

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in				Class	
																		Sale	Land Table	Gravel	Paved		Inspected Date
006-126-103-22	104 UNION	09/23/21	\$54,500	WD	35-UNDER DURESS	\$54,500	\$11,203	61.8	66	0.09	4,095	\$ 181	\$ 119,181	\$ 2.74	62	14N	1812/1077	14N.WARDS 1 & 4 NORTH ADDITION	0	1	6/22/2022	401	
006-427-432-01	56 WALDRON	12/15/22	\$88,000	WD	25-PARTIAL CONSTRUCTION (condemned)	\$88,000	\$61,434	150.3	89	0.13	5,663	\$ 409	\$ 472,569	\$ 10.85	150	34S	1841/0530	TIFA.TIFA.CENTRAL BUSINESS DISTRICT	0	1	10/24/2023	401	
006-227-131-02	45 HIGHLAND	07/07/21	\$750	QC	13-GOVERNMENT (Land Bank)	\$750	\$750	50.0	132	0.15	6,621	\$ 15	\$ 4,934	\$ 0.11	50	3KENS	1800/1235	3.WARD 3	0	1	8/10/2022	402	
006-435-127-03	178 GRISWOLD	12/16/22	\$1,500	QC	26-PARTIAL INTEREST (quit claim)	\$1,500	\$1,500	45.0	149	0.15	6,665	\$ 33	\$ 9,804	\$ 0.23	45	4	1841/0423	4.WARD 4	0	1	6/25/2019	402	
006-126-103-08	36 HOWDER	03/29/23	\$18,000	WD	35-UNDER DURESS (condemned)	\$18,000	\$18,000	66.0	116	0.18	7,623	\$ 273	\$ 102,857	\$ 2.36	66	14N	1848/0529	14N.WARDS 1 & 4 NORTH ADDITION	0	1	4/21/2023	401	
006-126-104-09	91 UNION (F/K/A 27 Mead)	11/01/21	\$15,000	WD	35-UNDER DURESS (condemned)	\$28,117	\$28,117	184.3	44	0.19	8,189	\$ 153	\$ 149,559	\$ 3.43	184	14N	1811/0659	14N.WARDS 1 & 4 NORTH ADDITION	0	1	1/20/2023	401	
006-123-352-14	184 OAK	01/18/23	\$150,000	WD	21-NOT USED/OTHER (College demolished)	\$150,000	\$150,000	66.0	198	0.30	13,068	\$ 2,273	\$ 500,000	\$ 11.48	66	18G	1842/0874	18G.WARD 1 BLACKMAR & GALLAHER'S AD	0	1	9/14/2023	402	
006-426-306-13	55 S BROAD	02/28/22	\$22,500	WD	25-PARTIAL CONSTRUCTION (condemned)	\$22,500	\$14,458	47.5	320	0.35	15,072	\$ 304	\$ 41,786	\$ 0.96	48	34S	1820/0507	99.M-99 FRONTAGE	0	1	4/13/2023	401	
006-334-231-19	50 MORRY	06/15/22	\$30,000	WD	13-GOVERNMENT (Buyer)	\$30,000	\$30,000	250.8	63	0.36	15,725	\$ 120	\$ 83,102	\$ 1.91	251	34LT	1828/1161	4.WARD 4	0	1	4/14/2022	402	
006-227-151-38	9 CORONA	04/29/22	\$8,300	WD	03-ARM'S LENGTH	\$8,300	\$8,300	275.0	64	0.40	17,511	\$ 30	\$ 20,647	\$ 0.47	275	3SPRG	1825/0501	3.WARD 3	0	1	3/3/2017	402	
006-222-478-26	207 N MANNING	08/18/21	\$103,000	WD	21-NOT USED/OTHER (College sold)	\$103,000	\$103,000	88.2	225	0.46	19,863	\$ 1,168	\$ 225,877	\$ 5.19	88	2N2CP	1804/0711	2N2CP.WARD 2 NEZ 2 COLLEGE PARK	0	1	1/18/2023	402	
006-327-340-31	11 FOXTAIL	04/07/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$13,500	131.7	158	0.49	21,214	\$ 103	\$ 27,721	\$ 0.64	125	3N1TM	1823/0886	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	4/13/2023	401	
006-426-402-17	40 LAKEVIEW	03/28/22	\$9,500	QC	32-SPLIT VACANT (added to adj parcel)	\$9,500	\$9,500	111.6	223	0.57	25,003	\$ 85	\$ 16,551	\$ 0.38	111	4N4SE	1822/0783	4N4SE.WARD 4 NEZ 4 SOUTHEAST	1	0	3/31/2022	001	
006-327-340-22	7 FOXTAIL	05/16/22	\$27,000	WD	13-GOVERNMENT (EDC sold)	\$27,000	\$27,000	391.4	89	0.79	34,325	\$ 69	\$ 34,264	\$ 0.79	406	3N1TM	1826/0694	3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	8/9/2019	402	
006-426-377-13	100 W ST JOE	04/05/22	\$12,000	CD	21-NOT USED/OTHER (Co Ag Society bought)	\$12,000	\$12,000	386.4	84	0.89	38,768	\$ 31	\$ 13,483	\$ 0.31	379	4	1823/0840	INDUSTRIAL LAND	0	1	8/13/2020	302	
006-126-129-11	75 STATE	09/22/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	323.5	328	2.43	105,938	\$ 62	\$ 8,224	\$ 0.19	0	14FOW	1836/0279	14FOW.WARDS 1 & 4 FOWLER'S ADDTION	0	0	10/13/2022	402	
006-126-276-02	100 N WOLCOTT	08/03/22	\$1,000	QC	26-PARTIAL INTEREST (quit claim to adj owner)	\$1,000	\$1,000	100.0	1320	3.08	133,947	\$ 10	\$ 325	\$ 0.01	100	IND	1832/1166	INDUSTRIAL LAND	0	1	12/16/2022	402	
006-221-202-04	203 DEVELOPMENT	11/23/21	\$20,000	WD	13-GOVERNMENT (City sold)	\$20,000	\$20,000	275.0	620	3.91	170,494	\$ 73	\$ 5,110	\$ 0.12	275	IND	1815/0947	INDUSTRIAL LAND	0	1	1/26/2023	301	
006-426-476-06	199 BARNARD	07/26/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$67,000	1,229.5	209	5.91	257,309	\$ 54	\$ 11,342	\$ 0.26	550	4	1802/0969	4.WARD 4	0	1	7/22/2022	402	
006-327-453-28	63 W HALLETT	02/25/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	1,116.6	388	9.97	434,293	\$ 161	\$ 18,054	\$ 0.41	66	3PETE	1820/0516	3.WARD 3	0	1	10/19/2022	401	
006-015-300-27	3007 W CARLETON	10/22/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	582.7	537	10.32	449,539	\$ 48	\$ 2,713	\$ 0.06	40	99	1810/0175	99.M-99 FRONTAGE	0	1	2/7/2023	001	
006-222-126-01	41 W MONTGOMERY	05/13/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	656.7	650	11.00	479,160	\$ 30	\$ 1,818	\$ 0.04	470	2	1795/1222	2E.WARD 2 EAST OF M-99	1	0	11/16/2022	402	
006-216-300-13	901 DEVELOPMENT	06/07/22	\$150,000	WD	13-GOVERNMENT (City sold)	\$150,000	\$150,000	2,671.3	502	30.37	1,322,917	\$ 56	\$ 4,939	\$ 0.11	2,671	IND	1828/0321	2W.WARD 2 WEST OF M-99	0	1	1/6/2023	402	
006-327-326-14	120 W BACON	05/12/21	\$115,479	WD	09-FAMILY	\$153,972	\$153,972	589.9	2540	36.51	1,590,245	\$ 261	\$ 4,218	\$ 0.10	273	3	1795/0522	3.WARD 3	0	1	11/15/2022	402	
006-216-101-01	805 DEVELOPMENT	06/07/22	\$760,100	WD	13-GOVERNMENT (City sold)	\$760,100	\$760,100	4,644.8	3998	155.15	6,758,334	\$ 164	\$ 4,899	\$ 0.11	4,616	IND	1828/0649	006-221-201-01, 006-221-201-02, 006-221-201-04, 006-221-251-02, 006-221-251-03, 006-221-251-04, 006-221-301-02	INDUSTRIAL LAND	0	1	1/4/2023	302

