PREPARED BY CARTER BARSTAD · HOMETOWN REALTY GROUP

Comparative Market Analysis



PROPERTY

Sportsman Dr — Eau Claire, WI

PREPARED FOR

—

DATE

October 19, 2026

SAMPLE REPORT — CLIENT DETAILS REMOVED

Vacant land · Town of Union · 4.6 acres · frontage on Sportsman Dr & CTH EE

A prepped building site on 4.6 acres, outside a development — an offering that isn't on the market right now.



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SCAN TO CONNECT

THE SUBJECT

Sportsman Dr

Vacant land · Town of Union · Eau Claire Area School District. Everything on this page is from the Eau Claire County parcel record (Beacon report, printed October 19, 2026) — except the site-work notes, which are the owner's and marked as such.

OWNER	Private
PARCEL	— · Town of Union
ACREAGE	**4.6 acres** — the county revised the acreage from 5.3 to 4.6 beginning in 2022, per its mapping measurement of the deed description
FRONTAGE	**Two roads.** The parcel fronts Sportsman Dr on the west and CTH EE on the south
RECORDED HISTORY	County sales history shows deed activity in 2021 (warranty deed + termination of declaratory property recorded 9/16/2021; quit claim deed 4/5/2021) — no prices shown
UTILITIES	Not shown in the county record — septic per the owner (below)

The county's numbers

COUNTY RECORD (2025)	VALUE	NOTE
Assessed value — land	**$61,300**	Unchanged 2023–2025; was $36,500 in 2021–2022
Assessed value — building	**$11,800**	2023–2025; the county carried $106,500 in 2021–2022
Total assessed value	**$73,100**	
County estimated fair market value	**$87,800**	2025 estimate; $83,600 in 2024
2025 property tax	**$851.23**	Net tax after the first-dollar credit; $879.23 total with fees

The site work — per the owner

The owner cleared a building site on this parcel and had house plans drawn up. The foundation was dug — a no-basement foundation — and the formwork was set; then plans changed — he stopped the crew before any concrete was poured, and the forms have since been pulled. **No concrete was ever poured.** A septic system is installed on the parcel — and the owner is plain about it: the system needs to be replaced. Read it for exactly what it is: a cleared site with the excavation already done — a head start for the next builder, not a finished foundation — sitting since about 2020. This report prices the land and that site work — not a structure.

THE HONEST PICTURE

The Market, In One Snapshot

READ THIS FIRST

This parcel is hard to price precisely **because nothing like it is currently being offered** — the thin comp base and the one-of-a-kind headline are the same fact. A prepped building site on 4.6 acres outside a development, near Eau Claire, is not on the market right now, and offerings that don't exist don't leave comparable sales behind: the closed-sale base for this parcel is five non-development sales in the MLS — three of them on a single road in the Town of Washington, and just one in the subject's own Town of Union. **So this report is a judgment-weighted reading, not a precision comp reading:** the sold per-acre band frames the range, and the recommendation is built from there on this parcel's site work, its two-road frontage, and its uniqueness. Every figure carries its source — the full accounting is on page 12.

Two classes of land — and only one of them is this parcel's

CLASS	CLOSED SALES	SOLD $/ACRE	HOW THIS REPORT USES IT
Outside a development Rural / residential acreage — MLS (RANWW)	5	$18,744 – $47,059	**The reference set** — the $/acre band on page 4
Inside a development Platted subdivision lots (Heritage Estates, Thistledown)	3	$34,091 – $55,718	The contrast — shown on page 5, never averaged in. Every one carries a restrictive covenant

A buyer in a development is paying for the subdivision itself — and signing its restrictive covenant. The non-development sales are the honest yardstick for this parcel's class, so they are the reference set. And note where the classes overlap: the one Town of Union sale — an improved parcel, no covenant — outsold two of the three development lots per acre. The classes aren't a tidy price ladder; they're two different products.

What the sold set can't price by itself is this parcel's exact profile — cleared site, foundation excavated with no concrete poured, a septic in place but needing replacement, no structure, two-road frontage — because no sale in the set matches it. That difference is argued openly, with its math shown, on pages 8 through 10 — not smuggled into the comparable table.

