743-015	N4211 Sleepy Hollow Rd	9/1/2023	\$430,000	20.68%	01	1955	1,619	0	3	1	1	C+	Average	NE 02	19,341	\$80,100	\$356,300	\$276,200	\$216.12	
022-0613-0842-031	W8989 Ripley Rd	5/23/2025	\$485,000	25.71%	01	1965	1,900	0	1	1	0	B-	Average	NE 02	17,860	\$78,000	\$385,800	\$307,800	\$214.21	
022-0613-0742-020	W9469 Beach Ct	4/29/2025	\$177,500	-36.63%	01	1980	1,901	808	2	2	0	C+	Average	NE 02	8,581	\$92,000	\$280,100	\$188,100	\$44.98	
022-0613-0824-035	W9063 Lakeview Dr	5/31/2024	\$685,000	20.26%	01	1975	1,943	463	3	3	0	B	Good	NE 02	14,244	\$72,900	\$569,600	\$496,700	\$315.03	
022-0613-0643-010	N4505 Park Rd	5/9/2025	\$509,500	9.12%	01	1960	2,068	100	5	3	0	C+	Average	NE 02	142,006	\$232,800	\$466,900	\$234,100	\$133.80	
022-0613-1722-009	W9225 Forested Rd	4/21/2025	\$625,000	2.43%	01	1998	3,012	1,038	4	3	0	B-	Average	NE 02	23,000	\$85,200	\$610,200	\$525,000	\$179.22	
01-Ranch NE 03-04																				
022-0613-0721-042	W9519 Skogen Rd	6/27/2025	\$300,000	18.53%	01	1994	1,412	500	2	1	0	C	Average	NE 03	21,344	\$79,400	\$253,100	\$173,700	\$156.23	
022-0613-0534-023	W9164 Red Feather Dr	10/6/2023	\$380,000	5.91%	01	1990	1,444	0	3	3	0	C+	Average	NE 03	25,134	\$84,900	\$358,800	\$273,900	\$204.36	
022-0613-1713-004	N3980 Meadow Dr	8/4/2025	\$455,000	16.25%	01	1993	1,616	140	3	2	0	C+	Average	NE 03	68,084	\$127,900	\$391,400	\$263,500	\$202.41	
022-0613-0814-006	W8874 Deer Run Tr	12/11/2025	\$595,000	4.15%	01	1992	1,861	0	2	2	1	B	Average	NE 03	64,338	\$125,400	\$571,300	\$445,900	\$252.34	
022-0613-0721-035	W9574 Blue Jay Way	8/13/2024	\$336,000	8.98%	01	1955	1,939	727	3	1	1	B-	Average	NE 03	24,394	\$83,900	\$308,300	\$224,400	\$130.02	
022-0613-0543-016	W9098 Bluewaters Pass	8/30/2024	\$465,000	-9.48%	01	1998	2,772	900	3	3	1	B+	Average	NE 03	23,566	\$82,700	\$513,700	\$431,000	\$137.91	
022-0613-3233-002	N2531 Evenson Rd	9/11/2025	\$325,000	58.61%	01	1960	1,144	0	3	1	0	C-	Average	NE 04	62,291	\$60,000	\$204,900	\$144,900	\$231.64	
022-0613-3331-008	W8735 Advent Rd	5/21/2024	\$281,000	11.38%	01	1997	1,560	520	3	2	0	C	Average	NE 04	27,878	\$40,700	\$252,300	\$211,600	\$154.04	
022-0613-1641-001	N3893 N Oakland Rd	4/26/2024	\$275,000	57.96%	01	1968	1,920	432	3	1	0	C-	Average	NE 04	20,473	\$36,300	\$174,100	\$137,800	\$124.32	
022-0613-1844-000	N3759 Airport Rd	6/27/2025	\$840,000	29.93%	01	1955	1,976	0	2	2	1	B-	Average	NE 04	243,065	\$155,400	\$646,500	\$491,100	\$346.46	
022-0613-2623-001	N3185 Trieloff Rd	10/6/2023	\$550,000	23.15%	01	1996	2,359	743	3	3	0	C+	Average	NE 04	155,291	\$109,100	\$446,600	\$337,500	\$186.90	
02-Bi Level																				
022-0613-1722-028	N4025 Majestic Cir	8/16/2024	\$540,000	-6.62%	02	2019	2,500	898	4	3	0	C+	Average	NE 02	11,108	\$89,100	\$578,300	\$489,200	\$180.36	
