

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
21 033 400 001 33 5 3	620 WRIGHT ST	09/28/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,000	42.00	
21 045 001 003	202 HILLCREST CT	03/31/21	\$180,000	LC	03-ARM'S LENGTH	\$180,000	\$83,000	46.11	
21 045 001 004	201 HILLCREST CT	09/21/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$55,700	39.81	
21 065 004 016	207 MAUMEE ST	11/13/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,100	46.00	
21 065 005 001	301 EAST ST	07/16/20	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$69,000	50.18	
21 065 010 013	412 MAUMEE ST	07/16/20	\$145,500	WD	03-ARM'S LENGTH	\$145,500	\$61,500	42.27	
21 065 012 002	209 ADRIAN ST	08/07/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$30,800	42.19	
21 065 014 001	501 EAST ST	09/07/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,200	45.25	
21 070 001 010	410 DEWITT ST	07/17/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$84,300	54.74	
21 080 001 012	416 DRAKE ST	05/26/20	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$78,600	56.14	
21 090 001 054	208 HARLEY ST	01/26/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$51,700	51.75	
21 095 001 004	511 CREST LN	10/13/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$65,400	51.50	
21 095 001 034	500 FAYETTE ST	04/12/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,800	44.47	
21 110 001 003	137 JERMAINE ST	12/28/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$59,300	50.68	
21 110 001 022	305 HIGHLAND ST	07/22/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$7,300	146.00	
21 110 001 064	414 W CHICAGO ST	02/01/21	\$100,000	OTH	03-ARM'S LENGTH	\$100,000	\$55,800	55.80	
21 255 001 005	725 WRIGHT ST	08/11/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,200	44.11	
21 255 001 025	687 LANGS DR	04/09/21	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$57,700	37.35	
21 275 001 010	624 CHATHAM CIR	01/28/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$84,300	44.37	
21 275 001 010	624 CHATHAM CIR	01/28/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,300	44.37	
21 275 001 019	487 SALEM DR	02/02/21	\$151,500	PTA	03-ARM'S LENGTH	\$151,500	\$80,800	53.33	
21 280 001 039	420 EVANS ST	05/22/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,700	48.67	
21 280 001 040	318 EVANS ST	10/07/20	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$43,100	43.54	
21 280 001 061	455 WRIGHT ST	07/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,500	41.76	
Totals:			\$3,048,800			\$3,048,800	\$1,430,100		
								Sale. Ratio =>	46.91
								Std. Dev. =>	20.90

JONESVILLE FRONT FOOT LAND \$227 CALCULATED, \$170 APPLIED CONSIDERING 2022 VALUES

21 280 001 099	E CHICAGO ST	06/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,200	51.38
21 004 300 009 04 6 3	433 BECK ST	03/17/21	\$103,000	OTH	03-ARM'S LENGTH	\$103,000	\$59,200	57.48

21 280 001 010	409 EVANS ST	06/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,200	55.14
21 290 001 005	468 E CHICAGO ST	03/25/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,100	42.48
21 110 001 020	309 HIGHLAND ST	10/19/20	\$39,900	LC	03-ARM'S LENGTH	\$39,900	\$11,800	29.57
21 004 100 015 04 6 3	PINECREST DR	03/25/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,100	48.86

