

2024 LAND VALUE COMMERCIAL CLASS NEIGHBORHOOD #002 DOWNTOWN COMMERCIAL

2024 LAND VALUE COMMERCIAL CLASS NEIGHBORHOOD #002 DOWNTOWN COMMERCIAL

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	Other Parcels in Sale	Land Table	
76-0024-0006-00-4	1232 BROAD ST JOE	06/30/21	\$349,000			\$349,000				\$103,799	\$103,799	244.0	95.0	0.65	0.65	\$425	\$20,760	\$3.30	240.00					
62-1150-0002-02-0	310 E BUFFALO, NEW BUFFALO	08/30/21	\$840,000			\$840,000				\$28,595	\$28,595	120.0	250.0	0.89	0.89	\$238	\$159,691	\$0.45	120.00					
62-0340-0323-02-5	127 W BUFFALO, NEW BUFFALO	12/08/21	\$360,000			\$360,000				\$134,335	\$134,335	100.0	110.0	0.26	0.26	\$1,343	\$516,673	\$11.73	100.00					
54-0340-0118-02-8	287 E MAIN BENTON HARBOR	07/01/22	\$325,000			\$325,000				\$241,253	\$241,253	200.0	100.0	0.46	0.46	\$1,206	\$524,463	\$12.07	200.00					
32-0340-0147-00-5	103 E FERRY, BERRIEN SPRINGS	06/09/23	\$150,000			\$150,000				\$9,511	\$9,511	20.0	100.0	0.05	0.05	\$476	\$190,220	\$4.28	20.00					
62-7100-0001-00-8	910 W BUFFALO, NEW BUFFALO	06/17/22	\$525,000			\$525,000				\$362,208	\$362,208	260.0	130.0	0.61	0.61	\$1,393	\$593,784	\$13.54	200.00					
54-0340-0141-03-8	143 E MAIN, BENTON HARBOR	08/19/22	\$300,000			\$300,000				\$69,812	\$69,812	60.0	100.0	0.14	0.14	\$1,164	\$498,657	\$11.45	60.00					
58-1600-0005-01-4	221 E FRONT ST	08/22/22	\$1,200,000	CD	03-ARM'S LENGTH	\$1,200,000	\$82,500	6.88	\$199,274	\$1,010,817	\$1,010,817	20.2	99.0	0.06	0.06	\$50,085	\$18,378,491	\$421.91	24.00	00002	3384/1716		DOWNTOWN COMMERCIAL	
54-0340-0050-02-4	120 WATER ST, BENTON HARBOR	02/23/23	\$196,148			\$196,148				\$53,852	\$53,852	30.0	125.0	0.08	0.08	\$1,795	\$673,150	\$14.90	30.00					
45-0028-0085-10-6	2670 W JOHN BEERS, STEVENSVILLE	03/14/23	\$189,000			\$189,000				\$48,849	\$48,849	80.0	220.0	0.38	0.38	\$611	\$128,550	\$2.88	80.00					
56-0017-0024-00-2	4055 LAKE, BRIDGMAN	03/11/22	\$227,500			\$227,500				\$97,285	\$97,285	100.0	175.0	0.41	0.41	\$973	\$237,280	\$2.71	100.00					
76-0340-0215-01-1	720 MAIN ST, ST JOE	03/31/23	\$249,900			\$249,900				\$52,112	\$52,112	60.0	90.0	0.13	0.13	\$869	\$400,862	\$9.00	60.00					
58-0035-0202-01-3	258 E FRONT ST	10/04/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$29,700	28.29	\$72,785	\$40,667	\$8,452	16.9	100.0	0.05	0.05	\$2,406	\$884,065	\$20.30	20.00	00002	3389/0500		DOWNTOWN COMMERCIAL	
Totals:			\$5,016,548			\$5,016,548	\$112,200		\$272,059	\$2,253,095	\$1,220,154	1,311.1		4.16	4.16									
							Sale. Ratio =>	2.24		Average		per FF=>		Average		per Net Acres=>		Average		per SqFt=>				
							Std. Dev. =>	15.14																

FF RATE = \$1,700

1 ACRE = \$162,700	10 ACRE = 487,900
1.5 ACRE = 193,400	15 ACRE = 601,100
2 ACRE = 215,200	20 ACRE = 397,000
2.5 ACRE = 242,800	25 ACRE = 784,100
3 ACRE = 264,000	30 ACRE = 940,900
4 ACRE = 305,700	40 ACRE = 1,254,500
5 ACRE = 343,000	50 ACRE = 1,558,200
7 ACRE = 408,600	100 ACRE = 3,136,300

2024 LAND VALUE COMMERCIAL NEIGHBOR HOOD #006 SECONDARY COMMERCIAL AND #004 COMM/IND N REDBUD

2024 LAND VALUE NEIGHBOR HOOD #006 SECONDARY COMMERCIAL AND #004 COMM/IND N REDBUD

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	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Dat	Use Code	Class	Rate Group 1	
71-2100-0196-00-5	15161 LAKE ST, NILES	05/18/21	\$170,000			\$170,000				\$12,533	\$12,533	200.0	140.0	0.65	0.65	\$63	\$2,507	\$0.44	200.00											
54-0340-0098-00-1	318 TERRITORIAL RD, BENT HARB	06/14/21	\$22,000			\$22,000				\$22,000	\$22,000	50.0	90.0	0.11	0.11	\$440	\$200,000	\$4.51	50.00											
71-5460-0055-01-0	1715 N FIFTH, NILES	06/28/21	\$95,000			\$95,000				\$35,583	\$35,583	120.0	80.0	0.31	0.31	\$297	\$114,784	\$2.62	120.00											
53-5030-0022-02-7	1185 MILTON ST, BENT HARB	09/10/21	\$112,200			\$112,200				\$49,231	\$49,231	150.0	300.0	1.00	1.00	\$328	\$49,231	\$1.12	150.00											
78-0027-0073-00-7	620 S M-140 WATERVIET	11/30/21	\$120,000			\$120,000				\$55,956	\$55,956	150.0	200.0	0.69	0.69	\$373	\$81,096	\$1.86	150.00											
71-1120-0041-00-1	1125 WAYNE ST, NILES	10/31/22	\$125,000			\$125,000				\$20,527	\$20,527	50.0	150.0	0.17	0.17	\$411	\$120,747	\$2.72	50.00											
72-6800-0009-01-0	1441 OAK STREET, NILES	09/02/22	\$165,000			\$165,000				\$57,726	\$57,726	110.0	150.0	0.39	0.39	\$525	\$148,015	\$3.34	110.00											
58-1500-0090-00-7	708 S RED BUD TR	07/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$113,118	\$44,544	\$27,662	115.3	100.0	0.37	0.37	\$386	\$119,102	\$2.73	163.00	00006	3380/3207		SECONDARY COMM	0	1	5/24/2022	201	A' Frontage		
Totals:			\$939,200			\$939,200	\$47,300		\$113,118	\$298,100	\$281,218	945.3		3.69	3.69															
						Sale. Ratio =>	5.04							Average			Average			Average										
						Std. Dev. =>	#DIV/0!							per FF=>			per Net Acre=>			per SqFt=>										
														\$315			80,698.43			\$1.85										

FF RATE = \$315		
1.0 ACRE =	\$ 80,000	10 ACRE = \$ 767,520
1.5 ACRE =	\$ 118,728	15 ACRE = \$ 1,113,880
2.0 ACRE =	\$ 156,576	20 ACRE = \$ 1,511,040
2.5 ACRE =	\$ 195,720	25 ACRE = \$ 1,884,800
3.0 ACRE =	\$ 234,600	30 ACRE = \$ 2,256,960
4.0 ACRE =	\$ 309,248	40 ACRE = \$ 3,002,880
5.0 ACRE =	\$ 383,760	50 ACRE = \$ 3,745,600
7.0 ACRE =	\$ 537,264	100 ACRE = \$ 7,411,200