022-0613-0824-036	W9061 Lakeview Dr	7/18/2024	\$516,000	23.44%	02	1988	2,752	1,032	3	2	0	B-	Average	NE 02	14,723	\$73,600	\$418,000	\$344,400	\$160.76	
022-0613-0634-007	W9515 USH 18	12/4/2023	\$264,000	5.47%	02	1963	1,689	369	3	2	0	C+	Good	NE 03	27,225	\$88,000	\$250,300	\$162,300	\$104.20	
022-0613-0544-002	W8965 USH 18	11/30/2023	\$370,000	9.08%	02	1960	2,160	900	2	2	0	C	Average	NE 04	78,844	\$68,700	\$339,200	\$270,500	\$139.49	
03-Split Level																				
022-0613-0432-001	W8880 Us Hwy 18	4/12/2024	\$650,000	34.94%	03	1988	1,848	800	3	2	0	C+	Average	NE 01	792,356	\$155,000	\$481,700	\$326,700	\$267.86	Mixed Classes
022-0613-0813-023	N4375 Poplar Ave	8/21/2023	\$430,000	0.70%	03	2002	2,252	1,062	4	2	0	C+	Average	NE 02	14,375	\$73,100	\$427,000	\$353,900	\$158.48	Remodeled
022-0613-1811-047	N4059 Majestic Cir	3/20/2024	\$565,000	3.08%	03	2005	2,911	1,400	4	3	0	B	Average	NE 02	10,629	\$88,200	\$548,100	\$459,900	\$163.79	
022-0613-0643-025	N4538 Park Rd	3/3/2025	\$470,000	-2.63%	03	2020	1,715	720	3	2	0	C+	Average	NE 03	14,680	\$69,800	\$482,700	\$412,900	\$233.35	
022-0613-1713-009	N3988 Meadow Dr	4/27/2023	\$372,900	-7.45%	03	1991	2,033	837	3	2	1	B	Average	NE 03	32,060	\$95,000	\$402,900	\$307,900	\$136.69	
06-Cottage NE 02-04																				
022-0613-0644-101	N4509 Warne Ave	11/4/2024	\$250,000	7.16%	06	1940	572	0	2	1	0	C+	Average	NE 02	3,006	\$20,100	\$233,300	\$213,200	\$401.92	
022-0613-0644-074	N4557 E Shore Place Rd	6/27/2025	\$247,000	30.69%	06	1940	741	0	1	1	0	B	Average	NE 02	3,441	\$23,100	\$189,000	\$165,900	\$302.16	
022-0613-1811-014	N4065 Marina Ln	5/30/2025	\$230,000	21.69%	06	1950	808	0	2	1	0	C	Average	NE 02	8,712	\$58,400	\$189,000	\$130,600	\$212.38	
022-0613-0644-093	N4552 E Shore Place Rd	7/10/2023	\$214,500	10.51%	06	1947	810	0	2	1	0	B-	Average	NE 02	3,180	\$21,300	\$194,100	\$172,800	\$238.52	
022-0613-0824-000	N4315 Cedar Ln	7/24/2025	\$297,100	42.77%	06	1953	880	0	3	2	0	B-	Average	NE 02	24,742	\$87,600	\$208,100	\$120,500	\$238.07	
022-0613-0644-032	N4563 W Shore Place Rd	9/15/2025	\$295,000	88.86%	06	1927	924	0	2	1	0	C+	Good	NE 02	4,356	\$29,200	\$156,200	\$127,000	\$287.66	Remodeled
022-0613-0644-077	N4569 E Shore Place Rd	3/5/2024	\$232,000	32.27%	06	1940	936	0	2	1	0	B-	Good	NE 02	3,528	\$23,600	\$175,400	\$151,800	\$222.65	
022-0613-1811-019	W9370 Burr Ln	12/12/2024	\$270,000	22.56%	06	1955	1,144	0	2	1	0	C-	Average	NE 02	43,560	\$114,000	\$220,300	\$106,300	\$136.36	
022-0613-0813-061	W9028 Ripley Rd	9/8/2023	\$400,000	-7.73%	06	1940	1,300	0	2	1	0	C+	Average	NE 02	18,382	\$78,700	\$433,500	\$354,800	\$247.15	
022-0613-0743-002	N4254 Sleepy Hollow Rd	6/6/2025	\$321,000	12.47%	06	1912	1,320	0	3	1	0	C+	Average	NE 02	23,958	\$86,500	\$285,400	\$198,900	\$177.65	
022-0613-0533-019	W9274 Ripley Rd	5/16/2025	\$290,000	8.53%	06	1940	1,424	0	2	1	0	B-	Average	NE 02	12,197	\$70,100	\$267,200	\$197,100	\$154.42	