All Vacant Sales 4/1/2021-3/31/2023
2024 Sales Ratio Study Period

Totals: \$1,915,129

Minimum:	\$750	Average	\$ 130	Avg Depth	524	Average	\$ 6,890
Maximum:	\$760,100	per FF=>				per Net Acre=>	

Average	\$ 0.16	Avg FF	455
per SqFt=>			

Acreage Table Calculations		SF Table Calculations	
1.0	\$ 6,890	2,500	\$ 750
1.5	\$ 10,335	5,000	\$ 791
2.0	\$ 13,780	7,500	\$ 1,186
2.5	\$ 17,225	10,000	\$ 1,582
3.0	\$ 20,670	12,500	\$ 1,977
4.0	\$ 27,560	15,000	\$ 2,373
5.0	\$ 34,450	20,000	\$ 3,163
7.0	\$ 48,230	25,000	\$ 3,954
10.0	\$ 68,900	30,000	\$ 4,745
15.0	\$ 103,350	40,000	\$ 6,327
20.0	\$ 137,800	50,000	\$ 7,909
25.0	\$ 172,250	60,000	\$ 9,490
30.0	\$ 206,700	87,120	\$ 13,780
40.0	\$ 275,600	130,680	\$ 20,670
50.0	\$ 344,500	174,240	\$ 27,560
100.0	\$ 689,001	217,800	\$ 34,450
		435,600	\$ 68,900
		653,400	\$ 103,350
		871,200	\$ 137,800
		1,089,000	\$ 172,250



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in				Class			
																ECF Area	Liber/Page	Sale	Land Table		Gravel	Paved	Inspected Date
006-426-476-06	199 BARNARD	07/26/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$67,000	1,229.5	209	5.91	257,309	\$ 54	\$ 11,342	\$ 0.26	550	4	1802/0969		4.WARD 4	0	1	7/22/2022	402
006-126-129-12	57 STATE	01/12/24	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$23,000	171.0	462	1.81	79,018	\$ 135	\$ 12,679	\$ 0.29	0	14FOW	1864/0775		14FOW.WARDS 1 & 4 FOWLER'S ADDTION	0	0	11/4/2021	402
006-327-453-28	63 W HALLETT	02/25/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000	1,116.6	388	9.97	434,293	\$ 161	\$ 18,054	\$ 0.41	66	3	1820/0516		3.WARD 3	0	1	10/19/2022	401
006-126-129-11	75 STATE	10/04/23	\$89,500	WD	21-NOT USED/OTHER (College)	\$89,500	\$89,500	323.5	328	2.43	105,938	\$ 277	\$ 36,801	\$ 0.84	0	14FOW	1859/0219		14FOW.WARDS 1 & 4 FOWLER'S ADDTION	0	0	10/13/2022	402
06 035 400 020 35 5 3	6112 OAK RIDGE	05/10/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	119.7	338	1.10	47,916	\$ 376	\$ 40,909	\$ 0.94	120		Fayette Twp		LF (GRAYS LK)	1	0		402
006-222-228-10	419 N WEST	12/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	247.5	198.0	1.12	48,918	\$ 343	\$ 75,690	\$ 1.74	248	2MART	1826/0296		2MART.WARD 2 MARTINDALE'S	0	1	6/8/2022	402
Totals:			\$489,500			\$489,500	\$489,500	3,207.8		22.35	973,392												

Minimum:	\$23,000	Average per FF=>	\$ 153	Avg Depth	320	Average per Net Acre=>	\$ 21,905	Average per SqFt=>	\$ 0.50	Avg FF	164
Maximum:	\$180,000										

Used for Neighborhoods:

- 1
- 14FOW
- 14N 10A+
- 18G 10A+
- 2BC 10A+
- 2E 10A+
- 2MART 10A+
- 2N2CP 10A+
- 2W
- 3
- 3N1TM 2.5A+
- 4
- 4N4SE

Acreage Table Calculations		SF Table Calculations	
1.0	\$ 61,739	2,500	\$ 61,739
1.5	\$ 61,739	5,000	\$ 61,739
2.0	\$ 61,739	7,500	\$ 61,739
2.5	\$ 61,739	10,000	\$ 61,739
3.0	\$ 65,716	12,500	\$ 61,739
4.0	\$ 87,622	15,000	\$ 61,739
5.0	\$ 109,527	20,000	\$ 61,739
7.0	\$ 153,338	25,000	\$ 61,739
10.0	\$ 180,000	30,000	\$ 61,739
15.0	\$ 180,000	40,000	\$ 61,739
20.0	\$ 180,000	50,000	\$ 61,739
25.0	\$ 180,000	60,000	\$ 61,739
30.0	\$ 180,000	87,120	\$ 61,739
40.0	\$ 180,000	130,680	\$ 65,716
50.0	\$ 180,000	174,240	\$ 87,622
100.0	\$ 180,000	217,800	\$ 109,527
		435,600	\$ 180,000
		653,400	\$ 180,000
		871,200	\$ 180,000
		1,089,000	\$ 180,000



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
006-222-126-01	41 W MONTGOMERY	05/13/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	656.7	650	11.00	479,160	\$ 30	\$ 1,818	\$ 0.04	470	2	1795/1222		2E.WARD 2 EAST OF M-99	1	0	11/16/2022	402
006-015-300-27	3007 W CARLETON	10/22/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	582.7	537	10.32	449,539	\$ 48	\$ 2,713	\$ 0.06	40	99	1810/0175		99.M-99 FRONTAGE	0	1	2/7/2023	202
006-126-129-11	75 STATE (landlocked)	09/22/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	323.5	328	2.43	105,938	\$ 62	\$ 8,224	\$ 0.19	0	14FOW	1836/0279		14FOW.WARDS 1 & 4 FOWLER'S ADDTION	0	0	10/13/2022	402
006-126-129-12	57 STATE (landlocked)	01/12/24	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$23,000	171.0	462	1.81	79,018	\$ 135	\$ 12,679	\$ 0.29	0	14FOW	1864/0775		14FOW.WARDS 1 & 4 FOWLER'S ADDTION	0	0	11/4/2021	402
Totals:			\$91,000			\$91,000	\$91,000	1,733.9		25.57	1,113,655												

Minimum:	\$20,000	Average per FF=>	\$ 52	Avg Depth	494	Average per Net Acre=>	\$ 3,559	Average per SqFt=>	\$ 0.08	Avg FF	128
Maximum:	\$28,000										