2024 LAND VALUE COMMERCIAL NEIGHBORHOOD #001 EAST FRONT ST COMMERCIAL

2024 LAND VALUE NEIGHBORHOOD #001 EAST FRONT ST COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	isd. when Sol	Adj. Sal ur.	Apprais	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	r	Parcels in Land Table		
76-7170-0043-00-5	2650 NILES AVE, ST JOE	07/27/21	\$125,000			\$125,000				\$34,747	\$34,747	50.0	125.0	0.15	0.15	\$695	\$231,647	\$5.39	50.00						
76-0035-0013-02-2	2723 NILES AVE, ST JOE	10/22/21	\$1,150,000			\$1,150,000				\$623,966	\$623,966	205.0	265.0	1.14	1.14	\$3,044	\$547,339	\$12.69	205.00						
76-0550-0011-01-7	113 HAWTHORNE AVE, ST JOE	04/13/21	\$100,000			\$100,000				\$14,212	\$14,212	150.0	110.0	0.42	0.42	\$95	\$33,838	\$0.78	156.00						
76-0026-0139-02-7	VAC. MI AVE, ST JOE	12/20/21	\$7,000			\$7,000				\$7,000	\$7,000	15.0	120.0	0.04	0.04	\$467	\$175,000	\$3.74	15.00						
76-0034-0086-01-3	3133 LAKESHORE DR, ST JOE	01/25/22	\$349,800			\$349,800				\$229,150	\$229,150	150.0	90.0	0.58	0.58	\$1,528	\$395,086	\$4.33	150.00						
62-8200-0278-05-2	5 W MADISON ST, NEW BUFF	10/14/22	\$445,000			\$445,000				\$166,097	\$166,097	130.0	130.0	0.40	0.44	\$1,278	\$415,243	\$1.63	130.00						
47-010-0032-05-0	23 W ASH ST, THREE OAKS	10/12/22	\$65,000	0	0	\$65,000	\$0	0.00	\$0	\$25,814	\$25,814	75.0	185.0	0.40	0.40	\$344	\$64,535	\$1.63	75.00	0	0	0	0		
56-0019-0126-01-4	RED ARROW HIGHWAY, BRIDGMA	10/18/22	\$825,000			\$825,000				\$174,158	\$174,158	200.0	400.0	1.97	1.97	\$871	\$88,405	\$1.26	200.00						
45-0028-0041-00-1	5756 RED ARROW, STVNSVILLE,	01/17/23	\$585,000			\$585,000				\$113,798	\$113,798	130.0	225.0	0.53	0.53	\$875	\$214,713	\$3.58	130.00						
47-0010-0032-04-0	200 LOCUST ST, THREE OAKS	01/31/23	\$28,500	0	0	\$28,500	\$0	0.00	\$0	\$28,500	\$28,500	75.0	200.0	0.40	0.40	\$380	\$71,250	\$1.73	75.00	0	0	0	0		
12-0015-0024-05-4	4641 RED ARROW, STEVENSVILLE	03/29/23	\$1,050,000			\$1,050,000				\$370,886	\$370,886	200.0	750.0	3.30	3.30	\$1,854	\$112,390	\$2.30	200.00						
58-0036-0257-14-2	808 CARROLL	11/10/21	\$24,000	WD	03-ARM'S LENG	\$24,000	\$11,400	47.50	\$27,676	\$24,000	\$27,676	200.0	400.0	1.81	1.81	\$120	\$13,260	\$0.30	0.00	00001	3353/0742			EAST FRONT ST. COMMERCIAL	
Totals:			\$4,754,300			\$4,754,300	\$11,400	0.24	\$27,676	\$1,812,328	\$1,816,004	1,580.0		11.14	11.18										
											Average		Average		Average										
											per FF=>		per Net Acre=>		per SqFt=>										
												\$1,147		162,686.54		\$3.73									

2024 FF RATE = \$1147	
1 ACRE = \$162,700	10 ACRE = 487,900
1.5 ACRE = 193,400	15 ACRE = 601,100
2 ACRE = 215,200	20 ACRE = 397,000
2.5 ACRE = 242,800	25 ACRE = 784,100
3 ACRE = 264,000	30 ACRE = 940,900
4 ACRE = 306,700	40 ACRE = 1,254,500
5 ACRE = 342,000	50 ACRE = 1,568,200
7 ACRE = 408,600	100 ACRE = 3,136,300

2024 LAND VALUE COMMERCIAL NEIGH #3, NEAR DOWNTOWN COMMERCIAL

2024 LAND VALUE NEIGH #3, NEAR DOWNTOWN COMMERCIAL

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
58-0340-0004-06-3	116 N MAIN	04/28/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$83,300	30.29	\$233,704	\$56,923	\$15,627	21.4	88.0	0.06	0.06	\$2,659	\$1,034,964	\$23.76	27.00
47-0340-0024-00-7	1 OAK ST, THREE OAKS	06/14/22	\$435,000			\$435,000				\$176,636	\$176,636	225.0	80.0	0.47	0.47	\$785	\$25,234	\$8.57	225.00
56-0019-0116-03-0	9735 REDARROW HWY, BRIDGMAN	06/17/22	\$345,533			\$345,533				\$144,301	\$144,301	115.0	185.0	0.50	0.50	\$1,255	\$288,602	\$6.68	115.00
76-0034-0001-11-5	505 PLEASNT ST, ST JOE	09/27/22	\$250,000			\$250,000				\$93,282	\$93,282	150.0	200.0	0.85	0.85	\$622	\$109,744	\$2.83	150.00
47-010-0032-05-0	23 W ASH ST, THREE OAKS	10/12/22	\$65,000			\$65,000				\$25,814	\$25,814	75.0	185.0	0.40	0.40	\$344	\$64,535	\$1.63	75.00
47-0010-0032-04-0	200 LOCUST ST, THREE OAKS	01/31/23	\$28,500			\$28,500				\$28,500	\$28,500	75.0	200.0	0.40	0.40	\$380	\$71,250	\$1.73	75.00
Totals:			\$1,399,033			\$1,399,033	\$83,300		\$233,704	\$525,456	\$484,160	661.4		2.68	2.68				
								Sale. Ratio =>	5.95		Average			Average		Average			
								Std. Dev. =>	#DIV/0!		per FF=>	\$794		per Net Acre=>	196,432.15	per SqFt=>		\$4.51	

2024 FF RATE = \$794

LAND VALUE 2024 INDUSTRIAL CLASS NEIGHBORHOOD #005 INDUSTRIAL AREAS OTHER AND 7 INDUSTRIAL

LAND VALUE 2024 INDUSTRIAL CLASS NEIGHBORHOOD #005 INDUSTRIAL AREAS OTHER AND 7 INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale ur.	Apprais	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Width	
06-0034-0020-01-7	16420 BAKERTOWN BUCH TWP	5/6/2021	\$115,000			\$115,000				\$40,567	\$115,000	180.0	528.0	2.20	2.20	\$225	\$18,440	\$0.45	180.00		
37-2000-0008-00-1	SOUTHEASTERN AVE GALIEN	5/24/2021	\$550,000			\$550,000				\$151,900	\$550,000	358.0	620.0	5.81	5.81	\$424	\$26,145	\$0.60	358.00		
54-0007-0102-02-3	ALRECO RD BH	7/9/2021	\$65,000			\$65,000				\$65,000	\$65,000	330.0	510.0	3.90	3.90	\$197	\$16,667	\$0.38	330.00		
19-0003-0013-02-6	2809 YORE AVE BH	9/2/2021	\$265,000			\$265,000				\$147,090	\$265,000	212.0	305.0	1.50	1.50	\$694	\$98,060	\$2.26	212.00		
53-1300-0125-01-8	1099 MILTON BH	9/10/2021	\$60,000			\$60,000				\$8,523	\$60,000	350.0	300.0	1.97	1.97	\$171	\$4,326	\$0.10	350.00		
06-0002-0017-00-0	3600 LT GLENDORA BUCH TWP	9/15/2021	\$902,500			\$902,500				\$902,500	\$902,500	997.0	2620.0	75.00	75.00	\$905	\$12,033	\$0.18	350.00		
14-0023-0038-00-4	1515 US 31 NILES	10/08/21	\$625,000			\$625,000				\$244,960	\$625,000	600.0	430.0	4.80	4.80	\$408	\$51,033	\$0.89	600.00		
58-0615-0003-00-6	440 POST RD CITY OF BUCH*	07/12/22	\$30,000			\$30,000				\$30,000	\$30,000	333.0	225.0	1.60	1.60	\$90	\$18,750	\$0.43	550.00		
15-0024-0018-06-0	9918 N TUDOR BER SPRINGS	10/03/22	\$900,000			\$900,000				\$124,025	\$900,000	465.0		11.39	11.39	\$267	\$10,889	\$0.25	465.00		
14-0014-0015-03-0	2530 N 5TH NILES	11/17/22	\$175,000			\$175,000				\$105,331	\$175,000	200.0	460.0	1.95	1.95	\$527	\$54,015	\$1.13	200.00		
13-0019-0014-00-5	15963 US 12 NEW BUFF	12/29/22	\$150,000			\$150,000				\$150,000	\$150,000	550.0	585.0	6.27	6.27	\$55	\$23,923	\$0.57	550.00		
Totals:			\$3,837,500			\$3,837,500	\$0		\$0	\$1,969,896	\$0	4,575.0		116.39	116.39						
							Sale. Ratio =>	0.00			Average			Average			Average				
							Std. Dev. =>	#DIV/0!			per FF=>	\$431			per Net Acre=>	16,924.96			per SqFt=>	\$0.39	