022-0613-0821-043	W9160 Ripley Rd	6/20/2025	\$740,000	139.87%	06	1978	1,596	0	3	2	0	C+	Average	NE 02	18,382	\$94,500	\$308,500	\$214,000	\$404.45	2-Parcel Sale; #0613-0824-062
022-0613-0821-044	N4386 Friedel Ave	10/6/2025	\$535,000	5.61%	06	1975	1,639	0	3	2	0	B+	Average	NE 02	20,822	\$102,700	\$506,600	\$403,900	\$263.76	
022-0613-0644-005	W9334 Bluff Ln	7/30/2025	\$340,000	30.97%	06	1970	1,856	562	2	2	0	B+	Average	NE 02	12,676	\$70,700	\$259,600	\$188,900	\$145.10	2-Parcel Sale; #0613-0644-120
022-0613-0431-007	N4625 Cty Hwy A	12/20/2024	\$410,000	16.25%	06	1968	1,792	0	3	1	0	C-	Average	NE 04	74,923	\$66,700	\$352,700	\$286,000	\$191.57	Remodeled; 2 Dwellings
06-Cottage NE 05																				
022-0613-0742-055	N4228 Sleepy Hollow Rd	9/16/2024	\$337,500	-8.11%	06	1952	560	0	0	1	0	B	Average	NE 05	5,358	\$247,800	\$367,300	\$119,500	\$160.18	
022-0613-0824-053	W9107 Ripley Rd	8/20/2025	\$730,000	18.43%	06	1930	1,352	0	3	1	1	C	Average	NE 05	10,846	\$442,500	\$616,400	\$173,900	\$212.65	

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022-0613-0842-014	W9025 Ripley Rd	5/25/2023	\$600,000	5.52%	06	1930	1,452	0	2	3	0	B-	Average	NE 05	20,473	\$312,700	\$568,600	\$255,900	\$197.87	
022-0613-0644-016	W9358 Ripley Rd	8/16/2024	\$387,000	-10.25%	06	1920	1,506	570	2	2	0	C+	Average	NE 05	9,148	\$240,700	\$431,200	\$190,500	\$97.14	
022-0613-0743-032	N4142 Sleepy Hollow Rd	6/25/2025	\$675,000	-8.77%	06	1930	1,532	0	4	2	0	C+	Average	NE 05	17,816	\$536,900	\$739,900	\$203,000	\$90.14	
10-Farmhouse																				
022-0613-1724-000	W9107 US Hwy 12	11/22/2024	\$425,000	44.17%	10	1900	1,354	0	3	1	1	C+	Average	NE 01	191,228	\$80,700	\$294,800	\$214,100	\$254.28	Mixed Classes
022-0613-3614-000	N2755 Kunz Rd	12/23/2025	\$350,000	55.28%	10	1912	1,720	0	5	2	0	C+	Average	NE 01	119,093	\$54,400	\$225,400	\$171,000	\$171.86	Mixed Classes
022-0613-0424-000	N4753 Ctr Hwy A	11/15/2024	\$355,000	55.50%	10	1927	1,792	0	4	1	0	C	Average	NE 01	130,680	\$77,100	\$228,300	\$151,200	\$155.08	Mixed Classes
022-0613-0723-023	N4345 Second St	7/19/2024	\$353,000	48.95%	10	1900	1,837	0	4	2	0	C	Average	NE 03	8,668	\$54,600	\$237,000	\$182,400	\$162.44	2-Parcel Sale; #0613-0723-033
022-0613-0943-000	W8620 Perry Rd	11/26/2024	\$355,000	43.20%	10	1940	2,168	0	4	2	0	C-	Average	NE 04	130,288	\$95,900	\$247,900	\$152,000	\$119.51	
13-Contemporary																				
022-0613-1031-002	W8396 Perry Rd	11/30/2023	\$485,000	47.64%	13	1900	2,200	0	3	2	1	C+	Average	NE 01	614,632	\$59,700	\$328,500	\$268,800	\$193.32	Mixed Classes
022-0613-0841-018	W8914 Ripley Rd	8/20/2025	\$620,000	41.17%	13	1991	2,238	0	3	2	0	C+	Average	NE 01	182,777	\$96,000	\$439,200	\$343,200	\$234.14	Mixed Classes
022-0613-0824-028	W9084 Lakeview Dr	8/15/2025	\$535,000	15.43%	13	1997	1,781	64	2	2	1	B	Average	NE 02	21,388	\$82,900	\$463,500	\$380,600	\$253.85	