All Neighborhoods

Acreage Table Calculations	
1.0	\$ 20,000
1.5	\$ 20,000
2.0	\$ 20,000
2.5	\$ 20,000
3.0	\$ 20,000
4.0	\$ 20,000
5.0	\$ 20,000
7.0	\$ 24,916
10.0	\$ 35,594
15.0	\$ 53,391
20.0	\$ 71,188
25.0	\$ 88,985
30.0	\$ 106,782
40.0	\$ 142,377
50.0	\$ 177,971
100.0	\$ 355,941



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
006-227-151-38	9 CORONA	04/29/22	\$8,300	WD	03-ARM'S LENGTH	\$8,300	\$8,300	275.00	64	0.40	17,511	\$ 30	\$ 20,647	\$ 0.47	275.00	3	1825/0501		3.WARD 3	0	1	3/3/2017	402
006-327-340-25	10 FOXTAIL	11/21/23	\$15,900	WD	13-GOVERNMENT (EDC)	\$15,900	\$15,900	374.24	91	0.73	31,799	\$ 42	\$ 21,781	\$ 0.50	401.04	3N1TM	1861/1194		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	11/27/2023	402
006-327-340-22	7 FOXTAIL	12/01/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$18,500	391.42	89	0.79	34,325	\$ 47	\$ 23,477	\$ 0.54	405.70	3N1TM	1862/0822		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	8/9/2019	402
006-327-340-31	11 FOXTAIL	04/07/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$13,500	131.69	158	0.49	21,214	\$ 103	\$ 27,721	\$ 0.64	124.64	3N1TM	1823/0886		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	4/13/2023	401
006-327-340-22	7 FOXTAIL	05/16/22	\$27,000	WD	13-GOVERNMENT (EDC)	\$27,000	\$27,000	391.42	89	0.79	34,325	\$ 69	\$ 34,264	\$ 0.79	405.70	3N1TM	1826/0694		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	8/9/2019	402
006-426-306-13	55 S BROAD	02/28/22	\$22,500	WD	25-PARTIAL CONSTRUCTION (condemned)	\$22,500	\$22,500	47.50	320	0.35	15,072	\$ 474	\$ 65,029	\$ 1.49	47.50	34S	1820/0507		99.M-99 FRONTAGE	0	1	4/13/2023	401
006-334-231-19	50 MORRY	06/15/22	\$30,000	WD	13-GOVERNMENT (Buyer)	\$30,000	\$30,000	250.75	63	0.36	15,725	\$ 120	\$ 83,102	\$ 1.91	250.75	34LT	1828/1161		4.WARD 4	0	1	4/14/2022	402
006-426-305-14	72 S BROAD	10/20/17	\$26,000	WD	35-UNDER DURESS	\$26,000	\$26,000	70.03	199	0.31	13,302	\$ 371	\$ 85,140	\$ 1.95	71.55	34S	1672/0092		99.M-99 FRONTAGE	0	1	8/24/2020	402
006-126-103-08	36 HOWDER	03/29/23	\$18,000	WD	35-UNDER DURESS	\$18,000	\$18,000	66.00	116	0.18	7,623	\$ 273	\$ 102,857	\$ 2.36	66.00	14N	1848/0529		14N.WARDS 1 & 4 NORTH ADDITION	0	1	4/21/2023	401
006-126-104-09	91 UNION (F/K/A 27 Mead)	11/01/21	\$15,000	WD	35-UNDER DURESS	\$28,117	\$28,117	184.25	44	0.19	8,189	\$ 153	\$ 149,559	\$ 3.43	184.25	14N	1811/0659		14N.WARDS 1 & 4 NORTH ADDITION	0	1	1/20/2023	401
006-222-478-27	217 N MANNING	11/15/23	\$103,000	CD	21-NOT USED/OTHER (College)	\$103,000	\$103,000	89.95	225	0.46	20,212	\$ 1,145	\$ 221,983	\$ 5.10	89.75	2N2CP	1861/0832		2N2CP.WARD 2 NEZ 2 COLLEGE PARK	0	0	9/7/2017	402
Totals:						\$310,817	\$310,817	2,272.26		5.03	219,298												

Minimum:	\$8,300
Maximum:	\$103,000

Average per FF=>	\$ 137
Avg Depth	132
Average per Net Acre=>	\$ 61,739

Average per SqFt=>	\$ 1.42
Avg FF	211.08

Used for Neighborhoods:

- 1
- 14FOW
- 2W
- 3
- 4
- 4N4SE

Acreage Table Calculations	1.0	\$ 61,739
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SF Table Calculations	
2,500	\$ 8,300
5,000	\$ 8,300
7,500	\$ 10,630
10,000	\$ 14,173
12,500	\$ 17,717
15,000	\$ 21,260
20,000	\$ 28,347
25,000	\$ 35,433
30,000	\$ 42,520
40,000	\$ 56,693
50,000	\$ 70,866



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006-126-103-08	36 HOWDER	03/29/23	\$18,000	WD	35-UNDER DURESS (demolition)	\$18,000	\$18,000	66.0	116	0.18	7,623	\$ 273	\$ 102,857	\$ 2.36	66	14N	1848/0529		14N.WARDS 1 & 4 NORTH ADDITION	0	1	4/21/2023	401
006-126-104-09	91 UNION (F/K/A 27 Mead)	11/01/21	\$15,000	WD	35-UNDER DURESS (demolition)	\$28,117	\$28,117	184.3	44	0.19	8,189	\$ 153	\$ 149,559	\$ 3.43	184	14N	1811/0659		14N.WARDS 1 & 4 NORTH ADDITION	0	1	1/20/2023	401
006-222-478-27	217 N MANNING	11/15/23	\$103,000	WD	21-NOT USED/OTHER (College sold)	\$103,000	\$103,000	90.0	225	0.46	20,212	\$ 1,145	\$ 221,981	\$ 5.10	90	2N2CP	1861/0832		2N2CP.WARD 2 NEZ 2 COLLEGE PARK	0	1	9/7/2017	402
006-222-478-26	207 N MANNING	08/18/21	\$103,000	WD	21-NOT USED/OTHER (College sold)	\$103,000	\$103,000	88.2	225	0.46	19,863	\$ 1,168	\$ 225,877	\$ 5.19	88	2N2CP	1804/0711		2N2CP.WARD 2 NEZ 2 COLLEGE PARK	0	1	1/18/2023	402
006-123-352-14	184 OAK	01/18/23	\$150,000	WD	21-NOT USED/OTHER (buyer is College)	\$150,000	\$150,000	66.0	198	0.30	13,068	\$ 2,273	\$ 500,000	\$ 11.48	66	1BG	1842/0874		1BG.WARD 1 BLACKMAR & GALLAHER'S AD	0	1	9/14/2023	402
006-126-103-22	104 UNION	09/23/21	\$54,500	WD	35-UNDER DURESS (demolition)	\$54,500	\$54,500	61.8	66	0.09	4,095	\$ 882	\$ 579,787	\$ 13.31	62	14N	1812/1077		14N.WARDS 1 & 4 NORTH ADDITION	0	1	6/22/2022	401
Totals:						\$443,500	\$456,617	\$456,617	556.2		1.68	73,050											