USED \$430 PER FF
 ACREAGE RATES:
 1.0 = 16,900 10 = 169,000
 1.5 = 25,350 15 = 253,500
 2.0 = 33,800 20 = 338,000
 2.5 = 42,250 25 = 422,500
 3.0 = 50,700 30 = 507,000
 4.0 = 67,600 40 = 676,000
 5.0 = 84,500 50 = 845,000

LAND VALUE 2024 RESIDENTIAL NEIGHBORHOOD #11 FAR NORTHEAST AREA; #12 NEAR NORTHEAST AREA; AND #14 ELIZABETH, ARCTIC, FULTON & N MAIN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acid./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	Libel/Pave	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
58-2000-0011-00-3	1106 N RED BUD TR	06/14/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$31,800	27.89	\$92,245	\$37,921	\$16,466	86.2	190.0	0.32	0.32	\$440	\$117,402	\$2.70	74.00	00011 3377/2503		FAR NORTHEAST A	0	1	8/9/2022	401		F/F RATE				
58-2000-0069-01-0	314 BLUFF ST	11/30/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$22,100	31.57	\$51,510	\$7,140	\$26,650	150.0	140.0	0.48	0.48	\$314	\$97,801	\$2.25	150.00	00011 3394/1923		FAR NORTHEAST A	0	0	6/27/2023	401		F/F RATE				
58-2000-0122-00-0	129 ELIZABETH ST	07/24/21	\$500	WD	03-ARM'S LENGTH	\$500	\$3,900	70.00	\$7,590	\$500	\$7,590	66.0	140.0	0.21	0.21	\$8	\$2,258	\$0.05	66.00	00014 3336/0143	58-2000-0121-00-3	ELIZABETH ARCTIC	0	1	NOT INSPECTED	402		F/F RATE				
58-2000-0150-00-3	316 ELIZABETH ST	02/25/22	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$23,300	24.27	\$66,512	\$48,588	\$18,100	100.0	140.0	0.32	0.32	\$486	\$151,364	\$3.47	100.00	00011 3386/1154		FAR NORTHEAST A	0	1	8/9/2022	401		F/F RATE				
58-2000-0238-00-8	806 ENTERPRISE ST	11/14/22	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$34,800	28.18	\$84,697	\$53,728	\$14,325	75.0	140.0	0.24	0.24	\$716	\$222,588	\$5.12	75.00	00012 3393/3351		NEAR NORTHEAST	0	1	6/27/2023	401		F/F RATE				
58-2000-0280-00-4	416 ARCTIC ST	07/30/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$24,600	24.67	\$77,697	\$46,403	\$15,100	100.0	140.0	0.32	0.32	\$464	\$144,558	\$3.32	100.00	00011		FAR NORTHEAST A	0	1	9/1/2021	401		F/F RATE				
58-2000-0299-00-7	421 FULTON ST	11/05/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$21,600	20.19	\$79,308	\$46,242	\$9,550	50.0	140.0	0.16	0.16	\$925	\$287,217	\$6.59	50.00	00011 3353/1482		FAR NORTHEAST A	0	1	11/23/2021	401		F/F RATE				
58-2000-0336-00-0	412 FULTON ST	10/27/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$28,400	31.59	\$66,796	\$32,437	\$9,273	48.6	132.0	0.15	0.15	\$668	\$213,401	\$4.90	50.00	00011 3389/3348		FAR NORTHEAST A	0	1	NOT INSPECTED	401		F/F RATE				
58-2000-0347-00-1	312 FULTON ST	03/21/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$26,500	37.24	\$88,666	\$38,607	\$9,273	48.6	132.0	0.15	0.15	\$383	\$122,414	\$2.81	50.00	00011 3402/2651		FAR NORTHEAST A	0	1	10/20/2020	401		F/F RATE				
58-2000-0354-01-6	526 FULTON ST	10/16/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,400	40.47	\$90,993	\$9,287	\$15,280	80.0	140.0	0.26	0.26	\$116	\$36,136	\$0.83	80.00	00012 3311/2022		NEAR NORTHEAST	0	1	11/23/2021	401		F/F RATE				
58-2000-0358-01-1	515 RIVER ST	07/30/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$25,700	28.56	\$89,912	\$18,208	\$18,120	94.9	126.0	0.29	0.29	\$192	\$63,003	\$1.45	100.00	00012 3339/2161		NEAR NORTHEAST	0	1	9/13/2022	401		F/F RATE				
58-2000-0365-00-0	1102 VICTORY ST	04/21/21	\$108,600	WD	03-ARM'S LENGTH	\$108,600	\$23,000	21.00	\$79,863	\$41,668	\$12,241	64.1	132.0	0.20	0.20	\$641	\$205,340	\$4.71	66.00	00011 3326/2755		FAR NORTHEAST A	0	1	7/13/2021	401		F/F RATE				
58-2500-0009-00-1	116 FULTON ST	10/21/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,800	23.84	\$91,233	\$46,008	\$12,241	64.1	132.0	0.20	0.20	\$718	\$230,040	\$5.28	66.00	00014 3389/3101		ELIZABETH ARCTIC	0	1	11/29/2022	401		F/F RATE				
58-2500-0028-01-3	102 ARCTIC ST	06/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$34,600	20.35	\$90,131	\$97,039	\$17,170	100.4	140.0	0.32	0.32	\$966	\$300,430	\$6.90	100.41	00014 3375/3054	58-2500-0028-02-1	ELIZABETH ARCTIC	0	0	8/9/2022	401		F/F RATE				
58-2500-0030-00-0	106 ARCTIC ST	06/30/21	\$103,200	WD	03-ARM'S LENGTH	\$103,200	\$27,600	26.74	\$89,722	\$26,084	\$12,606	66.0	140.0	0.21	0.21	\$395	\$123,038	\$2.82	66.00	00014 3334/2124		ELIZABETH ARCTIC	0	1	8/9/2022	401		F/F RATE				
58-2500-0034-00-5	114 ARCTIC ST	08/06/21	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$8,444	57.590	\$45,500	\$45,500	\$45,500	66.0	140.0	0.21	0.21	\$68	\$21,226	\$0.50	66.00	00014 3339/0870	58-2500-0035-00-1	ELIZABETH ARCTIC	0	1	7/23/2021	402		F/F RATE				
58-2500-0054-00-6	107 ARCTIC ST	10/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$38,600	26.62	\$109,507	\$59,974	\$24,481	128.2	132.0	0.40	0.40	\$468	\$149,935	\$3.44	132.00	00014 3350/3291		ELIZABETH ARCTIC	0	1	11/23/2021	401		F/F RATE				
58-2500-0064-00-8	520 MICHIGAN ST	03/15/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$32,800	18.74	\$107,423	\$95,625	\$18,048	94.5	125.0	0.29	0.29	\$906	\$298,345	\$6.85	100.00	00012 3400/3012		NEAR NORTHEAST	0	1	11/1/2022	401		F/F RATE				
58-2500-0023-00-8	507 MICHIGAN ST	06/04/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,700	43.27	\$64,448	\$7,487	\$17,335	91.8	118.0	0.27	0.27	\$84	\$38,365	\$0.65	100.00	00012 3330/3164		NEAR NORTHEAST	0	1	9/1/2021	401		F/F RATE				
58-2500-0041-01-4	512 MORAVIA ST	09/07/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,500	52.14	\$86,636	\$10,267	\$26,303	137.7	118.0	0.41	0.41	\$75	\$25,288	\$0.58	150.00	00012 3386/3205		NEAR NORTHEAST	0	1	11/8/2022	401		F/F RATE				
Totals:			\$1,935,280			\$1,935,280	\$599,700	27.89	\$1,512,909	\$737,313	\$314,942	1,711.9		5.42	5.42																	
							Sale Rate =>	27.89				Average		5.42																		
							Std. Dev. =>	163.41			Average	\$431		per Net Acre=>	135,885.43																	