022-0613-0533-016	W9285 Oakland Rd	5/7/2025	\$300,000	1.80%	13	1940	2,230	0	3	2	0	C	Average	NE 02	12,197	\$70,100	\$294,700	\$224,600	\$103.09	
022-0613-0813-055	W9015 Lakeview Dr	9/11/2024	\$631,658	8.09%	13	1994	3,010	728	5	3	1	B	Average	NE 02	21,039	\$82,500	\$584,400	\$501,900	\$182.44	
022-0613-0643-023	W9400 Ripley Rd	10/2/2024	\$1,005,000	12.58%	13	1994	3,568	1,529	3	2	1	B+	Good	NE 02	46,566	\$174,000	\$892,700	\$718,700	\$232.90	
022-0613-0824-032	W9067 Lakeview Dr	7/7/2023	\$561,945	-2.58%	13	1995	3,837	1,217	4	3	1	B-	Average	NE 02	21,344	\$82,900	\$576,800	\$493,900	\$124.85	
022-0613-0534-021	W9132 Red Feather Dr	5/19/2023	\$430,000	-6.13%	13	1995	2,204	460	3	2	0	C+	Average	NE 03	24,568	\$84,100	\$458,100	\$374,000	\$156.94	
022-0613-0813-009	N4397 Wolff Rd	6/16/2023	\$550,000	-1.47%	13	1998	2,626	1,080	3	2	0	B	Good	NE 03	27,573	\$88,500	\$558,200	\$469,700	\$175.74	2 Parcel Sale #0613-0813-008
022-0613-0431-006	N4641 CTH A	3/3/2023	\$362,000	-2.19%	13	1962	2,128	560	4	1	1	B-	Average	NE 04	65,079	\$61,500	\$370,100	\$308,600	\$141.21	
022-0613-0441-002	W8550 Us Hwy 18	5/19/2025	\$459,000	-1.01%	13	1970	2,808	918	4	3	0	B-	Average	NE 04	83,505	\$71,200	\$463,700	\$392,500	\$138.11	
022-0613-2443-004	W7472 US Hwy 12	2/14/2023	\$405,000	0.70%	13	1985	3,494	1,553	2	3	1	B-	Average	NE 04	59,503	\$58,500	\$402,200	\$343,700	\$99.17	
14-MSS NE 01-03																				
022-0613-3032-000	3043 E Rockdale Rd	2/17/2025	\$400,000	-0.20%	14	2013	1,500	0	1	1	0	C	Average	NE 01	1,061,992,800	\$107,700	\$400,800	\$293,100	\$194.87	Mixed Classes
022-0613-1722-020	N4044 Majestic Cir	9/13/2024	\$650,000	1.23%	14	2018	1,978	0	3	2	0	B-	Average	NE 02	12,197	\$94,600	\$642,100	\$547,500	\$280.79	
022-0613-0822-018	W9238 Ripley Rd	11/6/2023	\$520,000	-4.64%	14	2010	2,304	504	3	3	0	C+	Average	NE 02	10,019	\$134,100	\$545,300	\$411,200	\$167.49	
022-0613-1722-026	N4014 Majestic Cir	8/23/2024	\$540,000	4.07%	14	2008	2,594	0	3	2	1	B-	Average	NE 02	32,147	\$98,000	\$518,900	\$420,900	\$170.39	
022-0613-0844-016	W8921 Ripley Rd	1/3/2024	\$650,000	-7.02%	14	2019	3,299	1,253	5	3	0	B	Average	NE 02	27,791	\$91,900	\$699,100	\$607,200	\$169.17	
022-0613-0813-084	N4291 Poplar Ave	9/12/2025	\$710,000	-4.14%	14	2017	2,197	0	3	2	0	B	Average	NE 03	23,914	\$83,200	\$740,700	\$657,500	\$285.30	
022-0613-0534-043	W9211 Red Feather Dr	7/10/2025	\$445,000	14.69%	14	2002	2,627	985	4	3	0	C+	Average	NE 03	20,735	\$78,600	\$388,000	\$309,400	\$139.47	
022-0613-0531-041	N4625 Prairie Rose Rd	10/22/2025	\$560,000	5.96%	14	2000	3,618	1,500	4	3	0	B-	Average	NE 03	20,255	\$77,900	\$528,500	\$450,600	\$133.25	
14-MSS NE 05																				
022-0613-0743-033	N4134 Sleepy Hollow Rd	11/1/2024	\$831,000	5.87%	14	2011	1,799	765	3	2	0	B+	Average	NE 05	8,668	\$271,400	\$784,900	\$513,500	\$311.06	