Minimum:	\$18,000	Average per FF=>	\$ 821	Avg Depth	146	Average per Net Acre=>	\$ 272,281	Average per SqFt=>	\$ 6.25	Avg FF	93
Maximum:	\$150,000										

Neighborhoods:
 14N
 18G
 2BC
 2E
 2MART
 2N2CP

Acreage Table Calculations		SF Table Calculations	
1.0	\$ 150,000	2,500	\$ 18,000
1.5	\$ 150,000	5,000	\$ 31,254
2.0	\$ 150,000	7,500	\$ 46,880
2.5	\$ 150,000	10,000	\$ 62,507
3.0	\$ 150,000	12,500	\$ 78,134
4.0	\$ 150,000	15,000	\$ 93,761
5.0	\$ 150,000	20,000	\$ 125,014
7.0	\$ 150,000	25,000	\$ 150,000
10.0	\$ 150,000	30,000	\$ 150,000
		40,000	\$ 150,000
		50,000	\$ 150,000
		60,000	\$ 150,000
		87,120	\$ 150,000
		130,680	\$ 150,000
		174,240	\$ 150,000
		217,800	\$ 150,000
		435,600	\$ 150,000



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in				Inspected Date	Class
																		Sale	Land Table	Gravel	Paved		
006-215-300-21	2269 W MOORE	11/12/99	\$400,000	WD	13-GOVERNMENT	\$400,000	\$400,000	0.0	0.0	132.00	132.19	#DIV/0!	\$ 3,030	\$ 0.07	0.00	2WILD	0880/0621		2WILD.WARD 2 WILDLIFE	0	0	12/27/2022	402
006-215-301-07	30 WILDLIFE	08/18/00	\$28,000	LC	03-ARM'S LENGTH	\$28,000	\$28,000	581.8	507.2	6.77	6.77	\$ 48	\$ 4,138	\$ 0.10	190.75	2WILD	0908/0536		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-22	21 WILDLIFE	11/20/17	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$27,000	370.5	1230.2	4.99	4.99	\$ 73	\$ 5,413	\$ 0.12	420.70	2WILD	1674/0745		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-08	34 WILDLIFE	06/30/04	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$46,500	349.7	741.5	7.88	7.88	\$ 133	\$ 5,900	\$ 0.14	144.59	2WILD	1159/0217		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-09	38 WILDLIFE	02/06/04	\$44,500	WD	03-ARM'S LENGTH	\$44,500	\$44,500	294.6	849.0	7.36	7.36	\$ 151	\$ 6,045	\$ 0.14	151.97	2WILD	1132/0604		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-07	30 WILDLIFE	09/19/14	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$52,500	236.6	764.9	6.77	6.77	\$ 222	\$ 7,759	\$ 0.18	190.75	2WILD	1572/0451		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-05	22 WILDLIFE	11/20/17	\$20,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$20,000	427.6	490.7	2.31	1.12	\$ 47	\$ 8,654	\$ 0.20	466.38	2WILD	1674/0743	006-215-301-06	2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	402
006-215-301-10	37 WILDLIFE	08/18/00	\$35,550	WD	32-SPLIT VACANT	\$35,550	\$35,550	281.7	551.7	3.98	3.98	\$ 126	\$ 8,934	\$ 0.21	182.51	2WILD	0908/0539		2WILD.WARD 2 WILDLIFE	0	1	8/29/2019	001
006-215-301-03	14 WILDLIFE	07/07/20	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$20,500	209.8	298.3	1.66	1.66	\$ 98	\$ 12,372	\$ 0.28	123.44	2WILD	1766/0672		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	402
006-215-301-02	10 WILDLIFE	07/06/20	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$20,500	480.5	152.8	1.37	1.37	\$ 43	\$ 14,942	\$ 0.34	550.13	2WILD	1766/0673		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	402
006-215-301-11	35 WILDLIFE	06/08/09	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$29,500	372.4	394.1	1.95	1.95	\$ 79	\$ 15,097	\$ 0.35	215.54	2WILD	1392/0634		2WILD.WARD 2 WILDLIFE	0	1	5/20/2019	001
006-215-301-17	11 WILDLIFE	09/21/20	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$18,500	132.9	301.3	1.16	1.16	\$ 139	\$ 16,003	\$ 0.37	96.92	2WILD	1773/0738		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	402
006-215-301-16	15 WILDLIFE	01/14/05	\$39,500	LC	03-ARM'S LENGTH	\$39,500	\$39,500	259.5	300.0	2.21	2.21	\$ 152	\$ 17,898	\$ 0.41	118.22	2WILD	1190/0238		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-01	4 WILDLIFE	04/09/01	\$20,000	WD	26-PARTIAL INTEREST	\$20,000	\$20,000	462.0	102.6	1.08	1.08	\$ 43	\$ 18,467	\$ 0.42	453.05	2WILD	0937/0504		2WILD.WARD 2 WILDLIFE	0	1	12/13/2023	401
006-215-301-12	31 WILDLIFE	09/30/04	\$26,000	LC	03-ARM'S LENGTH	\$26,000	\$26,000	216.6	261.5	1.30	1.30	\$ 120	\$ 20,000	\$ 0.46	216.58	2WILD	1174/0742		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-18	7 WILDLIFE	08/18/00	\$42,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$42,000	\$42,000	717.1	289.9	1.92	0.89	\$ 59	\$ 21,921	\$ 0.50	717.53	2WILD	0908/0541	006-215-301-19	2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	402
006-215-301-04	18 WILDLIFE	01/04/02	\$24,300	WD	03-ARM'S LENGTH	\$24,300	\$24,300	275.7	229.0	0.99	0.99	\$ 88	\$ 24,447	\$ 0.56	239.00	2WILD	0985/0301		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401
006-215-301-13	27 WILDLIFE	05/31/03	\$29,900	LC	03-ARM'S LENGTH	\$29,900	\$29,900	175.1	478.0	1.01	1.01	\$ 171	\$ 29,722	\$ 0.68	92.04	2WILD	1083/0867		2WILD.WARD 2 WILDLIFE	0	1	12/28/2022	401

Totals: \$924,750 \$924,750 \$924,750 5,844.2 186.70 184.67

MINIMUM SALE \$:	\$18,500
MAXIMUM SALE \$:	\$400,000

Average per FF=>	\$158
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Average per Net Acre=>	
Site Acres	Value
1.00	\$ 18,500
1.50	\$ 18,500
2.00	\$ 18,500
2.50	\$ 18,500
3.00	\$ 18,500
4.00	\$ 19,813
5.00	\$ 24,766
7.00	\$ 34,672
10.00	\$ 49,532
15.00	\$ 74,298
20.00	\$ 99,064
25.00	\$ 123,830
30.00	\$ 148,596
40.00	\$ 198,127
50.00	\$ 247,659
100.00	\$ 495,319

Average per SqFt=>	
Site SF	Value
2,500	\$18,500
5,000	\$18,500
7,500	\$18,500
10,000	\$18,500
12,500	\$18,500
15,000	\$18,500
20,000	\$18,500
25,000	\$18,500
30,000	\$18,500
40,000	\$18,500
50,000	\$18,500
60,000	\$18,500
87,120	\$18,500
130,680	\$18,500
174,240	\$19,813
217,800	\$24,766
435,600	\$49,532
653,400	\$74,298
871,200	\$99,064
1,089,000	\$123,830