2024 FF RATE = 5430

NOT USED

58-2500-0028-02-1	104 ARCTIC ST	06/31/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$32,200	18.94	\$90,131	\$97,039	\$17,170	73.0	140.0	0.32	0.24	\$1,329	\$800,430	\$6.90	73.00	00014 3375/3054	58-2500-0028-01-3	ELIZABETH ARCTIC	0	0	44782	401		F/F RATE		
58-0900-0002-00-1	512 N RED BUD TR	08/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$26,600	17.73	\$78,113	\$83,301	\$11,414	59.8	200.0	0.23	0.23	\$1,394	\$362,378	\$8.31	50.00	00012 3340/2097		NEAR NORTHEAST	0	1	44446	401		F/F RATE		
58-2000-0192-00-8	419 ARCTIC ST	02/17/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$27,200	22.67	\$63,131	\$68,711	\$11,842	62.0	140.0	0.20	0.20	\$1,108	\$345,281	\$7.93	62.00	00011 3398/3606		FAR NORTHEAST A	0	1	45104	401		F/F RATE		
58-2000-0291-00-6	405 FULTON ST	08/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$18,300	19.26	\$52,313	\$9,273	\$8,444	48.6	132.0	0.15	0.15	\$1,077	\$344,164	\$7.90	50.00	00011 3339/3386		FAR NORTHEAST A	0	0	44446	401		F/F RATE		
58-2000-0358-01-1	515 RIVER ST	08/03/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$30,500	17.94	\$89,912	\$96,208	\$18,120	94.9	126.0	0.29	0.29	\$1,035	\$330,820	\$7.80	100.00	00012 3382/2151		NEAR NORTHEAST	0	1	44817	401		F/F RATE		
58-2500-0030-00-0	106 ARCTIC ST	06/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$38,300	25.53	\$89,722	\$72,884	\$12,606	66.0	140.0	0.21	0.21	\$1,104	\$343,792	\$7.89	66.00	00014 3378/0991		ELIZABETH ARCTIC	0	1	44782	401		F/F RATE		
58-2500-0032-00-7	529 MICHIGAN ST	08/17/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$21,200	21.74	\$55,222	\$50,946	\$8,768	45.9	118.0	0.14	0.14	\$1,110	\$377,378	\$8.66	50.00	00012 3384/2342		NEAR NORTHEAST	0	1	44873	401		F/F RATE		

2024 LAND VALUE RESIDENTIAL CLASS NEIGH 18 FAR NORTHWEST AREA; NEIGH 21 FOURTH & MOCCASIN NW; AND NEIGH 22 HARLAN REMUS DETROIT ST AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effnc. Front	Depth	Net Acres	Total Acres	Dollar/FF	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2		
58-0026-0060-09-3	506 W FOURTH ST	08/05/22	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$119,600	45.13	\$274,871	\$36,400	\$35,071	142.0	196.0	0.54	0.54	\$179	\$67,037	\$128	120.00	00018 1384/0184			FAR NORTHWEST A	1	9/13/2022	401	F/F RATE			
58-0026-0070-00-2	308 W FOURTH ST	11/02/21	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$55,100	33.39	\$147,254	\$36,398	\$18,652	75.5	200.0	0.36	0.36	\$462	\$99,995	\$230	72.00	00011 1350/2172			FOURTH & MOCCA	1	11/23/2021	401	F/F RATE			
58-0026-0076-00-1	210 W FOURTH ST	09/01/22	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$46,600	37.28	\$105,835	\$37,012	\$15,847	64.2	189.0	0.29	0.29	\$577	\$129,413	\$237	66.00	00011 1385/0839			FOURTH & MOCCA	1	5/24/2022	401	F/F RATE			
58-0026-0107-04-6	925 N DETROIT ST	09/20/22	\$205,500	WD	03-ARMY'S LENGTH	\$205,500	\$120,900	49.26	\$278,508	\$51,378	\$26,181	106.0	272.3	0.48	0.48	\$49	\$10,201	\$20	76.00	00018 1386/0559			FAR NORTHWEST A	1	5/10/2022	401	F/F RATE			
58-0026-0107-07-1	923 N DETROIT ST	08/31/22	\$317,500	WD	19-MULTI PARCEL ARMY'S LENGTH	\$317,500	\$126,100	39.72	\$278,701	\$61,363	\$22,564	105.9	272.0	0.48	0.48	\$579	\$129,185	\$237	76.00	00018 1386/2200	58-0026-0107-08-9		FAR NORTHWEST A	1	4/13/2021	401	F/F RATE			
58-5950-0028-01-1	735 N DETROIT ST	08/01/22	\$168,000	WD	03-ARMY'S LENGTH	\$168,000	\$55,300	33.92	\$128,665	\$61,264	\$13,929	96.9	248.0	0.50	0.50	\$653	\$127,806	\$233	87.00	00012 1383/1549			HARLAN REMUS DE	1	9/20/2022	401	F/F RATE			
58-7500-0007-00-5	748 CHIPPEWA ST	03/14/21	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$98,300	37.07	\$202,354	\$53,663	\$13,027	85.1	194.0	0.28	0.28	\$611	\$109,294	\$437	118.00	00012 1400/1049			HARLAN REMUS DE	1	9/1/2020	401	F/F RATE			
58-7500-0085-01-3	727 CHIPPEWA ST	07/18/22	\$113,000	WD	03-ARMY'S LENGTH	\$113,000	\$51,400	45.49	\$117,848	\$33,224	\$18,673	156.6	210.5	0.70	0.70	\$215	\$68,108	\$110	62.00	00018 1385/2123			FAR NORTHWEST A	1	11/8/2022	401	F/F RATE			
Totals:						\$1,839,000	\$643,300		\$1,524,592	\$336,002	\$281,934	824.1	3.62	3.62																
						\$66. Ratio =>	40.47			Average	\$380			Average	87.341.63			Average	\$2.01											
						\$56. Dev. =>	5.76			per FF=>				per Net Acre=>				per SqFt=>												

USED 538OFF RATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effnc. Front	Depth	Net Acres	Total Acres	Dollar/FF	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2
58-0026-0062-11-5	510 W FOURTH ST	08/05/22	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$101,600	59.76	\$182,518	\$15,062	\$7,815	111.8	175.0	0.40	0.40	\$135	\$37,488	\$66	100.00	00018 1383/0204			FAR NORTHWEST A	1	4/8/17	401	F/F RATE	
58-5950-0014-00-2	312 REMUS DR	03/25/22	\$205,000	WD	03-ARMY'S LENGTH	\$205,000	\$45,500	22.20	\$116,699	\$101,455	\$15,134	61.3	130.0	0.23	0.23	\$1,688	\$45,661	\$104	76.00	00012 1369/1220			HARLAN REMUS DE	1	4/8/17	401	F/F RATE	
58-0026-0062-16-6	512 W FOURTH ST	12/07/22	\$399,900	WD	03-ARMY'S LENGTH	\$399,900	\$169,800	42.46	\$374,376	\$84,174	\$12,650	0.0	0.0	2.53	2.53	#DIV/0!	\$15,089	\$0.55	0.00	00018 1394/1170			FAR NORTHWEST A	1	4/5/20	401	F/F RATE	
58-0026-0107-00-3	917 N MAIN ST	08/26/21	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$59,400	27.00	\$162,318	\$54,867	\$7,200	0.0	0.0	0.90	0.90	#DIV/0!	\$72,091	\$1.65	0.00	00018 1342/0921			FAR NORTHWEST A	1	4/4/20	401	F/F RATE	
58-7500-0063-00-2	909 CHIPPEWA ST	12/02/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$62,700	40.45	\$142,488	\$24,032	\$11,520	0.0	0.0	1.92	1.92	#DIV/0!	\$12,517	\$0.29	0.00	00018 1395/1399			FAR NORTHWEST A	1	4/04/21	401	F/F RATE	
58-5950-0027-00-7	734 N DETROIT ST	10/14/22	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$56,600	29.79	\$126,165	\$82,316	\$18,481	74.8	119.0	0.27	0.27	\$1,100	\$310,626	\$7.13	97.00	00012 1389/1712			HARLAN REMUS DE	1	4/8/24	401	F/F RATE	