Comparable data is from the MLS (RANWW — Northwestern Wisconsin MLS), read from Carter's OneHome portal detail pages on October 19, 2026. One property was excluded from the set — see page 12.

THE REFERENCE SET

Non-Development Sales

Five closed sales of land outside platted developments, all from the MLS (RANWW). Dates are closing dates. Subject: **Sportsman Dr — 4.60 acres, Town of Union**.

PROPERTY	ACRES	SOLD PRICE	$/ ACRE	SOLD	DOM	NOTES
Lot 1 Pleasant Hill Rd MLS #1601389 · TOWN OF UNION	3.40	**$160,000** list $149,900	**$47,059**	Jun 1, 2026	11	**THE ANCHOR** — the subject's own township, and the set's prepped-site analog: mound septic in, driveway in, pole shed; cleared/rolling; electric + fiber at street. **6.7% over ask**, 11 days
Lot 3 County Trunk Hwy SS MLS #1595200 · TOWN OF WASHINGTON	5.00	**$139,900** sold at ask	**$27,980**	Dec 5, 2025	99	Mound septic; level/wooded
Lot 2 County Trunk Hwy SS MLS #1595194 · TOWN OF WASHINGTON	5.00	**$139,900** sold at ask	**$27,980**	Dec 1, 2025	95	Mound septic; level. Three separate parcels on this road are in the set — Lots 2, 3 and 4
Lot 4 County Trunk Hwy SS MLS #1595202 · TOWN OF WASHINGTON	9.87	**$185,000** list $164,900	**$18,744**	Nov 17, 2025	81	Largest parcel in the set — still sold **12.2% over ask**. Per-acre softens with size: the band's low
0 S Lowes Creek Rd MLS #1596478 · TOWN OF WASHINGTON	9.08	**$199,900** list $219,000	**$22,016**	Oct 15, 2026	364	461 ft creek frontage (a premium the subject doesn't have). But most of its 9.08 acres is creek and DNR-easement ground — low, sloping, one small buildable site — which is why its $/acre runs low. Two listing runs to sell it (page 9). Freshest sale in the set

THE $/ACRE BRACKET — APPLIED TO THE SUBJECT'S 4.6 ACRES

Low — $18,744/ac (Lot 4 CTH SS)	× 4.6 acres	**$86,222**
Median — $27,980/ac — **the anchor**	× 4.6 acres	**$128,708**
High — $47,059/ac (Pleasant Hill Rd)	× 4.6 acres	**$216,471**

The median is the statistic — no average is used. The high is the improved Town of Union parcel; the subject doesn't claim those improvements, so the median anchors the reading.

Where the recommendation sits: at $125,000, the subject works out to **$27,174 an acre** — essentially **at** the core median ($27,980), far below the Town of Union anchor ($47,059); two of the five closed **over** ask. **County cross-check:** the county's 2025 FMV is $87,800, inside this bracket near its low end, and its land line alone ($13,326/ac) sits below every sale in the set — fuller cross-check on page 11; the closed sales govern.

THE CONTRAST CLASS

Development Sales

Most of the visible land market right now is subdivision lots. These three closed sales **are** that market, from the MLS — shown so the difference is on the record, not to price this parcel. Every one of the three carries a restrictive covenant. Dates are closing dates.

PROPERTY	ACRES	SOLD PRICE	$/ACRE	SOLD	DOM	CLASS
Lot 7 Legacy Dr MLS #1587095 · HERITAGE ESTATES · SEYMOUR	3.52	**$120,000**	**$34,091**	Dec 12, 2025	388	Development lot · restrictive covenant · perked for mound
Lot 4 Legacy Dr MLS #1587091 · HERITAGE ESTATES	5.09	**$190,000**	**$37,328**	Nov 3, 2025	362	Development lot · restrictive covenant · cash sale
4650 Talmadge Rd MLS #1591580 · THISTLEDOWN · TOWN OF WASHINGTON	3.41	**$190,000**	**$55,718**	Dec 17, 2025	218	Development lot · restrictive covenant

Why this class prices where it does

A development lot isn't just land. The buyer is paying for the subdivision itself — a platted, perked lot in a finished neighborhood, with the streets, the stormwater work and the development behind it. That package is worth a premium to the buyer who wants it. And note the market time: these lots took **218 to 388 days** to sell — the covenant-bound market moves slowly.