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in		Land Table	Gravel	Paved	Inspected Date	Class
																		Sale						
006-327-340-31	11 FOXTAIL	04/07/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$13,500	131.7	158	0.49	21,214	\$ 103	\$ 27,721	\$ 0.64	125	3N1TM	1823/0886		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	4/13/2023	401	
006-327-340-25	10 FOXTAIL	11/21/23	\$ 15,900	WD	13-GOVERNMENT	\$ 15,900	\$15,900	374.2	91	0.73	31,973	\$ 42	\$ 21,662	\$ 0.50	401	3N1TM	1861/1194		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	11/27/2023	402	
006-327-340-22	7 FOXTAIL	12/01/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$18,500	391.4	89	0.79	34,325	\$ 47	\$ 23,477	\$ 0.54	406	3N1TM	1862/0822		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	8/9/2019	402	
006-327-340-22	7 FOXTAIL	05/16/22	\$27,000	WD	13-GOVERNMENT (EDC)	\$27,000	\$27,000	391.4	89	0.79	34,325	\$ 69	\$ 34,264	\$ 0.79	406	3N1TM	1826/0694		3N1TM.WARD 3 NEZ 1 THREE MEADOWS	0	1	8/9/2019	402	
Totals:						\$74,900	\$74,900	1,288.8	2.80	121,837														

Minimum:	\$13,500
Maximum:	\$27,000

Average per FF=>	\$ 58
Avg Depth	107

Average per Net Acre=>	\$ 26,779
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Average per SqFt=>	\$ 0.61
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Avg FF	334
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Used for Neighborhoods:
3N1TM <2.5A

Acreage Table Calculations	
1.0	\$ 26,779
1.5	\$ 40,168
2.0	\$ 53,557
2.5	\$ 66,947

SF Table Calculations	
2,500	\$ 13,500
5,000	\$ 13,500
7,500	\$ 13,500
10,000	\$ 13,500
12,500	\$ 13,500
15,000	\$ 13,500
20,000	\$ 13,500
25,000	\$ 15,369
30,000	\$ 18,443
40,000	\$ 24,590
50,000	\$ 30,738
60,000	\$ 36,885
87,120	\$ 53,557
130,680	\$ 80,336



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in				Sewer/Water at street?				
																		ECF Area	Liber/Page	Sale	Zoning					
006-222-176-09	401 W CARLETON	10/18/05	\$92,000	WD	32-SPLIT VACANT	\$92,000	\$ 92,000	100.0	300.0	0.69	30,013	\$ 920	\$ 133,527	\$ 3.07	M-99 north	99.M-99 FRONTAGE	good vacant sale - now Walton Chiropractic	99	1233/0954		B-3	201	100.00	no	yes	yes
006-435-103-16	210 S BROAD	02/15/08	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$ 76,000	107.6	172.8	0.43	18,774	\$ 706	\$ 176,334	\$ 4.05	M-99 south	99.M-99 FRONTAGE	Buildings demolished, combined w/ adjacent property	99	1342/0603		B-3	001	105.43	no	yes	yes
006-222-451-03	201 W CARLETON	09/16/05	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$ 200,000	447.3	91.6	0.95	41,208	\$ 447	\$ 211,416	\$ 4.85	M-99 north	99.M-99 FRONTAGE	demolition/new construction - now Subway shopping center	99	1228/0927		B-3	201	444.00	no	yes	yes
006-427-429-03	15 S HOWELL	05/15/13	\$ 40,000	WD	03-ARM'S LENGTH	\$ 40,000	\$ 40,000	57.0	123.8	0.16	7,057	\$ 702	\$ 246,914	\$ 5.67	TIFA/South Addition	TIFA.CENTRAL BUSINESS DISTRICT	purchased by adjacent property owner after several years on market	TIFA	1529/0998		B-2	201	57.00	no	no	yes
006-227-236-09	17 E CARLETON	02/17/04	\$275,000	WD	32-SPLIT VACANT	\$275,000	\$ 275,000	350.9	122.1	0.91	39,814	\$ 784	\$ 300,875	\$ 6.91	TIFA/Waldron's Addition	99.M-99 FRONTAGE	Demolition/rebuild PS Food Mart	99	1138/0213		B-3	201	348.70	no	yes	yes
006-227-236-09	17 E CARLETON	02/17/04	\$275,000	WD	32-SPLIT VACANT	\$275,000	\$ 275,000	350.9	122.1	0.91	39,814	\$ 784	\$ 300,875	\$ 6.91	TIFA/Waldron's Addition	99.M-99 FRONTAGE	Demolition/rebuild PS Food Mart	99	1138/0213		B-3	201	348.70	no	yes	yes
006-435-103-23	280 S BROAD	01/11/21	\$ 75,000	WD	08-ESTATE	\$ 75,000	\$ 75,000	82.3	100.1	0.18	7,841	\$ 911	\$ 416,667	\$ 9.57	M-99 south	99.M-99 FRONTAGE	Buildings demolished, combined w/ adjacent property	99	1783/0603		B-3	201	83.48	no	yes	yes
006-227-277-12	85 N WEST	10/01/02	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$ 80,000	44.0	132.0	0.13	5,793	\$ 1,818	\$ 601,504	\$ 13.81	M-99/Old plat	99.M-99 FRONTAGE	Buildings demolished, combined w/ adjacent property	99	1030/0386		B-3	001	44.00	no	no	yes
006-427-432-01	56 WALDRON	12/15/22	\$ 88,000	WD	25-PARTIAL CONSTRUCTION	\$ 88,000	\$ 88,000	150.3	88.8	0.13	5,445	\$ 586	\$ 704,000	\$ 16.16	TIFA/South Addition	TIFA.CENTRAL BUSINESS DISTRICT	condemned	345	1841/0530		B-2	401	150.25	no	no	yes
006-222-377-04	196 W CARLETON	09/27/05	\$500,000	WD	32-SPLIT VACANT	\$500,000	\$ 500,000	178.0	122.3	0.69	29,839	\$ 2,809	\$ 729,927	\$ 16.76	M-99 north	99.M-99 FRONTAGE	demolition/new construction - part of larger land assembly (3 deeds) - now Walgreens	99	1233/0802	006-222-377-08	B-3	201	494.12	no	yes	yes
006-222-377-04	196 W CARLETON	09/28/05	\$600,000	WD	32-SPLIT VACANT	\$600,000	\$ 600,000	66.1	122.3	0.35	15,115	\$ 9,074	\$ 1,729,107	\$ 39.69	M-99 north	99.M-99 FRONTAGE	sold by School - part of larger land assembly (3 deeds) - now Walgreens	99	1233/0805	006-222-377-03	B-3	201	494.12	no	yes	yes

Totals:	\$ 2,301,000	\$ 2,301,000	\$ 2,301,000	1,934.4	5.53
Minimum Adj. Sale \$:	\$ 40,000			Average per FF=>	\$ 1,190
Maximum Adj. Sale \$:	\$ 178,349			Average per Net Acre=>	\$ 416,395
				Average per SqFt=>	\$ 9.56

Used for Neighborhoods:
99
TIFA

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 40,000
	5,000	\$ 47,796
	7,500	\$ 71,693
	10,000	\$ 95,591
	12,500	\$ 119,489
	15,000	\$ 143,387
	20,000	\$ 178,349
	25,000	\$ 178,349
	30,000	\$ 178,349
	40,000	\$ 178,349
1.0	43,560	\$ 178,349



