

Land Table: OVF Oak View Farms, OVF2 Oak View Farms Phase 2
 USE: \$155/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. 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	Land Table	Class	Rate Group 1	
17-660-001-00	298 ZAK RD	08/31/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,100	39.64	\$257,473	\$6,030	\$13,503	90.0	224.8	0.47	0.93	\$67	\$12,968	\$0.30	90.02	4120	4669/491	OAK VIEW FARM 401		OAK VIEW FARMS	
17-670-042-00	215 ZAK RD	10/29/21	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$89,700	37.14	\$215,638	\$46,162	\$20,300	135.3	226.0	0.82	0.82	\$341	\$56,295	\$1.29	90.00	4120	4692/793	OAK VIEW FARM 401		OAK VIEW 2 FF	
17-670-049-00	1320 ALIVIA DR	08/06/18	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$67,000	38.31	\$191,036	\$1,569	\$17,705	118.0	169.5	0.46	0.46	\$13	\$3,418	\$0.08	118.03	4120	4271/569	OAK VIEW FARM 401		OAK VIEW 2 FF	
Totals:						\$666,400	\$255,800		\$664,147	\$53,761	\$51,508	343.4		1.74	2.21										
							Sale. Ratio =	38.39			Average			Average			Average								
							Std. Dev. =>	1.25			per FF=>	\$157		per Net /	30,826		per SqFt=>	\$0.71							

4005/4040/4050/4060/4070
 Use \$140/FF
 Vacant Land Sales (2020 & later)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Actual Front	ECF Area	Liber/Pa ge	Other Parcels in Sale	Land Table	Class	Rate Group 1	
17-020-010-17	2133 FOX MOUNTAIN DR	01/27/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$9,600	38.40	\$33,698	\$25,000	\$20,792	188.0	281.4	1.22	1.22	\$133	\$20,576	188.00	03021	4726/112		4060 RES	401		
17-020-010-24	FOX MOUNTAIN DR	07/16/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$0	0.00	\$34,338	\$70,000	\$34,338	391.0	325.9	2.02	1.01	\$179	\$34,705	391.00	03021	4648/833	17-020-010-24	4060 RES	402		
17-021-024-10	LINCOLN RD	10/11/21	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$16,100	84.74	\$33,648	\$19,000	\$33,648	335.0	590.4	4.54	4.54	\$57	\$4,184	335.00	03021	4683/943		4070 7 RESIDENTIAL	402	FRONTAGE	
17-021-059-00	JEFFERSON RD	08/13/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$12,500	33.33	\$26,416	\$37,500	\$26,416	228.0	506.7	2.65	2.65	\$164	\$14,140	228.00	03021	4661/764		4070 7 RESIDENTIAL	402	FRONTAGE	
17-021-077-03	481 19TH STREET	11/02/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$8,000	26.67	\$29,697	\$30,000	\$20,254	201.0	247.0	1.14	1.14	\$149	\$26,316	201.02	4070	4534/981		4070 7 RESIDENTIAL	401	FRONTAGE	
17-021-081-04	JEFFERSON	02/20/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$0	0.00	\$19,016	\$30,000	\$19,016	113.2	419.4	1.09	1.09	\$265	\$27,523	113.20	4070	4435/917		4070 7 RESIDENTIAL	401	FRONTAGE	
17-021-084-00	408 18TH ST	02/22/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$7,800	22.29	\$35,819	\$35,000	\$19,680	247.0	238.7	1.35	1.35	\$142	\$25,868	247.00	03021	4584/759		4070 7 RESIDENTIAL	401	FRONTAGE	
17-022-062-90	357 LONGEST DR	08/31/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$6,400	26.67	\$16,031	\$24,000	\$16,031	149.0	261.7	0.90	0.90	\$161	\$26,816	149.00	4070	4510/874		4070 7 RESIDENTIAL	401	FRONTAGE	
17-025-114-11	12TH ST	12/02/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$0	0.00	\$25,924	\$75,000	\$25,924	407.0	285.1	2.66	2.66	\$184	\$28,153	407.00	03021	4706/517		4050 RESIDENTIAL	001		
17-027-009-14	220 16TH ST	03/22/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,300	36.50	\$20,460	\$20,000	\$20,460	200.0	330.4	1.52	1.52	\$100	\$13,184	200.00	4050	4451/59		4050 RESIDENTIAL	401		
17-027-009-15	16TH ST	12/08/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,500	38.33	\$24,596	\$30,000	\$24,596	300.0	326.9	2.25	2.25	\$100	\$13,327	300.00	03021	4709/523		4050 RESIDENTIAL	402		
17-032-013-02	130 21ST ST	10/28/20	\$17,190	QC	03-ARM'S LENGTH	\$17,190	\$0	0.00	\$27,553	\$17,190	\$22,748	208.0	360.0	1.72	1.72	\$83	\$9,994	208.00	03021	4530/76		4060 RES	402		
17-440-002-00	POPLAR RIDGE DR	04/24/20	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$10,400	48.37	\$21,681	\$21,500	\$21,681	160.6	167.0	0.62	0.62	\$134	\$34,903	160.60	4300	4457/640		4070 7 RESIDENTIAL	001	FRONTAGE	
Totals:						\$434,190	\$89,600		\$348,877	\$434,190	\$305,584	3,127.8		23.67	22.66										
							Sale. Ratio =	20.64			Average			Average			Average								
							Std. Dev. =>	24.35			per FF=>	\$139		per Net Ac	18,343		per SqFt=>								