2024 RESIDENTIAL LAND VALUES NEIGHBORHOODS #19 NEAR SOUTHWEST AREA, #24 MILLER/MCCUMBER OTTAWA AREA, #27 FARWEST, FRONT ROE POLS HILLVIEW, #30 FAR SW - TERRE COUPE AREA, & #31 WEST - CHICAGO CAYUGA ROE AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Emec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libri/Page	Other Parcels in Sale	Land Table	Paved	Inspected Data	Use Code	Class	Rate Group
58-0026-0053-10-B	607 W THIRD ST	10/08/21	\$202,500	WD	03-ARMSLENGTH	\$79,700	39.36	\$207,267	\$15,336	\$20,103	\$20,103	100.0	122.0	0.31	0.31	\$153	\$49,154	\$113	103.00	00024	3350/1334		MILLER/MCCUMBER	0	NOT INSPECTED	401	FF RATE	
58-0070-0001-10-2	118 S DETROIT ST	12/09/21	\$175,000	WD	03-ARMSLENGTH	\$15,700	29.54	\$126,734	\$15,549	\$17,263	\$17,263	66.0	245.0	0.27	0.27	\$646	\$111,773	\$148	65.00	00019	3358/2772		NEAR SOUTHWEST	1	5/10/2022	401	FF RATE	
58-1200-0001-00-4	114 W ROE ST	09/20/21	\$100,900	WD	03-ARMSLENGTH	\$100,900	31.76	\$91,568	\$26,939	\$7,587	\$7,587	37.8	80.0	0.09	0.09	\$666	\$281,546	\$647	50.00	00019	3347/0557		NEAR SOUTHWEST	1	10/19/2021	401	FF RATE	
58-1350-0020-00-2	623 W FRONT ST	06/07/22	\$121,700	WD	03-ARMSLENGTH	\$121,700	\$86,400	33.20	\$95,189	\$36,063	\$8,572	47.6	127.0	0.15	0.15	\$758	\$247,430	\$667	50.00	00027	3378/2130		FARWEST, FRONT1	1	8/9/2022	401	FF RATE	
58-1350-0020-00-1	620 W FRONT ST	08/07/21	\$165,000	WD	03-ARMSLENGTH	\$165,000	\$58,400	35.39	\$115,539	\$23,900	\$10,520	52.4	127.0	0.16	0.16	\$458	\$149,538	\$144	55.00	00027	3343/2550		FARWEST, FRONT1	1	6/8/2021	401	FF RATE	
58-1350-0096-00-9	705 W ROE ST	09/24/21	\$126,000	WD	03-ARMSLENGTH	\$126,000	\$43,800	34.76	\$116,439	\$28,170	\$18,600	62.6	100.0	0.28	0.28	\$304	\$102,436	\$235	50.00	00027	3345/2165		FARWEST, FRONT1	1	6/29/2023	401	FF RATE	
58-1350-0120-00-7	618 POLS ST	04/16/21	\$131,000	WD	03-ARMSLENGTH	\$131,000	\$42,800	32.67	\$118,249	\$22,055	\$9,304	46.3	120.0	0.14	0.14	\$476	\$159,819	\$167	50.00	00027	3324/1137		FARWEST, FRONT1	1	6/8/2021	401	FF RATE	
58-3050-0000-01-3	400 W ROE ST	04/14/22	\$100,000	WD	03-ARMSLENGTH	\$100,000	\$43,000	43.00	\$104,276	\$12,800	\$12,085	95.0	140.0	0.27	0.27	\$151	\$46,819	\$108	85.00	00031	3365/0241		WEST - CHICAGO C	0	8/9/2022	401	FF RATE	
58-3050-0035-00-1	404 W ROE ST	09/08/21	\$83,000	WD	03-ARMSLENGTH	\$83,000	\$27,400	33.01	\$73,035	\$20,193	\$10,228	50.9	145.0	0.17	0.17	\$397	\$121,645	\$279	50.00	00031	3343/2242		WEST - CHICAGO C	1	9/28/2021	401	FF RATE	
58-3150-0000-00-2	413 W FRONT ST	11/09/21	\$215,000	WD	03-ARMSLENGTH	\$215,000	\$72,600	22.09	\$172,031	\$61,119	\$20,150	100.2	323.0	0.49	0.49	\$630	\$129,078	\$236	68.00	00031	3355/1789		WEST - CHICAGO C	1	12/14/2021	401	FF RATE	
58-4900-0000-01-0	310 W C CUMBER ST	08/03/22	\$166,500	WD	03-ARMSLENGTH	\$166,500	\$52,100	31.48	\$112,466	\$24,513	\$21,460	108.8	122.0	0.33	0.33	\$323	\$120,643	\$238	119.00	00024	3365/2222		MILLER/MCCUMBER	1	8/27/2021	401	FF RATE	
58-4900-0020-00-8	318 MILLER ST	09/09/22	\$6,500	WD	03-ARMSLENGTH	\$6,500	\$4,200	64.62	\$11,710	\$6,500	\$11,710	58.3	132.0	0.18	0.18	\$112	\$36,714	\$932	60.00	00024			MILLER/MCCUMBER	1	9/13/2022	402	FF RATE	
58-4900-0000-00-4	320 MILLER ST	08/09/22	\$148,000	WD	03-ARMSLENGTH	\$148,000	\$40,700	36.50	\$111,183	\$42,238	\$21,421	116.5	122.0	0.38	0.38	\$362	\$116,038	\$246	120.00	00024	3362/2676		MILLER/MCCUMBER	1	9/13/2022	401	FF RATE	
58-7550-0001-00-3	203 W FRONT ST	09/09/22	\$275,000	WD	03-ARMSLENGTH	\$275,000	\$8,950	\$75,704	\$31,811	\$14,515	\$7,2	149.0	72.2	0.24	0.24	\$468	\$141,460	\$235	79.00	00019	3387/2222		NEAR SOUTHWEST	1	11/8/2022	401	FF RATE	
58-7550-0011-01-7	114 CHARLES CT	06/11/21	\$123,000	WD	03-ARMSLENGTH	\$123,000	\$39,200	32.15	\$103,847	\$7,861	\$8,208	40.8	87.0	0.08	0.08	\$607	\$311,679	\$761	64.00	00019	3327/1334		NEAR SOUTHWEST	1	7/8/2019	401	FF RATE	
Totals:			\$2,139,600			\$2,139,600	\$722,400		\$3,76	\$1,911,217	\$48,166	Average per FF+>	\$219,793	1,093.5		3.62	3.62	Average per SqFt+>	\$2.84									
						\$N. Rate +>			33.76			Average per Net Ac+>	\$410			123,636.97												
						\$M. Dev +>			9.28																			

USED \$410 FF RATE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Emec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libri/Page	Other Parcels in Sale	Land Table	Paved	Inspected Data	Use Code	Class	Rate Group
58-0035-0180-00-1	113 W CHICAGO ST	11/24/21	\$245,000	WD	03-ARMSLENGTH	\$245,000	\$34,700	14.16	\$252,476	\$1,210	\$10,686	53.2	122.0	0.17	0.17	\$60	\$19,337	\$44	54.75	00019	3358/2720		NEAR SOUTHWEST	0	44341	401	FF RATE	
58-3050-0020-00-1	111 TERRE COUPE RD	10/31/22	\$79,900	WD	03-ARMSLENGTH	\$79,900	\$39,500	49.44	\$87,168	\$6,483	\$13,751	68.4	182.0	0.25	0.25	\$95	\$25,829	\$659	60.00	00031	3390/2121		WEST - CHICAGO C	1	44810	401	FF RATE	
58-0070-0001-11-1	108 S DETROIT ST	09/23/22	\$276,000	WD	03-ARMSLENGTH	\$276,000	\$86,400	24.78	\$164,389	\$17,033	\$15,422	78.7	245.0	0.23	0.23	\$1,656	\$389,872	\$895	58.00	00019	3388/1048		NEAR SOUTHWEST	1	44873	401	FF RATE	
58-1350-0121-00-3	616 POLS ST	09/09/22	\$150,000	WD	03-ARMSLENGTH	\$150,000	\$38,900	25.93	\$91,133	\$68,171	\$8,304	46.3	120.0	0.14	0.14	\$1,473	\$493,093	\$1134	50.00	00027	3386/0771		FARWEST, FRONT1	1	44873	401	FF RATE	
58-3050-0000-01-3	400 W ROE ST	04/09/22	\$182,000	WD	03-ARMSLENGTH	\$182,000	\$43,000	23.83	\$104,276	\$94,809	\$17,085	85.0	140.0	0.27	0.27	\$1,115	\$347,286	\$737	85.00	00031	3373/2396		WEST - CHICAGO C	0	44782	401	FF RATE	
58-4900-0000-01-1	305 W FRONT ST	03/03/23	\$305,000	WD	03-ARMSLENGTH	\$305,000	\$107,800	35.34	\$248,738	\$89,909	\$13,637	67.8	179.0	0.25	0.25	\$1,000	\$251,532	\$850	60.00	00019	3399/1679		NEAR SOUTHWEST	1	44999	401	FF RATE	
58-4900-0000-00-9	104 MAPLE CT	11/10/22	\$160,800	WD	03-ARMSLENGTH	\$160,800	\$64,200	33.71	\$129,566	\$39,728	\$8,494	42.3	100.0	0.12	0.12	\$940	\$345,461	\$733	50.00	00019	3392/1294		NEAR SOUTHWEST	1	44884	401	FF RATE	
58-1350-0096-00-1	700 W ROE ST	09/22/22	\$130,000	WD	03-ARMSLENGTH	\$130,000	\$48,100	26.23	\$129,656	\$61,301	\$13,957	69.4	120.0	0.21	0.21	\$883	\$296,140	\$680	75.00	00027	3385/2289		FARWEST, FRONT1	1	45187	401	FF RATE	
58-1350-0035-00-0	600 W FRONT ST	12/02/22	\$166,000	WD	03-ARMSLENGTH	\$166,000	\$66,400	34.18	\$134,048	\$26,624	\$8,572	47.6	127.0	0.15	0.15	\$827	\$271,287	\$823	50.00	00027	3372/2046		FARWEST, FRONT1	1	44796	401	FF RATE	