One more thing the table shows: **the classes overlap at the top.** The improved Town of Union parcel on page 4 — no covenant, no subdivision — brought $47,059 an acre, more than two of these three development lots. The development premium is real, but it is not a wall, and it is not what this parcel is priced on.

What it would imply here — and why it isn't used

Run the development math on 4.6 acres and you get **$156,819 to $256,303**. That range is in this report for one reason only: to mark where the subdivision market sits, so it's visible that the recommendation doesn't reach for it. These sales are never averaged into the reference set. Different product, different buyer, different math.

The recommendation on page 10 stands on the non-development MLS evidence plus the case made on page 8.

CURRENT OFFERINGS — CONTEXT ONLY

What's Actually On The Market

Asking prices are not evidence. The three offerings below, from the MLS, are here for one reason: to show what a buyer looking for land like this can actually buy today. None of them prices the subject — the closed sales on page 4 do that.

PROPERTY	ACRES	ASKING	$/ACRE	NOTES
000 1000th St MLS #1600698 · TOWN OF ROCK CREEK (DUNN CO.)	4.63	**$140,000** reduced from $150,000	**$30,238**	Zoning residential, **no covenants or restrictions** — the closest active analog to the subject's no-strings position. 168 days on market, with a price cut
Lot 1 CSM 4016 US Hwy 12 MLS #1605603 · TOWN OF LINCOLN	5.02	**$149,900**	**$29,861**	Driveway permit approved, soil test done. 20 days on market
0 Buena Vista Rd MLS #1605008 · TOWN OF SPRING BROOK (DUNN CO.)	5.01	**$149,900**	**$29,920**	Driveway entry completed. 37 days on market. A near-identical second listing (MLS #1604790, 5.00 ac) is Active Under Contract at the same ask — one offering, counted once