4010/4015/4020
 Use: \$150/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Actual Front	ECF Area	Liber/Pa ge	Land Table	Class			
17-001-007-10	1175 S 14TH ST	08/06/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$33,000	24.63	\$125,040	\$38,004	\$29,044	285.0	455.0	2.98	2.98	\$133	\$12,766	285.00	03020	4496/722	4020 NE RE	401			
17-009-004-11	1910 SHEEN HOLLOW	09/11/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,400	39.81	\$325,177	\$22,999	\$33,176	385.0	462.3	4.09	4.09	\$60	\$5,629	385.00	03020	4512/724	4010 1 NOF	401			
17-009-006-20	1975 108TH AVE	08/11/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$51,600	36.34	\$152,088	\$16,988	\$27,076	158.0	658.7	2.39	2.39	\$108	\$7,111	158.00	03020	4501/54	4010 1 NOF	401			
17-010-010-10	829 18TH ST	05/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,800	47.84	\$136,537	\$13,447	\$24,984	293.0	292.6	1.97	1.97	\$46	\$6,833	293.00	03020	4627/268	4020 NE RE	401			
17-010-012-10	1769 108TH AVE	04/07/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$63,000	40.78	\$156,931	\$26,637	\$29,068	198.0	641.8	2.92	2.92	\$135	\$9,132	198.00	03020	4449/737	4020 NE RE	401			
17-011-016-50	1577 108TH AVE	08/06/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$141,800	38.32	\$313,077	\$84,923	\$28,000	330.0	363.0	2.50	2.50	\$257	\$33,969	330.00	03020	4658/64	4020 NE RE	401			
17-011-022-20	1485 108TH AVE	05/29/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,100	45.18	\$215,588	\$15,440	\$36,028	343.0	605.4	4.77	4.77	\$45	\$3,239	343.00	03020	4493/866	4020 NE RE	401			
17-014-005-00	1580 108TH AVE	12/30/21	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$64,500	86.11	\$41,576	\$62,252	\$28,928	364.0	360.0	3.01	3.01	\$171	\$20,695	364.00	03020	4718/125	4015 1A RE	401			
17-016-021-10	1823 106TH AVE	02/25/20	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$59,100	34.56	\$144,842	\$48,998	\$22,840	170.0	791.5	3.09	3.09	\$288	\$15,862	170.00	03020	4436/491	4010 1 NOF	401			
17-017-008-00	715 LINCOLN ROAD	10/29/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$51,300	41.20	\$120,951	\$16,573	\$13,024	106.0	280.8	0.68	0.68	\$156	\$24,265	106.00	03020	4692/812	4010 1 NOF	401			
17-017-028-00	690 LINCOLN RD	10/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,400	30.67	\$150,302	\$85,402	\$25,704	328.0	288.7	2.17	2.17	\$260	\$39,283	328.00	03020		4010 1 NOF	401			
17-017-033-00	669 LINCOLN RD	12/14/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,700	42.96	\$131,056	\$5,934	\$11,990	118.0	233.9	0.63	0.63	\$50	\$9,360	118.00	03020	4711/788	4010 1 NOF	401			
17-017-037-00	664 LINCOLN RD	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,800	50.73	\$128,711	\$19,165	\$37,876	130.0	1697.8	5.07	5.07	\$147	\$3,782	130.00	03020	4627/274	4010 1 NOF	401			
17-560-025-00	1584 WOODLEA DR	09/02/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$125,100	41.71	\$281,922	\$53,728	\$35,750	250.0	212.9	1.22	1.22	\$215	\$43,967	250.00	4015	4669/991	4015 1A RE	401			
Totals:						\$2,550,800	\$1,036,600		\$2,423,798	\$510,490	\$383,488	3,458.0		37.48	37.48										
							Sale. Ratio =	40.64			Average			Average			per FF=>	\$148							
							Std. Dev. =>	14.13			per Net /	#####													