2024 LAND VALUE RESIDENTIAL NEIGHBORHOOD #23 - 3RD 4TH CHIPPEWA AREAS NW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Library/Pace	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1	
58-0026-0098-00-1	207 W THIRD ST	08/20/21	\$153,000	WD	03-ARMY'S LENGTH	\$153,000	\$55,700	36.29	\$148,648	\$12,659	\$9,067	56.3	132.0	0.18	0.18	\$229	\$73,403	\$1.69	58.00	00023	3341/0033		3RD 4TH CHIPPEWA	1	9/7/2021	401	F/F RATE	
58-0026-0102-00-1	203 W THIRD ST	01/12/23	\$132,000	WD	03-ARMY'S LENGTH	\$132,000	\$40,900	31.32	\$193,564	\$30,804	\$9,368	58.2	56.0	0.12	0.12	\$229	\$28,051	\$5.99	92.00	00023	3337/0063		3RD 4TH CHIPPEWA	1	5/20/2023	401	F/F RATE	
58-0035-0188-00-0	113 W SMITH ST	04/29/22	\$86,000	WD	03-ARMY'S LENGTH	\$86,000	\$38,100	44.30	\$98,505	\$9,351	\$22,356	138.9	132.0	0.43	0.43	\$71	\$22,751	\$0.52	143.00	00023	3374/0057		3RD 4TH CHIPPEWA	1	6/28/2022	401	F/F RATE	
58-0650-0000-00-8	218 CHIPPEWA ST	06/11/21	\$118,500	WD	03-ARMY'S LENGTH	\$118,500	\$48,700	41.12	\$120,700	\$7,171	\$9,300	58.3	132.0	0.18	0.18	\$123	\$79,401	\$0.90	60.00	00023	3331/0035		3RD 4TH CHIPPEWA	1	6/30/2021	401	F/F RATE	
58-5000-0029-00-6	309 N CAVUSA ST	12/09/22	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$50,600	30.67	\$127,534	\$47,794	\$16,318	64.1	132.0	0.20	0.20	\$746	\$238,970	\$5.49	66.00	00023	3394/2963		3RD 4TH CHIPPEWA	1	5/17/2022	401	F/F RATE	
58-6870-0018-01-4	320 N 1/2 DETROIT ST	07/06/22	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$74,900	27.23	\$184,731	\$50,983	\$10,714	66.5	248.0	0.29	0.29	\$766	\$178,888	\$4.11	50.00	00023	3380/0554		3RD 4TH CHIPPEWA	1	9/20/2022	401	F/F RATE	
58-0026-0038-00-1	103 CHIPPEWA ST	11/18/22	\$164,000	WD	03-ARMY'S LENGTH	\$164,000	\$60,900	37.07	\$153,980	\$24,560	\$11,540	89.1	100.8	0.28	0.28	\$282	\$87,082	\$2.00	62.00	00023	3333/0463		3RD 4TH CHIPPEWA	1	5/20/2023	401	F/F RATE	
58-5000-0004-01-1	308 N CAVUSA ST	09/07/21	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$52,600	35.07	\$141,791	\$18,208	\$9,999	62.1	150.0	0.21	0.21	\$293	\$87,961	\$2.02	60.00	00023	3345/0187		3RD 4TH CHIPPEWA	1	10/26/2021	401	F/F RATE	
58-5000-0023-01-9	311 N CAVUSA ST	06/20/21	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$47,600	36.81	\$121,144	\$18,716	\$10,118	64.1	132.0	0.20	0.20	\$440	\$140,810	\$3.21	66.00	00023	3332/0799		3RD 4TH CHIPPEWA	1	6/17/2021	401	F/F RATE	
58-5000-0031-00-1	301 N CAVUSA ST	05/24/22	\$500,000	WD	03-ARMY'S LENGTH	\$500,000	\$21,700	4.35	\$84,042	\$28,718	\$10,118	64.1	132.0	0.20	0.20	\$410	\$51,180	\$3.02	66.00	00023	3374/1488		3RD 4TH CHIPPEWA	1	5/17/2022	401	F/F RATE	
58-6860-0009-01-3	321 LAKE ST	04/29/22	\$148,000	WD	03-ARMY'S LENGTH	\$148,000	\$61,100	41.28	\$149,406	\$12,095	\$13,501	83.9	233.0	0.35	0.35	\$144	\$34,756	\$0.80	65.00	00023	3373/1266		3RD 4TH CHIPPEWA	1	9/20/2022	401	F/F RATE	
58-6860-0011-01-4	314 LAKE ST	02/11/22	\$151,500	WD	03-ARMY'S LENGTH	\$151,500	\$48,000	31.88	\$130,794	\$13,504	\$13,118	81.6	214.0	0.37	0.37	\$415	\$168,642	\$2.40	66.00	00023			3RD 4TH CHIPPEWA	1	6/20/2022	401	F/F RATE	
Totals:						\$1,725,500	\$606,600	35.16	\$1,647,778	\$302,739	\$142,617	882.1	2.96	2.96	Average per FF >>>	Average per Acre >>>	Average per SqFt >>>	\$2.35										

2024 - 1843FF

NOT USED																												
58-5000-0032-00-7	303 N CAVUSA ST	01/14/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$5,900	3.88	\$13,433	\$146,950	\$5,383	64.1	132.0	0.20	0.20	\$1,293	\$734,700	\$16.87	66.00	00023	3361/0011	58-0026-0053-00-4	3RD 4TH CHIPPEWA	1	4/6/22	401	F/F RATE	
58-0026-0052-00-0	301 N CAVUSA ST	01/14/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$41,000	26.45	\$132,165	\$28,218	\$5,383	64.1	132.0	0.20	0.20	\$440	\$141,090	\$3.24	66.00	00023	3361/0011	58-0000-0032-00-7	3RD 4TH CHIPPEWA	1	4/18/22	401	F/F RATE	
58-6860-0012-00-2	308 LAKE ST	09/16/21	\$111,111	WD	03-ARMY'S LENGTH	\$111,111	\$29,600	26.64	\$161,078	\$29,739	\$10,706	122.4	214.0	0.49	0.49	\$243	\$61,191	\$1.40	99.00	00023	3345/0944		3RD 4TH CHIPPEWA	1	4/4/21	401	F/F RATE	
58-6870-0012-00-3	312 N DETROIT ST	06/16/22	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$50,900	29.98	\$126,562	\$51,866	\$14,418	77.2	248.0	0.33	0.33	\$672	\$157,170	\$3.61	58.00	00023	3378/0025		3RD 4TH CHIPPEWA	1	4/8/24	401	F/F RATE	
58-6860-0011-02-6	209 W FOURTH ST	10/31/22	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$47,900	29.03	\$114,902	\$56,371	\$6,273	39.0	85.0	0.10	0.10	\$1,447	\$575,214	\$13.21	50.00	00023	3390/0191		3RD 4TH CHIPPEWA	1	4/8/24	401	F/F RATE	
58-6850-0011-01-7	105 MOCCASIN	01/26/23	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$49,400	24.70	\$123,572	\$83,175	\$6,747	41.9	96.3	0.11	0.11	\$1,985	\$736,062	\$16.90	50.00	00023	3391/0758		3RD 4TH CHIPPEWA	1	4/4/24	401	F/F RATE	