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Comments	Other Parcels in			Actual Front	Waterfront?	M-99 frontage?	Sewer/Water at street?	
																		ECF Area	Liber/Page	Sale					
006-016-400-13	3285 W CARLETON	01/11/21	\$ 219,000	WD	03-ARM'S LENGTH	\$ 219,000	\$ 219,000	205.0	389.0	1.83	79,758	\$ 1,068	\$ 119,607	\$ 2.75	M-99 north	99.M-99 FRONTAGE	good vacant sale - now DQ	99 1783/0830		B-3	201	205.00	no	yes	yes
006-126-164-16	117 E BACON	12/15/23	\$ 525,000	WD	31-SPLIT IMPROVED	\$ 525,000	\$ 455,334	318.1	518.7	3.60	156,598	\$ 1,431	\$ 126,658	\$ 2.91	OLD PLAT	TIFA.CENTRAL BUSINESS DISTRICT	condemned	34OLD 1863/0278		PRD	201	527.78	no	no	yes
006-222-176-08	411 W CARLETON	05/17/02	\$170,000	WD	32-SPLIT VACANT	\$170,000	\$ 170,000	170.0	300.0	1.17	51,009	\$ 1,000	\$ 145,175	\$ 3.33	M-99 north	99.M-99 FRONTAGE	good vacant sale - now Arby's good vacant sale - now O'Reilly Auto	99 1007/0016		B-3	201	170.00	no	yes	yes
006-015-300-05	3131 W CARLETON	01/29/10	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$ 325,000	160.0	522.6	1.91	83,287	\$ 2,032	\$ 169,979	\$ 3.90	M-99 north	99.M-99 FRONTAGE	Parts	99 1416/0883		B-3	201	159.91	no	yes	yes
006-015-300-25	3011 W CARLETON	11/26/19	\$250,000	WD	32-SPLIT VACANT	\$ 250,000	\$ 250,000	207.5	282.0	1.34	58,501	\$ 1,205	\$ 186,150	\$ 4.27	M-99 north	99.M-99 FRONTAGE	good vacant sale - now Taco Bell	99 1743/0470		B-3	201	207.50	no	yes	yes
006-327-427-10	8 S MANNING	11/21/16	\$ 550,000	WD	21-NOT USED/OTHER	\$ 550,000	\$ 550,000	311.5	317.8	1.19	51,836	\$ 1,766	\$ 462,185	\$ 10.61	TIFA/South Addition	TIFA.CENTRAL BUSINESS DISTRICT	Demolition/new construction	TIFA 1641/0161	006-327-427-07	B-2	201	291.00	no	no	yes

Totals: \$ 2,039,000 \$ 2,039,000 \$ 1,969,334 1,372.1 11.04

Minimum Adj. Sale \$:	\$ 170,000	Average per FF=>	\$ 1,435	Average per Net Acre=>	\$ 178,349	Average per SqFt=>	\$ 4.09
Maximum Adj. Sale \$:	\$ 550,000						

Used for Neighborhoods:

99
TIFA

Site Value Analysis		
Acres	SF	Value
	40,000	\$ 170,000
1.0		\$ 178,349
	50,000	\$ 204,717
	60,000	\$ 245,660
1.5		\$ 267,524
2.0	87,120	\$ 356,699
2.5		\$ 445,873
3.0	130,680	\$ 535,048
4.0	174,240	\$ 550,000
5.0	217,800	\$ 550,000
7.0		\$ 550,000
10.0	435,600	\$ 550,000
15.0	653,400	\$ 550,000
20.0	871,200	\$ 550,000
25.0	1,089,000	\$ 550,000
30.0		\$ 550,000
40.0		\$ 550,000
50.0		\$ 550,000
100.0		\$ 550,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	SF	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
006-216-101-01	805 DEVELOPMENT	06/07/22	\$760,100	WD	13-GOVERNMENT (Seller)	\$760,100	\$760,100	4,644.8	3998	155.15	6,758,334	\$ 164	\$ 4,899	\$ 0.11	4,616	IND	1828/0649	006-221-201-01, 006-221-201-02, 006-221-201-04, 006-221-251-02, 006-221-251-03, 006-221-251-04, 006-221-301-02	INDUSTRIAL LAND	0	1	1/4/2023	302
006-216-300-13	901 DEVELOPMENT	06/07/22	\$150,000	WD	13-GOVERNMENT (Seller)	\$150,000	\$150,000	2,671.3	502	30.37	1,322,917	\$ 56	\$ 4,939	\$ 0.11	2,671	2	1828/0321		INDUSTRIAL LAND	0	1	1/6/2023	302
006-221-202-04	203 DEVELOPMENT	11/23/21	\$20,000	WD	13-GOVERNMENT (Seller)	\$20,000	\$20,000	275.0	620	3.91	170,494	\$ 73	\$ 5,110	\$ 0.12	275	IND	1815/0947		INDUSTRIAL LAND	0	1	1/26/2023	302
006-221-201-12	204 DEVELOPMENT	08/31/15	\$26,000	WD	13-GOVERNMENT (Buyer & Seller)	\$26,000	\$26,000	280.0	615	3.96	172,498	\$ 93	\$ 6,566	\$ 0.15	280	IND	1600/0876		INDUSTRIAL LAND	0	1	5/4/2022	302
006-221-251-02	520 URAN	12/12/23	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$100,000	804.9	2123	13.01	566,716	\$ 124	\$ 7,686	\$ 0.18	806	IND	1863/0280	006-221-251-03, 006-221-251-04	INDUSTRIAL LAND	0	1	1/25/2023	302
006-126-164-12	115 E BACON	08/27/15	\$105,000	WD	25-PARTIAL CONSTRUCTION (condemned)	\$105,000	\$105,000	856.3	474	6.75	294,030	\$ 123	\$ 15,556	\$ 0.36	856	34OLD	1600/0254		INDUSTRIAL LAND	0	1	8/8/2019	301
Totals:			\$1,061,100			\$1,161,100	\$1,161,100	9,532.2		213.15	9,284,988												

Minimum:	\$20,000	Average per FF=>	\$ 122	Avg Depth	1389	Average per Net Acre=>	\$ 5,447	Average per SqFt=>	\$ 0.13	Avg FF	1,584
Maximum:	\$760,100										

Used for Neighborhoods:
Ind

Acreage Table Calculations		SF Table Calculations	
1.0	\$ 20,000	2,500	\$ 20,000
1.5	\$ 20,000	5,000	\$ 20,000
2.0	\$ 20,000	7,500	\$ 20,000
2.5	\$ 20,000	10,000	\$ 20,000
3.0	\$ 20,000	12,500	\$ 20,000
4.0	\$ 21,789	15,000	\$ 20,000
5.0	\$ 27,236	20,000	\$ 20,000
7.0	\$ 38,131	25,000	\$ 20,000
10.0	\$ 54,472	30,000	\$ 20,000
15.0	\$ 81,709	40,000	\$ 20,000
20.0	\$ 108,945	50,000	\$ 20,000
25.0	\$ 136,181	60,000	\$ 20,000
30.0	\$ 163,417	87,120	\$ 20,000
40.0	\$ 217,889	130,680	\$ 20,000
50.0	\$ 272,362	174,240	\$ 21,789
100.0	\$ 544,724	217,800	\$ 27,236
		435,600	\$ 54,472
		653,400	\$ 81,709
		871,200	\$ 108,945
		1,089,000	\$ 136,181