Double Eagle Estates: use \$26,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Sites	Dollars/Site	Actual Front	ECF Area	Liber/Pag e	Other Parcels in Sale	Land Table	Class	Rate Group 1
17-230-008-00	882 DOUBLE EAGLE	08/11/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,300	47.67	\$23,000	\$30,000	\$23,000				1.00	\$30,000							
17-230-001-00	920 DOUBLE EAGLE RD	12/03/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$12,000	52.17	\$28,500	\$23,000	\$28,500	135.0	121.2	0.00	1.00	\$23,000	135.00	4180	4706/520		DOUBLE EAGL	402	CONDO UNIT
Totals:						\$53,000	\$26,300		\$51,500	\$53,000	\$51,500	135.0		0.00	2.00								
							Sale. Ratio =	49.62			Average					Average							
							Std. Dev. =>	3.19			per FF=>	\$393				per Site=>	26,500						

Highland Estates: use \$40,000/ Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Sites	Dollars/Site	Actual Front	ECF Area	Liber/Pag e	Other Parcels in Sale	Land Table	Class	Rate Group 1
17-310-001-00	2101 PETOSKEY DRIVE	07/16/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$75,800	45.94	\$165,813	\$31,187	\$32,000	0.0	0.0	0.04	1.00	\$31,187	0.00	4200	4362/969		4200 HIGHLAN	401	
17-310-004-00	2107 PETOSKEY DRIVE	08/07/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,800	44.59	\$165,813	\$36,187	\$32,000	22.0	78.0	0.04	1.00	\$36,187	22.00	4200	4369/917		4200 HIGHLAN	401	HIGHLAND CONDOS
17-310-010-00	2104 PETOSKEY DRIVE	04/17/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$94,700	39.79	\$211,104	\$64,896	\$38,000	21.0	77.2	0.04	1.00	\$64,896	21.00	4200	4456/871		4200 HIGHLAN	401	HIGHLAND CONDOS
17-310-016-00	2116 PETOSKEY DRIVE	10/21/19	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$93,400	36.77	\$200,657	\$85,343	\$32,000	0.0	0.0	0.04	1.00	\$85,343	0.00	4200	4397/332		4200 HIGHLAN	401	
17-310-018-00	2120 PETOSKEY DRIVE	10/12/18	\$258,400	WD	03-ARM'S LENGTH	\$258,400	\$91,100	35.26	\$265,003	\$25,397	\$32,000	26.0	61.2	0.04	1.00	\$25,397	26.00	4200	4291/409		4200 HIGHLAN	401	HIGHLAND CONDOS
17-310-019-00	2134 PETOSKEY DRIVE	09/28/18	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,100	37.96	\$252,139	\$19,861	\$32,000	20.0	79.3	0.04	1.00	\$19,861	20.00	4200	4287/568		4200 HIGHLAN	401	HIGHLAND CONDOS
17-310-021-00	2126 PETOSKEY DRIVE	05/08/19	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$101,100	45.34	\$231,827	\$23,173	\$32,000	0.0	0.0	0.04	1.00	\$23,173	0.00	4200	4343/686		4200 HIGHLAN	401	
17-310-032-00	2148 PETOSKEY DRIVE	07/02/19	\$44,145	WD	03-ARM'S LENGTH	\$44,145	\$12,000	27.18	\$36,300	\$44,145	\$32,000	0.0	0.0	0.04	1.00	\$44,145	0.00	4200	4359/543		4200 HIGHLAN	401	
17-310-033-00	2150 PETOSKEY DRIVE	07/09/19	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$12,000	26.73	\$43,566	\$44,900	\$32,000	0.0	0.0	0.04	1.00	\$44,900	0.00	4200	4360/802		4200 HIGHLAN	401	
Totals:						\$1,637,445	\$647,000		\$1,572,222	\$375,089	\$294,000	89.0		0.35	9.00								
							Sale. Ratio =	39.51			Average					per Site=>	41,677						
							Std. Dev. =>	7.21			per FF=>	\$4,214											