2024 LAND VALUE RESIDENTIAL NEIGHBORHOODS #25 NEAR SE SIDE, HEIGHTS AREA; #28 LIBERTY HEIGHTS, AND #29 LIBERTY HEIGHTS - CLAREMONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Effici. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Librs/Pages	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	Rate Group 1
58-4036-0256-14-6	501 RINEARSON ST	11/24/21	\$185,999	WD	03-ARMY'S LENGTH	\$185,999	\$52,600	\$28,280	\$185,999	\$185,999	115.5	140.0	0.44	0.44	\$503	\$130,743	\$3.00	138.00	00005 3354/2542		NEAR SE SIDE, HEK	1	12/14/2021	401	F/F RATE	
58-4500-0020-00-7	502 SYLVAN AVE	04/03/21	\$120,000	WD	03-ARMY'S LENGTH	\$120,000	\$40,800	\$4,000	\$115,313	\$17,374	45.7	138.0	0.17	0.17	\$380	\$99,851	\$2.29	51.00	00005 3326/0792		NEAR SE SIDE, HEK	1	8/3/2021	401	F/F RATE	
58-4500-0037-00-5	507 SYLVAN AVE	09/23/22	\$175,000	WD	03-ARMY'S LENGTH	\$175,000	\$57,900	\$3,000	\$142,276	\$50,106	\$17,382	62.3	138.0	0.24	0.24	\$804	\$210,529	\$4.83	75.00	00005 3386/3103		NEAR SE SIDE, HEK	1	11/8/2022	401	F/F RATE
58-4500-0050-00-9	508 RINEARSON ST	05/12/22	\$146,000	WD	03-ARMY'S LENGTH	\$146,000	\$58,900	\$0,000	\$145,007	\$58,100	\$17,217	61.7	138.0	0.22	0.22	\$294	\$80,295	\$1.90	80.00	00005 3370/0581	58-4500-0057-00-6	NEAR SE SIDE, HEK	1	6/28/2022	401	F/F RATE
58-4500-0061-00-3	508 RINEARSON ST	07/15/22	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$82,000	\$7,800	\$225,850	\$11,194	\$17,144	61.4	118.0	0.22	0.22	\$182	\$51,585	\$1.18	80.00	00005 3365/0340		NEAR SE SIDE, HEK	1	6/28/2022	401	F/F RATE
58-4500-0063-00-6	712 CECIL AVE	06/28/21	\$174,000	WD	03-ARMY'S LENGTH	\$174,000	\$60,300	\$4,500	\$169,070	\$24,118	\$11,588	41.5	138.0	0.16	0.16	\$581	\$152,646	\$3.50	50.00	00005 3331/2260		NEAR SE SIDE, HEK	1	3/22/2021	401	F/F RATE
58-4500-0065-00-9	712 CECIL AVE	12/02/22	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$52,100	\$4,800	\$145,180	\$13,408	\$11,588	41.5	138.0	0.16	0.16	\$804	\$211,443	\$4.85	50.00	00005 3395/2920		NEAR SE SIDE, HEK	1	NOT INSPECTED	401	F/F RATE
58-4500-0068-00-8	304 CECIL AVE	05/12/22	\$109,000	WD	03-ARMY'S LENGTH	\$109,000	\$45,700	\$1,900	\$112,148	\$8,440	\$11,588	41.5	138.0	0.16	0.16	\$293	\$53,418	\$1.23	50.00	00005 3374/0413		NEAR SE SIDE, HEK	1	9/6/2022	401	F/F RATE
58-4500-0080-00-5	521 CECIL AVE	11/19/21	\$85,001	WD	03-ARMY'S LENGTH	\$85,001	\$36,500	\$0,000	\$89,251	\$13,873	\$18,122	45.0	150.0	0.26	0.26	\$214	\$53,747	\$1.23	75.00	00005 3354/1818		NEAR SE SIDE, HEK	1	12/14/2021	401	F/F RATE
58-4500-0092-00-6	515 CECIL AVE	08/16/21	\$100,000	WD	03-ARMY'S LENGTH	\$100,000	\$33,900	\$3,900	\$99,171	\$18,217	\$11,588	41.5	138.0	0.16	0.16	\$439	\$115,297	\$2.65	50.00	00005 3342/1619		NEAR SE SIDE, HEK	1	NOT INSPECTED	401	F/F RATE
58-4500-0099-00-2	513 CECIL AVE	08/13/21	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$57,500	\$1,000	\$139,629	\$13,546	\$29,175	88.1	138.0	0.32	0.32	\$43	\$11,186	\$0.26	100.00	00005 3342/3403		NEAR SE SIDE, HEK	1	9/7/2021	401	F/F RATE
58-4500-0095-00-5	509 CECIL AVE	05/19/21	\$102,000	WD	03-ARMY'S LENGTH	\$102,000	\$31,700	\$1,000	\$87,684	\$29,004	\$11,588	41.5	138.0	0.16	0.16	\$604	\$183,849	\$3.76	50.00	00005 3328/0215		NEAR SE SIDE, HEK	1	8/3/2021	401	F/F RATE
58-4500-0110-00-4	301 CECIL AVE	05/04/21	\$170,000	WD	03-ARMY'S LENGTH	\$170,000	\$53,800	\$1,600	\$151,022	\$29,926	\$12,978	46.5	138.0	0.18	0.18	\$643	\$149,073	\$3.88	56.00	00005 3326/0837		NEAR SE SIDE, HEK	1	8/3/2021	401	F/F RATE
58-4500-0114-00-1	508 LIBERTY AVE	03/11/22	\$123,800	WD	03-ARMY'S LENGTH	\$123,800	\$42,200	\$4,200	\$115,965	\$20,745	\$13,850	49.6	138.0	0.16	0.16	\$418	\$131,297	\$3.01	50.00	00008 3367/1114		LIBERTY HEIGHTS	1	9/6/2022	401	F/F RATE
58-4500-0135-00-7	510 LIBERTY AVE	12/16/22	\$83,000	WD	03-ARMY'S LENGTH	\$83,000	\$30,200	\$6,300	\$75,169	\$21,081	\$13,850	49.6	138.0	0.16	0.16	\$437	\$137,222	\$3.15	50.00	00008 3396/2932		LIBERTY HEIGHTS	1	10/3/2023	401	F/F RATE
58-4500-0149-00-8	701 E SMITH ST	09/24/21	\$146,000	WD	03-ARMY'S LENGTH	\$146,000	\$53,000	\$2,200	\$149,488	\$26,240	\$17,728	65.5	138.0	0.20	0.20	\$570	\$178,522	\$4.30	66.00	00008 3346/0444		LIBERTY HEIGHTS	1	8/27/2021	401	F/F RATE
58-4500-0150-00-6	131 LIBERTY AVE	06/09/21	\$119,000	WD	03-ARMY'S LENGTH	\$119,000	\$38,200	\$2,100	\$109,879	\$26,971	\$13,850	49.6	138.0	0.16	0.16	\$543	\$170,703	\$3.82	50.00	00008 3331/1162		LIBERTY HEIGHTS	1	8/27/2021	401	F/F RATE
58-4500-0152-00-9	119 LIBERTY AVE	02/08/22	\$185,000	WD	03-ARMY'S LENGTH	\$185,000	\$72,100	\$1,800	\$151,891	\$13,959	\$13,850	49.6	138.0	0.16	0.16	\$80	\$25,057	\$0.58	50.00	00008 3364/1180		LIBERTY HEIGHTS	1	9/6/2022	401	F/F RATE
58-4500-0155-00-5	137 LIBERTY AVE	08/15/21	\$110,000	WD	03-ARMY'S LENGTH	\$110,000	\$46,100	\$0,000	\$115,253	\$5,127	\$13,850	49.6	138.0	0.16	0.16	\$807	\$33,215	\$0.77	50.00	00008 3344/0586		LIBERTY HEIGHTS	1	10/22/2021	401	F/F RATE
58-4200-0009-00-3	332 CLAREMONT AVE	05/13/22	\$162,000	WD	03-ARMY'S LENGTH	\$162,000	\$70,000	\$4,200	\$173,082	\$12,645	\$23,727	85.0	180.0	0.31	0.31	\$149	\$40,790	\$0.94	75.00	00009 3378/0026		LIBERTY HEIGHTS E	1	9/20/2022	401	F/F RATE
58-4200-0016-00-6	335 CLAREMONT AVE	03/07/22	\$145,000	WD	03-ARMY'S LENGTH	\$145,000	\$57,600	\$9,700	\$160,330	\$8,397	\$23,727	85.0	180.0	0.31	0.31	\$99	\$27,087	\$0.62	75.00	00009 3368/2004		LIBERTY HEIGHTS E	1	9/7/2021	401	F/F RATE
Total:			\$2,967,300			\$2,967,300	\$1,061,800		\$2,862,400	\$448,250	\$843,350	1,238.6	4.45	4.45		Average per Net Acre ->	100,798.89		Average per SQFT ->	\$8.31						
							Sale Ratio ->	35.78	\$2,862,400	\$448,250	Average per FF ->	3984	Average per Net Acre ->	100,798.89	Average per SQFT ->	\$8.31										
							Sale Dec ->	8.96																		