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Net SqFt	Dollars/FF	Dollars/Acre	Dollars/SqFt	Subdivision/Area	Land Table	Other Parcels in				Sewer/Water at street?			
																	ECF Area	Liber/Page	Sale	Zoning Class		Actual Front	Waterfront?	M-99 frontage?
006-123-426-11	340 BARBER	01/11/13	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$ 35,000	800.0	460.7	8.46	368,518	\$ 43.75	\$ 4,137	\$ 0.09	Barber Lake	LF.LAKE FRONT	1	1516/0021	R-1	409	650.00	Barber	no	yes
006-123-476-09	2600 JACK	05/17/10	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$ 32,500	299.5	675.0	4.77	207,651	\$ 108.50	\$ 6,818	\$ 0.16	Barber Lake	LF.LAKE FRONT	1	1425/0060	R-1	409	338.00	Barber	no	yes
06 035 400 020 35 5 3	6112 OAK RIDGE	05/10/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	119.7	338	1.10	47,916	\$ 376	\$ 40,909	\$ 0.94	GRAY'S LAKE	LF.LAKE FRONT	FAYETTE TWP	1826/0296	R-1	402	4/28/1900	GRAY'S	NO	NO
006-016-100-25	14 GAS LIGHT	02/16/18	\$80,000	WD	32-SPLIT VACANT	\$80,000	\$ 80,000	397.8	104.0	1.80	78,408	\$ 201.08	\$ 44,444	\$ 1.02	Bullhead Lake	LF.LAKE FRONT	99	1681/0327	I-1	202	0.00	Bullhead	adjacent	yes
006-435-277-02	101 LAKEVIEW	02/22/19	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$ 242,000	217.5	113.3	0.57	24,742	\$ 1,112.90	\$ 426,056	\$ 9.78	Baw Beese Lake	LF.LAKE FRONT	4	1715/0262	R-1	408	217.45	Baw Beese	no	yes
Totals:						\$ 434,500	\$ 434,500	1,834.5	16.70															

Minimum Adj. Sale \$:	\$ 32,500	Average per FF=>	\$ 237	Average per Net Acre=>	\$ 26,026	Average per SqFt=>	\$ 0.60
Maximum Adj. Sale \$:	\$ 242,000						

Baw Beese use FF price
This table used for LF acreage & SF except Baw Beese

Site Value Analysis		
Acres	SF	Value
	2,500	\$ 32,500
	5,000	\$ 32,500
	7,500	\$ 32,500
	10,000	\$ 32,500
	12,500	\$ 32,500
	15,000	\$ 32,500
	20,000	\$ 32,500
	25,000	\$ 32,500
	30,000	\$ 32,500
	40,000	\$ 32,500
1.0		\$ 32,500
	50,000	\$ 32,500
	60,000	\$ 35,848
1.5		\$ 39,039
2.0	87,120	\$ 52,052
2.5		\$ 65,064
3.0	130,680	\$ 78,077
4.0	174,240	\$ 104,103
5.0	217,800	\$ 130,129
7.0		\$ 182,180
10.0	435,600	\$ 242,000
15.0	653,400	\$ 242,000
20.0	871,200	\$ 242,000
25.0	1,089,000	\$ 242,000
30.0		\$ 242,000
40.0		\$ 242,000
50.0		\$ 242,000
100.0	4,356,000	\$ 242,000