Westfield Condos: use \$21,500/site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Sites	Dollars/Site	Actual Front	ECF Area	Liber/Pag e	Other Parcels in Sale	Land Table	Class	Rate Group 1
17-710-001-00	2103 WESTFIELD LN	07/28/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$49,800	45.27	\$99,000	\$110,000	\$99,000	980.8	1027.0	3.29	7.00	\$15,714	838.76	4005	4495/285	17-710-003-1	WESTFIELD CC	402	SITE VALUE
17-710-002-00	2109 WESTFIELD LN	04/09/21	\$15,714	WD	03-ARM'S LENGTH	\$15,714	\$10,000	63.64	\$41,033	\$15,714	\$35,000	137.4	179.3	0.57	1.00	\$15,714	137.41	4050	4606/891		WESTFIELD CC	401	SITE VALUE
17-710-004-00	2121 WESTFIELD LN	09/28/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,100	33.23	\$213,983	\$41,017	\$35,000	134.0	192.6	0.68	1.00	\$41,017	134.00	03021	4680/152		WESTFIELD CC	401	SITE VALUE
17-710-005-00	2128 WESTFIELD LN	07/19/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,000	50.00	\$40,604	\$20,000	\$35,000	135.0	175.0	0.54	1.00	\$20,000	135.00	4050	4650/219		WESTFIELD CC	401	SITE VALUE
17-710-007-00	2116 WESTFIELD LN	08/13/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$10,000	4.26	\$254,250	\$15,750	\$35,000	118.9	173.7	0.47	1.00	\$15,750	118.87	03021	4713/376		WESTFIELD CC	401	SITE VALUE
17-710-010-00	2105 WESTFIELD LN	04/29/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,300	47.03	\$188,905	\$6,095	\$20,000	160.1	149.2	0.55	1.00	\$6,095	160.12	4050	4340/344		WESTFIELD CC	401	SITE VALUE
17-710-010-00	2105 WESTFIELD LN	11/09/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$94,500	37.06	\$228,684	\$61,316	\$35,000	160.1	149.2	0.55	1.00	\$61,316	160.12	03021	4697/602		WESTFIELD CC	401	SITE VALUE
17-710-012-00	2117 WESTFIELD LN	11/10/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$10,000	4.17	\$243,458	\$31,442	\$35,000	142.0	113.0	0.37	1.00	\$31,442	142.00	03021	4700/811		WESTFIELD CC	401	SITE VALUE
Totals:						\$1,270,614	\$339,700		\$1,309,917	\$301,334	\$329,000	1,968.3		7.02	14.00								
							Sale. Ratio =	26.74			Average					per Site=>	21,524						
							Std. Dev. =>	21.37			per FF=>	\$153											

Southpointe Trails

Use: \$230/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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/Pag e	Other Parcels in Sale	Land Table	Class	Rate Group 1
17-590-003-00	263 SUMMIT PATH	04/08/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$9,300	33.82	\$28,314	\$27,500	\$23,030	100.1	179.8	0.41	0.41	\$275	\$66,586	\$1.53	100.13	4145	4605/63		SOUTHPOINTE TRAILS	401	FRONTAGE
17-590-004-00	267 SUMMIT PATH	12/27/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$11,200	40.73	\$32,862	\$27,500	\$27,848	121.1	300.0	0.83	0.83	\$227	\$32,974	\$0.76	121.08	4145	4599/245		SOUTHPOINTE TRAILS	401	FRONTAGE
17-590-011-00	1631 SOUTHPOINTE TRAILS	03/04/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$10,400	37.82	\$46,334	\$27,500	\$41,221	179.2	128.2	0.53	0.53	\$153	\$52,182	\$1.20	179.22	4145	4587/418		SOUTHPOINTE TRAILS	401	FRONTAGE
17-590-012-00	1637 SOUTHPOINTE TRAILS	02/27/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$7,500	30.00	\$24,019	\$25,000	\$23,000	100.0	184.1	0.42	0.42	\$250	\$59,102	\$1.36	100.00	4145	4437/89		SOUTHPOINTE TRAILS	401	FRONTAGE
17-590-014-00	1645 SOUTHPOINTE TRAILS	09/27/19	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$15,000	34.09	\$30,000	\$44,000	\$30,000	200.0	368.9	0.85	0.42	\$220	\$51,948	\$1.19	200.00	4145		17-590-013-00	SOUTHPOINTE TRAILS	401	FRONTAGE
17-590-020-00	1671 SOUTHPOINTE TRAILS	01/29/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,300	33.20	\$28,449	\$25,000	\$23,000	100.0	194.1	0.45	0.45	\$250	\$56,054	\$1.29	100.00	4145	4580/888		SOUTHPOINTE TRAILS	401	FRONTAGE
17-590-020-00	1671 SOUTHPOINTE TRAILS	01/29/21	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$8,300	30.18	\$28,449	\$27,500	\$23,000	100.0	194.1	0.45	0.45	\$275	\$61,659	\$1.42	100.00	4145	4574/489		SOUTHPOINTE TRAILS	401	FRONTAGE
Totals:						\$204,000	\$70,000		\$218,427	\$204,000	\$191,099	900.4		3.94	3.51										
							Sale. Ratio =	34.31			Average					per Net /	51,829								
							Std. Dev. =>	3.89			per FF=>	\$227				Average		per SqFt=>	\$1.19						

Land Table: Swan Bluffs non-Riverfront

Use: \$210/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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/Pag e	Other Parcels in Sale	Land Table	Class	Rate Group 1
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