USED 1364FF

NOT USED

58-4036-0262-01-4	E FRONT ST	08/13/21	\$133,000	WD	03-ARMY'S LENGTH	\$133,000	\$1,700	1.28	\$8,340	\$133,000	\$8,340	119.6	329.0	0.59	0.59	\$1,112	\$225,806	\$5.18	78.00	00008 3342/1023		LIBERTY HEIGHTS	1	NOT INSPECTED	402	F/F RATE
58-4500-0050-00-3	210 SYLVAN AVE	10/08/21	\$65,000	WD	03-ARMY'S LENGTH	\$65,000	\$2,300	1.54	\$4,693	\$65,000	\$4,693	41.5	138.0	0.16	0.16	\$1,260	\$411,392	\$9.44	50.00	00005 3348/0441	58-4500-0052-00-7	NEAR SE SIDE, HEK	1	444/5	402	F/F RATE
58-4500-0050-00-1	304 SYLVAN AVE	03/09/21	\$160,000	WD	03-ARMY'S LENGTH	\$160,000	\$14,400	1.44	\$5,883	\$160,000	\$5,883	41.5	138.0	0.18	0.18	\$1,852	\$290,955	\$20.75	50.00	00005 3366/0464		NEAR SE SIDE, HEK	1	NOT INSPECTED	401	F/F RATE
58-4500-0057-00-6	209 SYLVAN AVE	05/17/22	\$146,000	WD	03-ARMY'S LENGTH	\$146,000	\$4,300	2.95	\$17,217	\$146,000	\$17,217	41.5	138.0	0.22	0.22	\$3,515	\$646,667	\$11.30	50.00	00005 3370/0363	58-4500-0059-00-9	NEAR SE SIDE, HEK	1	444/1	402	F/F RATE
58-4500-0071-00-9	110 CECIL AVE	09/09/21	\$140,000	WD	03-ARMY'S LENGTH	\$140,000	\$43,300	30.93	\$106,414	\$45,154	\$11,588	41.5	138.0	0.16	0.16	\$1,087	\$285,785	\$4.56	50.00	00005 3388/0560		NEAR SE SIDE, HEK	1	444/1	401	F/F RATE
58-4500-0078-00-3	602 CECIL AVE	07/28/22	\$165,150	WD	03-ARMY'S LENGTH	\$165,150	\$53,000	32.09	\$125,900	\$51,997	\$12,747	41.7	138.0	0.17	0.17	\$1,138	\$298,833	\$6.86	55.00	00005 3381/3352		NEAR SE SIDE, HEK	1	4481/0	401	F/F RATE
58-4500-0128-00-1	118 LIBERTY AVE	04/06/22	\$155,000	WD	03-ARMY'S LENGTH	\$155,000	\$36,100	29.70	\$115,315	\$24,235	\$13,850	49.6	138.0	0.16	0.16	\$1,133	\$159,918	\$6.17	50.00	00008 3370/2715		LIBERTY HEIGHTS	1	4481/0	401	F/F RATE
58-4500-0123-00-9	308 LIBERTY AVE	01/06/21	\$130,000	WD	03-ARMY'S LENGTH	\$130,000	\$36,100	27.77	\$100,265	\$43,965	\$13,850	49.6	138.0	0.16	0.16	\$874	\$274,462	\$6.30	50.00	00008 3362/2065		LIBERTY HEIGHTS	1	4481/0	401	F/F RATE

2024 LAND VALUE RESIDENTIAL NEIGHBORHOOD 828 W FRONT LAKE, DETROIT, CALYGA, 3RD ST

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ajd. Sale \$	Acid. when Sold	Ajd/Ajd. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Pqgs	Land Table	Paved	Inspected Date	Class	Rate Group 1	
58-6860-0002-QD-1	113 LAKE ST	04/30/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$69,000	33.01	\$181,809	\$39,939	\$12,748	79.2	225.3	0.33	0.33	\$504	\$119,578	\$2.75	57.00	00026	3326/0234	W FRONT LAKE DET	1	9/7/2021	401	F/F RATE	
58-6860-0003-QD-7	119 LAKE ST	05/01/21	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$55,900	35.49	\$100,453	\$16,264	\$9,227	57.3	123.0	0.19	0.19	\$284	\$84,708	\$1.94	55.00	00026	3326/0208	W FRONT LAKE DET	1	10/30/2022	401	F/F RATE	
58-6860-0003-QI-5	303 W THIRD ST	01/13/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,600	38.79	\$190,530	\$6,133	\$14,663	91.1	126.0	0.28	0.28	\$67	\$22,061	\$0.51	96.00	00026	3360/9107	W FRONT LAKE DET	1	9/20/2022	401	F/F RATE	
Total:						\$548,500	\$195,500		\$322,802	\$62,336	\$36,638	227.6		0.80	0.80												
						Sale. Ratio =>	35.64		35.64	Average	per FF=>	\$274		Average	per Net Acres=>	77,532.94		Average	per SqFt=>	\$1.78							
						Sale. Dev. =>	2.98																				

3024 = 527849

2024 LAND VALUE RESIDENTIAL NEIGHBORHOOD #4890 MIDDLETON CT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./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	Other Parcels in Sale	Land Table	Paved	Inspected Date	Class	
38-4890-0005-00-0	508 MIDDLETON CT	09/20/22		50	OK	DP-FAMILY			\$20,340	\$135,700	\$20,340	0.0	0.0	0.00	0.00	\$0/0'	\$0/0'	\$0/0'	0.00	4890-527A/2710		MIDDLETON CLDR	0	9/29/2023	401	
Totals:						50			\$20,340	\$135,700	\$20,340	0.0	0.0	0.00	0.00	\$0/0'	\$0/0'	\$0/0'								
									Sale. Ratio =>	#DIV/0!	Average			Average			Average									
									Std. Dev. =>	#DIV/0!	per FF=>	#DIV/0!		Average	per Net Acre=>	#DIV/0!		Average	per SqFt=>	#DIV/0!						

2024 SITE VALUE \$37,000 SINGLE LOT
 2024 SITE VALUE \$74,000 DOUBLE LOT
 10% increase in newer neighborhoods

2024 LAND VALUE RESIDENTIAL NEIGHBORHOOD #5600 OTTAWA RIDGE

Parcel Number	Street Address	Sale Date	Sale Price	Units	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Remain	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/FT	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libor/Wage	Other Parcels in Sale	Land Table	Reord	Inspected Date	Class	Rate Group 1	Rate Group 2	
56-5600-0002-00-9	603 OTTAWA CT	07/27/21	\$271,000	WD	05-ARMY'S LENGTH	\$271,000	\$251,000	37.27	\$255,546	\$38,764	\$26,000	80.0	145.0	0.27	0.27	\$459	\$184,179	\$8.17	80.00	5600	138/2108		OTTAWA RIDGE CC	D	8/7/2021	401	SITE VALUE	F/J RATE	
56-5600-0006-00-4	707 OTTAWA CT	08/11/21	\$218,000	WD	05-ARMY'S LENGTH	\$111,000	\$97,500	11.02	\$218,000	\$14,584	\$20,000	81.0	145.0	0.27	0.27	\$221	\$28,895	\$6.47	80.00	5600	138/2108		OTTAWA RIDGE CC	D	9/25/2021	401	SITE VALUE		
56-5600-0016-00-7	801 OTTAWA CT	08/09/21	\$240,000	WD	05-ARMY'S LENGTH	\$120,000	\$105,000	11.82	\$241,738	\$16,738	\$20,000	80.0	145.0	0.26	0.26	\$517	\$192,940	\$7.64	80.00	5600	138/2108		OTTAWA RIDGE CC	D	6/25/2019	401	SITE VALUE		
Totals:			\$729,000			\$388,000	\$353,500	33.23	\$714,284	\$29,280	\$42,000	241.4	0.80	0.80															
			\$474,000			\$249,000	\$224,000	1.48				Average per Front	5830		Average per Net Acres	251,002.51		Average per SqFt	55.78										

2024 SITE VALUE = 27,200