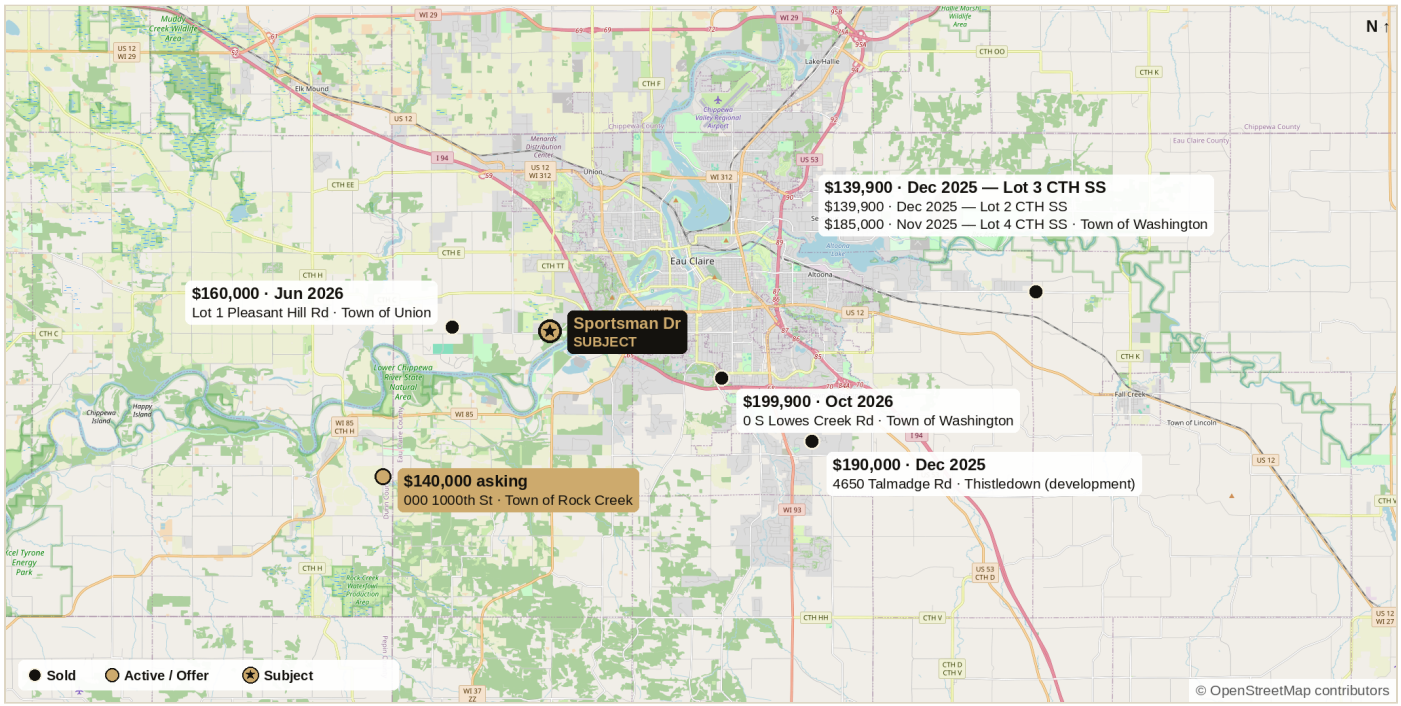
What this page actually says

Every active in this class asks **more** than the subject's $125,000 list — $140,000 to $149,900 — and none of them is this. The two Dunn County parcels are a county away; the Lincoln parcel is raw acreage with a driveway permit. None is a prepped building site, none is in the Town of Union, and the one no-covenants analog has been sitting for 168 days at $140,000.

What's actually being offered right now is development lots with their HOA and builder strings — plus raw parcels like these. **A prepped site on open acreage outside a development, near Eau Claire, is not among the offerings. This parcel is it.**

LOCATION

Comparable Map



Reading the pins

Black pins are closed sales, gold pins are current offerings, and the star is the subject. Development sales are labeled as development on the map. Not plotted: Lot 4 & Lot 7 Legacy Dr (Heritage Estates, Seymour), 0 Buena Vista Rd (Spring Brook) and the US Hwy 12 listing (Town of Lincoln) — roads the map geocoder could not locate reliably; all are in the tables on pages 5–6. The three CTH SS sales share one road-level pin on County Hwy SS, placed from OpenStreetMap road data. Pin positions are geocoded street locations — approximate, not surveyed.

What the map says

The closed non-development evidence clusters where it exists: a trio of sales on one Washington township road, the creek-frontage sale south of the city — and one sale in the subject's own township, the Pleasant Hill Rd anchor just west of the star, which happens to be the strongest per-acre result in the set. Around the subject itself: nothing. No closed non-development sale in the Town of Union besides the anchor, and no active offering like it either. **That empty space around the star is the scarcity argument, drawn instead of described.**

THE CASE FOR THIS PARCEL

The No-Development Advantage

The owner has something to offer that isn't currently being offered. Everything in this section follows from that one fact.

1 It's the only one of its kind on offer

What's on the market right now is development lots — with the association and the builder strings attached. A prepped building site on 4.6 acres of open township acreage, near Eau Claire, with no strings: not offered, by anyone. Developments keep releasing lots; nobody is making more of this. The MLS search behind this report makes the point: five closed non-development sales in the set, three of them on a single road — and exactly one in the Town of Union, an improved parcel that sold over ask in 11 days. No prepped-site Union acreage is on the market now. Scarcity isn't a slogan here — it's the inventory count.

2 No HOA. No builder selection. No restrictions.

Every development sale in this report carries a restrictive covenant — that's the paperwork on page 5. Restrictions tell a buyer what they can build, when, and often who has to build it. This parcel carries none of that: the buyer picks the builder, the plan and the timeline. The one active listing that shares that no-strings position (page 6) is a county away — and it still asks more than this parcel's list price.

3 The head start is already in the ground

The site is cleared and the foundation is dug — formwork set, the pour stopped before any concrete, the forms since pulled (page 2). A septic system is installed as well — and it needs to be replaced, stated plainly: the head start is the cleared site, the excavation, and the system in place; the replacement is still ahead of the buyer. That's the first chapter of a build already done — clearing, layout, excavation — priced honestly as a head start, not as a finished foundation. The Town of Union anchor on page 4 shows what this market does with a ready site: septic in, driveway in, and it sold over ask in 11 days. This parcel's start is earlier-stage than that — and its per-acre ask is barely half of what that parcel brought.