JONESVILLE ACREAGE 1ST ACRE AT \$17500, 10 ACRES AT \$35,000 , 30 ACRES AND ABOVE AT \$3500 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$126,059	\$45,170	\$21,229	132.7	192.0	0.55	0.55	\$340	\$81,978	\$1.88
\$165,940	\$27,996	\$13,936	147.8	78.3	0.32	0.32	\$189	\$86,944	\$2.00
\$111,467	\$49,579	\$21,146	132.2	71.6	0.39	0.39	\$375	\$125,835	\$2.89
\$124,230	\$25,900	\$15,130	94.6	146.6	0.33	0.33	\$274	\$79,448	\$1.82
\$137,973	\$12,285	\$12,758	79.7	149.0	0.27	0.27	\$154	\$46,358	\$1.06
\$122,926	\$41,646	\$19,072	119.2	198.0	0.49	0.49	\$349	\$85,340	\$1.96
\$61,682	\$24,227	\$12,909	80.7	145.0	0.27	0.27	\$300	\$91,079	\$2.09
\$72,459	\$18,023	\$10,482	65.5	91.0	0.17	0.17	\$275	\$104,785	\$2.41
\$168,691	\$2,545	\$17,236	107.7	116.0	0.35	0.35	\$24	\$7,230	\$0.17
\$157,107	\$1,476	\$18,583	116.1	254.0	0.52	0.52	\$13	\$2,849	\$0.07
\$103,339	\$8,859	\$12,298	76.9	109.0	0.23	0.23	\$115	\$39,373	\$0.90
\$130,764	\$12,059	\$15,823	76.4	130.0	0.48	0.48	\$158	\$25,175	\$0.58
\$75,546	\$24,650	\$15,196	95.0	172.5	0.35	0.35	\$260	\$70,833	\$1.63
\$118,638	\$17,907	\$19,545	122.2	215.1	0.52	0.52	\$147	\$34,503	\$0.79
\$14,561	\$4,194	\$13,755	86.0	347.0	0.40	0.40	\$49	\$10,485	\$0.24
\$111,617	\$4,910	\$16,527	103.3	258.0	0.45	0.45	\$48	\$10,911	\$0.25
\$154,423	\$35,339	\$14,762	92.3	100.2	0.27	0.27	\$383	\$128,974	\$2.96
\$115,549	\$63,552	\$24,601	204.3	225.0	0.67	0.49	\$311	\$94,431	\$2.17
\$168,588	\$41,882	\$20,470	127.9	174.0	0.51	0.51	\$327	\$82,607	\$1.90
\$168,588	\$41,882	\$20,470	127.9	174.0	0.51	0.51	\$327	\$82,607	\$1.90
\$161,689	\$5,407	\$15,596	97.5	121.0	0.32	0.32	\$55	\$17,165	\$0.39
\$131,327	\$25,812	\$22,139	138.4	209.0	0.60	0.60	\$187	\$43,092	\$0.99
\$86,263	\$27,343	\$14,606	91.3	132.0	0.30	0.30	\$300	\$91,143	\$2.09
\$71,088	\$29,017	\$15,105	94.4	104.0	0.29	0.29	\$307	\$101,458	\$2.33
\$2,860,514	\$591,660	\$403,374	2,609.8		9.54	9.35			
	Average				Average		Average		
	per FF=>		\$227		per Net Acre=>	62,044.88	per SqFt=>		\$1.42
\$164,394	\$34,149	\$38,543	240.9	411.0	1.05	0.28	\$142	\$32,554	\$0.75
\$118,439	\$22,522	\$37,961	237.3	203.3	1.17	1.17	\$95	\$19,299	\$0.44

\$154,392	\$20,209	\$34,601	216.3	528.0	1.48	1.48	\$93	\$13,627	\$0.31
\$140,255	\$40,206	\$15,461	96.6	198.0	1.88	1.88	\$416	\$21,443	\$0.49
\$23,670	\$39,900	\$23,670	403.5	660.0	2.73	2.73	\$99	\$14,594	\$0.34
\$34,283	\$35,000	\$34,283	0.0	0.0	9.57	9.57	#DIV/0!	\$3,657	\$0.08

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
125.00	0002	1774-0539		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
236.10	0003	1792-0630		0001.RESIDENTIAL	0	1	8/12/2013		401
240.00	0003	1807-0130		0001.RESIDENTIAL	0	1	6/24/2009		401
97.00	0003	1779-0421		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
77.50	0003	1767-0329		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
107.25	0003	1767-0311		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
80.00	0003	1770-0473		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
82.50	0003	1806-0202		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
132.00	0003	1769-0718		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
88.86	0001			0001.RESIDENTIAL	0	1	12/5/2018		401
90.00	0001	1818-0249		0001.RESIDENTIAL	0	1	NOT INSPECTED		401
80.00	0003	1812-0309		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
88.00	0003	1792-0716		0001.RESIDENTIAL	0	1	NOT INSPECTED		401
105.00	0001	1782-0881		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
50.20	0001	1801-0727		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
76.00	0001	1797-0825		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
119.21	0002	1803-1045		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
250.57	0002	1792-0361	21 033 100 034 33 5 3	0001.RESIDENTIAL	0	0	NOT INSPECTED		401
127.02	0002			0001.RESIDENTIAL	0	1	11/27/2020		401
127.02	0002	1816-0619		0001.RESIDENTIAL	0	1	11/27/2020		401
113.46	0002	1785-0927		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
124.93	0002	1763-0191		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
99.00	0002	1775-0433		0001.RESIDENTIAL	0	0	NOT INSPECTED		401
119.83	0002	1803-1124		0001.RESIDENTIAL	0	0	NOT INSPECTED		401

211.52	0002	1798-1132	21 280 001 100	0001.RESIDENTIAL	0	0	NOT INSPECTED		402
250.00	0003	1789-0776		0001.RESIDENTIAL	0	0	NOT INSPECTED		401

122.33	0002 1797-0282	0001.RESIDENTIAL	0	1	11/27/2020	401
82.50	0002 1822-0898	0001.RESIDENTIAL	0	0	10/20/2017	401
180.43	0001 1776-0933	0001.RESIDENTIAL	0	0	1/20/2016	401
0.00	0002 1822-0480 21 004 100 017 04 6 3	0001.RESIDENTIAL	0	0	NOT INSPECTED VACANT PROPERTY	402

Rate Group 1	Rate Group 2	Rate Group 3
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