15-MMS																				
022-0613-1811-028	W9368 US Hwy 12	5/1/2024	\$492,400	39.53%	15	1995	2,070	0	3	2	1	C+	Average	NE 02	42,950	\$113,100	\$352,900	\$239,800	\$183.24	
022-0613-1722-015	N4071 Marshview Ct	2/14/2024	\$610,000	-15.40%	15	1995	3,149	961	4	3	1	A-	Good	NE 02	18,905	\$79,500	\$721,000	\$641,500	\$168.47	
022-0613-1722-007	W9209 Forested Rd	5/9/2025	\$610,000	0.21%	15	1997	3,208	806	4	3	1	B-	Average	NE 02	19,994	\$81,000	\$608,700	\$527,700	\$164.90	
022-0613-0531-023	W9180 Wilderness Pl	8/20/2024	\$560,000	-10.47%	15	1997	2,481	0	3	2	1	B-	Average	NE 03	33,411	\$96,900	\$625,500	\$528,600	\$186.66	
022-0613-0534-041	W9182 Bluewaters Pass	7/1/2024	\$535,000	-15.21%	15	1998	2,553	0	3	2	1	B-	Average	NE 03	20,038	\$77,600	\$631,000	\$553,400	\$179.16	
022-0613-0531-001	W9125 Tall Pines Pl	5/8/2024	\$500,000	3.91%	15	1997	2,661	722	4	3	1	B-	Average	NE 03	22,521	\$81,200	\$481,200	\$400,000	\$157.38	Remodeled
022-0613-1722-008	W9221 Forested Rd	6/16/2025	\$675,000	-7.10%	15	2019	3,187	942	4	3	1	B+	Average	NE 03	20,778	\$78,600	\$726,600	\$648,000	\$187.14	
022-0613-0814-010	W8849 Deer Run Tr	10/20/2025	\$1,050,000	34.39%	15	1999	4,833	940	5	3	1	B	Average	NE 03	56,976	\$120,600	\$781,300	\$660,700	\$192.30	
022-0613-0532-001	W9236 US Hwy 18	2/24/2025	\$925,000	-35.91%	15	1972	5,502	1,449	5	3	1	A-	Average	NE 03	515,184	\$423,500	\$1,443,300	\$1,019,800	\$91.15	2 Dwellings
17-Condo																				
022-0613-0742-008	N4233 Alpine Village Ln #1	8/4/2025	\$325,000	29.07%	17	1996	1,708	0	3	2	0	C	Average	NE 02	0	\$23,000	\$251,800	\$228,800	\$176.81	
022-0613-0743-079	W9426 US Hwy 12 #4	2/19/2025	\$225,000	-1.70%	17	1998	1,872	624	3	2	1	C+	Average	NE 02	0	\$38,600	\$228,900	\$190,300	\$99.57	
022-0613-0743-078	W9426 US Hwy 12 #3	9/5/2025	\$255,000	14.71%	17	1998	1,872	624	3	2	1	C+	Average	NE 02	0	\$38,600	\$222,300	\$183,700	\$115.60	
022-0613-0543-011	N4516 Wolff Rd	5/16/2024	\$315,000	14.17%	17	2004	1,610	740	3	2	0	B	Average	NE 03	19,341	\$50,000	\$275,900	\$199,400	\$164.60	
022-0613-0742-090	N4237 Alpine Village Ln #2	8/28/2024	\$379,900	46.45%	17	2005	1,849	0	3	2	0	C+	Average	NE 03	0	\$23,000	\$259,400	\$236,400	\$193.02	Remodeled

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Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
22-Other																				
022-0613-3522-000	N2827 Mode Ln	8/25/2023	\$1,050,000	22.21%	22	1999	1,300	0	3	2	0	C-	Average	NE 01	1,593,164	\$92,300	\$859,200	\$766,900	\$736.69	3-Parcel Sale; #0613-3411-000, #0613-3414-000
022-0613-3522-002	N2861 Mode Ln	8/25/2023	\$225,000	-22.28%	22	1850	2,600	0	4	2	0	C+	Average	NE 01	87,120	\$76,600	\$289,500	\$212,900	\$57.08	Mixed Classes
022-0613-1643-001	W8678 US Hwy 12	4/26/2024	\$135,000	10.84%	22	1906	1,468	0	3	1	0	C	Average	NE 04	152,024	\$107,400	\$121,800	\$14,400	\$18.80	