4 Two roads, one township, minutes from Eau Claire

Frontage on Sportsman Dr *and* CTH EE, in the Town of Union on Eau Claire's west side, in the Eau Claire Area School District. Two-road parcels give a buyer options — access, orientation, a future split conversation — that a single-frontage lot doesn't. (No split is valued or assumed anywhere in this report; it's an option the buyer owns, not a number in the math.)

MY READ

My Read

1 The market read

This report **captures the market in a snapshot**, and the snapshot has two kinds of land in it: development lots, and open acreage — five closed MLS sales, and that's the reference set. That's still a thin base — but the headline is simple: **The owner has something to offer that isn't currently being offered** — a prepped building site on almost 5 acres outside of a development. What's out there instead is development lots with HOA and builder strings — every development sale here carries a restrictive covenant. Based on this property, there isn't a lot of competition right now: even though the market is limping along, the owner has something not many can offer.

2 The anchors

COMPARABLE	SOLD $	WHAT IT DOES FOR THIS PARCEL
Lot 1 Pleasant Hill Rd Town of Union	**$160,000** $47,059/ac	The anchor, full stop: the subject's own township, and a prepped-site analog — septic in, driveway in, pole shed, cleared and rolling. Sold **6.7% over ask in 11 days**. The subject claims none of those improvements and asks $27,174 an acre. That's the headroom.
Lots 2 & 3 CTH SS Town of Washington	**$139,900 ea.** $27,980/ac	The median makers: two 5-acre sales, septic in, both closed **at ask** — $27,980 an acre. The subject's list works out to $27,174 an acre, essentially this number, without a septic to show for it.
Lot 4 CTH SS Town of Washington	**$185,000** $18,744/ac	The size voice: 9.87 acres at $18,744 an acre — the band's low, since per-acre softens as parcels grow — and it **still** sold 12.2% over ask.

3 What to know

The three CTH SS sales are separate parcels on one road. Lowes Creek Rd is this set's patience lesson, and I know it firsthand: I listed that parcel myself in 2025 at $229,000 — it expired unsold after 183 days, was relisted, and closed October 15, 2026 at $199,900 — some eighteen months across two listing runs. Most of its 9.08 acres is creek and DNR-easement ground with only a small buildable site, which is why its per-acre runs low; its 461 feet of creek frontage is a premium the subject doesn't have, and I haven't borrowed it. Its seller named his floor — $200,000 — held it through both runs, and the close landed on it. Rural land can take time; a seller in no hurry can stand on his number and get it. Pleasant Hill's number is an *improved* parcel's — exactly why the recommendation doesn't reach for it. The subject's utilities aren't documented in the county record — its septic is in place, per the owner, but needs replacement — and this read prices it without working utilities, same as the county does.

4 Where the number comes from

This parcel is hard to price precisely because nothing like it is currently being offered. The closed sales bracket this parcel at **$86,222 to $216,471** (median indication **$128,708**); the county's own estimate, $87,800, lands at the bracket's low end. **My recommendation — $125,000 — sits just under the median indication**, at the top of the $100,000–$125,000 range. Here's what it stands on: a per-acre ask ($27,174) that matches the closed median almost to the dollar, in a class where two of five sales closed over ask — and the only in-township comparable brought $47,059 an acre in 11 days. The comps support $125,000 as much as they can: there is no clean comp for this parcel, because nothing with its exact profile has sold. $125,000 tests the waters without being out of the question. The honest caveat: the closed sales support the number — the residual risk isn't the price level, it's that a thin set makes any single reading less certain.