100A use standard rate



SALE DATE	Parcel_1	# of Lots	Public Sewer? Y/N	Public Water? Y/N	LIBER/ PAGE	SALE PRICE	Ver	Bldg Value	Land Residual	Actual Front	Rear	Adjusted Frontage	Actual Depth	Standard Depth	Depth Factor	Equivalent FF	\$/FF	\$/Lot	Sq Ft	\$/Sq Ft	Comment
5/13/21	07 255 001 004	1.00	N	N	1795/1289	\$ 170,000			\$ 170,000	192.88	150.00	178.59	406.42	170.02	1.55	276.12	\$ 616	\$ 170,000	58,586	\$ 2.90	Site Condo - Baw Beese
6/16/21	04 210 001 051	1.00	N	N	1799/81	\$ 58,000		\$ -	\$ 58,000	48.00	140.69	78.90	240.38	170.02	1.19	93.81	\$ 618	\$ 58,000	18,646	\$ 3.11	CF Lake Somerset
8/19/22	04 115 001 103	1.00	N	N	1833/681	\$ 45,000		\$ -	\$ 45,000	74.60	67.26	72.15	156.06	170.02	0.96	69.13	\$ 651	\$ 45,000	10,052	\$ 4.48	LF Lake LeAnn
6/9/22	18 048 001 008	1.00	Y	N	1829/444	\$ 80,000		\$ -	\$ 80,000	123.34	186.31	144.33	118.73	170.02	0.84	120.61	\$ 663	\$ 80,000	8,616	\$ 9.29	LF Lake Diane (Site Condo)
12/3/21	04 210 001 060	1.00	N	N	1814/484	\$ 79,000		\$ -	\$ 79,000	150.00	52.33	117.44	158.60	170.02	0.97	113.43	\$ 696	\$ 79,000	14,858	\$ 5.32	CF Lake Somerset
7/15/21	18 045 001 027	1.00	Y	N	1801/439	\$ 50,000	pta	\$ -	\$ 50,000	82.00	70.66	78.22	140.32	170.02	0.91	71.06	\$ 704	\$ 50,000	9,822	\$ 5.09	LF Lake Diane
5/28/21	18 071 001 021	1.00	Y	N	1797/302	\$ 75,000	pta	\$ -	\$ 75,000	136.74	126.78	133.42	107.00	170.02	0.79	105.84	\$ 709	\$ 75,000	13,646	\$ 5.50	LF Lake Diane
9/20/21	04 210 001 106	1.00	N	N	1807/124	\$ 52,500		\$ -	\$ 52,500	85.00	64.00	78.00	141.67	170.02	0.91	71.20	\$ 737	\$ 52,500	9,299	\$ 5.65	LF Lake Somerset
11/28/22	04 210 001 105	1.00	N	N	1840/790	\$ 52,000		\$ -	\$ 52,000	67.25	88.41	74.30	152.67	170.02	0.95	70.41	\$ 739	\$ 52,000	9,719	\$ 5.35	LF Lake Somerset
8/30/22	12 155 001 017	2.00	N	N	1834/97	\$ 90,000	PTA	\$ 1,000	\$ 89,000	125.00	133.78	127.93	141.83	170.02	0.91	116.84	\$ 762	\$ 44,500	17,908	\$ 4.97	LF PLEASANT LAKE
6/8/22	04 205 001 009	1.00	N	N	1828/813	\$ 57,000		\$ -	\$ 57,000	67.54	66.26	67.11	178.75	170.02	1.03	68.82	\$ 828	\$ 57,000	11,567	\$ 4.93	CF Lake Somerset
8/2/22	04 195 001 073	1.00	N	N	1832/284	\$ 53,500		\$ -	\$ 53,500	58.00	77.13	64.38	168.81	170.02	1.00	64.15	\$ 834	\$ 53,500	11,199	\$ 4.78	CF Lake Somerset
5/19/22	04 195 001 069	1.00	N	N	1827/337	\$ 52,050		\$ -	\$ 52,050	66.00	66.03	66.01	151.18	170.02	0.94	62.25	\$ 836	\$ 52,050	9,936	\$ 5.24	LF Lake Somerset
11/10/21	18 045 001 040	3.00	Y	N	1812/17	\$ 180,000	pta	\$ -	\$ 180,000	220.04	224.34	221.47	152.34	170.02	0.95	209.64	\$ 859	\$ 60,000	33,380	\$ 5.39	LF/BL Lake Diane
11/4/21	18 048 001 009	1.00	Y	N	1812/125	\$ 65,000		\$ -	\$ 65,000	66.52	142.12	91.72	110.40	170.02	0.81	73.91	\$ 879	\$ 65,000	11,175	\$ 5.82	LF Lake Diane (Site Condo)
12/14/21	04 210 001 061	1.00	N	N	1815/334	\$ 77,000		\$ -	\$ 77,000	112.00	67.19	97.06	138.18	170.02	0.90	87.50	\$ 880	\$ 77,000	12,010	\$ 6.41	LF Lake Somerset
8/4/21	18 045 001 008	1.00	Y	N	1803/321	\$ 34,000	PTA	\$ -	\$ 34,000	52.69	46.57	50.65	98.87	170.02	0.76	38.62	\$ 880	\$ 34,000	9,552	\$ 3.56	CF LAKE DIANE
10/11/22	04 210 001 039	1.00	N	N	1837/486	\$ 70,000		\$ -	\$ 70,000	75.00	76.48	75.49	186.57	170.02	1.05	79.08	\$ 885	\$ 70,000	13,931	\$ 5.02	CF Lake Somerset
11/12/21	04 210 001 056	1.00	N	N	1812/355	\$ 65,000		\$ -	\$ 65,000	55.00	96.51	68.84	187.99	170.02	1.05	72.38	\$ 898	\$ 65,000	13,678	\$ 4.75	CF Lake Somerset
9/16/21	04 210 001 126	1.00	N	N	1807/384	\$ 50,000		\$ -	\$ 50,000	44.76	95.00	61.51	131.27	170.02	0.88	54.05	\$ 925	\$ 50,000	8,902	\$ 5.62	CF Lake Somerset
8/4/21	18 050 001 030	2.00	Y	N	1803/203	\$ 148,000		\$ -	\$ 148,000	170.58	126.50	155.89	171.80	170.02	1.01	156.70	\$ 944	\$ 74,000	24,655	\$ 6.00	LF Lake Diane
1/19/22	04 075 001 032	1.00	N	N	1818/122	\$ 85,000		\$ -	\$ 85,000	98.11	63.83	86.68	180.01	170.02	1.03	89.19	\$ 953	\$ 85,000	11,517	\$ 7.38	LF Lake LeAnn
4/6/22	04 205 001 060	1.00	N	N	1824/898	\$ 90,000		\$ -	\$ 90,000	89.00	135.18	104.39	127.08	170.02	0.86	90.25	\$ 997	\$ 90,000	11,235	\$ 8.01	LF Lake Somerset
5/11/22	18 070 001 013	1.00	Y	N	1826/1210	\$ 71,000		\$ -	\$ 71,000	47.29	89.21	61.26	204.54	170.02	1.10	67.20	\$ 1,057	\$ 71,000	13,229	\$ 5.37	LF LAKE DIANE
4/20/21	04 140 001 020	1.00	N	N	1793/1046	\$ 59,900		\$ -	\$ 59,900	50.00	63.99	54.66	176.24	170.02	1.02	55.65	\$ 1,076	\$ 59,900	9,951	\$ 6.02	CL Lake LeAnn
5/5/21	18 045 001 020	1.00	Y	N	1794/850	\$ 77,900	pta	\$ -	\$ 77,900	60.40	60.00	60.27	178.75	170.02	1.03	61.80	\$ 1,261	\$ 77,900	10,725	\$ 7.26	LF Lake Diane
5/19/21	04 205 001 096	1.00	N	N	1796/316	\$ 98,100		\$ -	\$ 98,100	74.16	75.36	74.56	176.01	170.02	1.02	75.86	\$ 1,293	\$ 98,100	10,569	\$ 9.28	LF Lake Somerset
8/16/22	04 065 001 047	2.00	N	N	1833/319	\$ 190,000		\$ -	\$ 190,000	120.27	120.07	120.20	193.29	170.02	1.07	128.17	\$ 1,482	\$ 95,000	23,257	\$ 8.17	LF Lake LeAnn
5/28/21	04 095 001 042	1.00	N	N	1797/82	\$ 100,000		\$ -	\$ 100,000	65.00	65.00	65.00	180.00	170.02	1.03	66.88	\$ 1,495	\$ 100,000	11,700	\$ 8.55	LF Lake Somerset
8/10/22	04 210 001 125	1.00	N	N	1833/1209	\$ 85,000		\$ -	\$ 85,000	41.77	90.00	57.85	128.89	170.02	0.87	50.37	\$ 1,688	\$ 85,000	8,328	\$ 10.21	CF Lake Somerset
2/22/19	006-435-277-02	1.00	Y	Y	1715/0262	\$ 242,000		\$ -	\$ 242,000	108.60	108.50	108.57	277.50	170.02	1.28	138.70	\$ 1,745	\$ 242,000	24,742	\$ 9.78	LF Baw Beese Hillsdale City bldgs demo'd
10/27/22	04 185 001 007	1.00	N	N	1846/1095	\$ 250,000		\$ -	\$ 250,000	123.00	55.00	100.33	178.39	170.02	1.02	102.77	\$ 2,433	\$ 250,000	14,437	\$ 17.32	LF Lake LeAnn

Number of Lots = 37 Totals \$ 2,951,950 \$ 1,000 \$ 2,950,950 2,950.54 3,090.49 2,997.19 5,440.54 5,440.54 3,002.41 480,827
 Sale Count = 32 Ave-> 92.20 96.58 93.66 170.02 170.02 1.00 93.83 \$ 983 \$ 79,755 15,026 \$ 6.14

Sale Count	32
Ave Land Residual/Sale	\$92,217
Ave ABS DEV Land Res	\$40,023
Coefficient of Dispersion	43.40%

Sale Count	32
Ave Actual Depth/Sale	170.02
Ave ABS DEV Actual Depth	35.40
Coefficient of Dispersion	20.82%

Sale Count	32
Ave Standard Depth/Sale	170.02
Ave ABS DEV Standard Dep	0.00
Coefficient of Dispersion	0.00%

Sale Count	32
Ave Equivalent FF/Sale	93.83
Ave ABS DEV Equiv FF	33.16
Coefficient of Dispersion	35.34%

Sale Count	32
Ave \$/FF/Sale	\$983
Ave ABS DEV \$/FF	\$276
Coefficient of Dispersion	28.06%
Use FF rate for Baw Beese only	

Lot Count	37
Ave Actual \$/Lot	\$79,755
Ave ABS DEV \$/Lot	\$25,130
Coefficient of Dispersion	31.51%

Sale Count	32
Ave Lot Sq Ft	15,026
Ave ABS DEV Lot Sq Ft	6,000
Coefficient of Dispersion	39.93%

Sale Count	32
Ave \$/Sq Ft	\$6.14
Ave ABS DEV \$/Sq Ft	\$1.82
Coefficient of Dispersion	29.62%