Indicated range (closed sales): $86,222 – $216,471 · median $128,708 **— Recommended list: $125,000** (top of the $100,000–$125,000 range)

PRICE RECOMMENDATION

Price Recommendation

Total Assessed Value: $73,100 · **County Fair Market Estimate:** $87,800
Non-Development Sold Bracket (5 MLS sales, at 4.6 acres)**:** $86,222 – $216,471

5	$27,980	95
NON-DEVELOPMENT SALES IN THE REFERENCE SET	MEDIAN SOLD $/ACRE, CORE SET	MEDIAN DAYS ON MARKET, CORE SET

1 Based On Closed Sales

Analysis of the closed non-development MLS sales suggests land of this class is selling, at this parcel's size, in the range of:

$86,222 – $216,471

Median indication **$128,708**; the county's own estimate ($87,800) lands inside the range, near its low end. The county assessment cross-check is on page 11 — a second opinion, not the driver.

2 The Case for the Top End

Based on the site work, the two-road frontage, the Union location, and the fact that nothing like it is currently offered, I recommend listing at the top of the range:

$125,000

Top of the recommended range, $100,000 – $125,000

Why the top: the comps support $125,000 as much as they can — there is no clean comp for this parcel, because the offering itself is one of a kind — and $125,000 tests the waters without being out of the question. It sits just *under* the median indication ($128,708): not a stretch past the evidence — the evidence, rounded to a list number.

AT THIS PRICE	PER ACRE	AGAINST THE CORE MLS SET
$100,000	$21,739	Inside the core band — above its low ($18,744/ac) and just under the creek-frontage sale ($22,016/ac)
$125,000 — list	$27,174	**At** the core median ($27,980/ac) — 42% below the Town of Union anchor ($47,059/ac), sold over ask in 11 days

Development math would price it at $156,819–$256,303 (page 5) — none of that is being asked. Five sales make a band, not a ruler — which is why the recommendation is a range with the list at its top.

Next Steps

1. Sign the listing agreement — date: _____
2. Go-live date: _____

A SECOND OPINION

The Assessment Cross-Check

One more way to check the price — this one ignores the MLS entirely and uses the county's numbers instead. If the properties that sold recently consistently sold for a certain amount per dollar of assessed value, then this parcel's assessed value points to a value of its own. When that number lands near the comparable-sales answer, both get easier to trust. **This is a cross-check, not the price driver** — the sold $/acre median on page 4 carries the recommendation.

COMPARABLE	SOLD PRICE	ASSESSED VALUE	SOLD / ASSESSED
Lot 1 Pleasant Hill Rd	$160,000	Not yet assessed (new lot)	—
Lot 2 County Trunk Hwy SS	$139,900	Not located in county portal	—
Lot 3 County Trunk Hwy SS	$139,900	Not located in county portal	—
Lot 4 County Trunk Hwy SS	$185,000	Not located in county portal	—
0 S Lowes Creek Rd	$199,900	$95,600	**2.09**
Lot 7 Legacy Dr (development)	$120,000	$131,200	**0.91**
Lot 4 Legacy Dr (development)	$190,000	$180,900	**1.05**
4650 Talmadge Rd (development)	$190,000	$146,100	**1.30**
The Four Located Solds, Combined	**$699,900**	**$553,800**	**1.26**

Applied to this parcel: **subject total assessed value $73,100** × the located solds' combined ratio **1.26** = **indicated value ≈ $92,400** — a blended figure, and the blend is the caveat: three of those four solds are development lots, and the county assesses development lots on a different pattern than raw land (below).

The one raw-land reading: 0 S Lowes Creek Rd is the only located sold that shares this parcel's class — raw rural acreage — and it sold at **2.09×** its assessed value. Run through this parcel's $73,100, that ratio alone indicates **≈ $152,800**. That is a **single-comp indication, not the method's output** — one sale is an anecdote, shown here so the spread behind the blend is on the record. One more caveat on that 2.09: the Lowes Creek parcel is mostly creek and DNR-easement ground — low, sloping, wooded, with only a small buildable site — the kind of ground an assessment reads low, which is part of why the ratio runs high. All the more reason the blended figure, not this single-comp indication, is the honest read.

The pattern in the table is the finding. The county assesses its development lots at roughly market value — the two Heritage Estates lots sold at **0.91×** and **1.05×** their assessed values — but it carries raw rural acreage well under market: Lowes Creek at **2.09×**. The subject is raw rural acreage, and the same pattern sits in its own record: the county's fair-market estimate of **$87,800** is below the $125,000 list the same way its raw-land comp's assessed value sat below its sale. **So the assessment system does not produce one clean multiplier for this property** — blended, it indicates ≈$92,400; read through its one raw-land comp, ≈$152,800 — and a check that brackets the answer that widely is a second opinion, not a ruler. **The sold $/acre median on page 4 carries the price.**

From the county record — the site work, on paper

The county carries this parcel at **$61,300 land + $11,800 building = $73,100 total assessed** (page 2). On a parcel with no structure, that **$11,800 building line is the county's own value line for the site work done here** — and the county carried $106,500 on that same line in 2021–2022, when the project was active. The county's fair-market estimate for the whole parcel: **$87,800**.

This check mixes several towns and both comp classes, so its combined ratio is a blunt instrument — a second opinion behind the sold-evidence pages, not a leg the recommendation stands on. Assessed values: county record (Beacon, read October 19, 2026) for the four solds located in it; the other four are labeled in the table as they stand — nothing estimated, nothing filled in.

APPENDIX

Sources & Notes

Where every figure comes from

- **Subject parcel facts** (page 2) — Eau Claire County parcel record via Beacon (report printed October 19, 2026): 4.6 acres (revised from 5.3 in 2022); frontage as printed in the report; assessed land $61,300, assessed building $11,800, total assessed $73,100; county estimated fair market value $87,800 (2025); 2025 net tax $851.23.
- **Site-work narrative** (pages 2, 8) — the owner's account, via Carter, including his own texts: site cleared; plans drawn up; foundation excavated (no-basement); formwork set, pour stopped before any concrete; forms since pulled; no concrete on site; a septic system installed on the parcel, which the owner states needs to be replaced; plans changed before the pour; sitting since about 2020. The county's $11,800 building line is on page 2 and exhibited on page 11.
- **Comparable sales & actives** (pages 4–6) — MLS (RANWW — Northwestern Wisconsin MLS), read from Carter's OneHome portal detail pages on October 19, 2026. Prices, acreage, closing dates, days on market, list prices and the improvement notes are as reported in those MLS detail pages. The Lowes Creek listing history (pages 4, 9) is from the MLS records of both listings — Carter was the listing agent on the first run (2025, MLS #1590015: $229,000, expired unsold after 183 days) — and the seller's $200,000 floor is Carter's firsthand knowledge from that listing. $/acre figures are as reported there; the subject's figures ($27,174/ac at the $125,000 list) are computed from the same numbers.
- **Excluded from the set:** 4715 Olson Dr (MLS #1601978) was considered and excluded — it sold with an existing home on it, so it is not a land comp.
- **Assessment cross-check** (page 11) — the sold properties' county assessed values (Beacon, read October 19, 2026) against their sold prices, applied to the subject's assessed value — a county-anchored second opinion, not the driver. Four of the eight solds were located in the county record; Pleasant Hill is a new lot not yet assessed, and the three County Trunk Hwy SS parcels could not be located in the portal — all four labeled as such on page 11, no values estimated. County FMV $87,800 appears as its own one-line cross-check on pages 4 and 10.
- **Comparable map** (page 7) — built with this pack's standard map tool on OpenStreetMap tiles; star = subject; black pins = closed sales; gold pins = current offerings. Coordinates are geocoded and approximate: the three CTH SS sales share one road-level pin from OpenStreetMap road data; Legacy Dr, Buena Vista Rd and the US Hwy 12 listing could not be geocoded reliably and are not plotted. © OpenStreetMap contributors.
- **What is NOT in this report:** utility service for the subject and sold comps is not documented in the sources used, so none is claimed; the subject's septic is the owner's account (above), and no replacement cost is estimated for it anywhere in this report. No per-acre value is assigned to the subject's site work anywhere — the recommendation is expressed through the $/acre band, not an add-on dollar figure. No future split or development of the subject is valued.
- **Market-derived pricing:** the $100,000–$125,000 range and the $125,000 list recommendation are conclusions drawn from the comparable evidence in this report — the non-development $/acre band, the development contrast, the actives and the scarcity case — stated here so the basis is on the record.

Reading this CMA

This analysis reflects Carter Barstad's professional opinion of value as of October 19, 2026. It is not an appraisal. Value ranges are provided for listing guidance; the market sets the final number.