

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
21 060 001 158	310 NORTH ST	05/31/23	\$245,000	MLC	03-ARM'S LENGTH	\$245,000	\$73,800
20-110-002-160-23-7-4	STRONG ST	06/02/23	\$15,000	WD	03-ARM'S LENGTH	\$16,500	\$8,000
20-040-001-092	123 S MAIN ST	01/21/25	\$5,500	WD	03-ARM'S LENGTH	\$5,500	
21-085-001-022	335 MURPHY	02/26/24	\$13,500	WD	03-ARM'S LENGTH	\$13,500	
21 280 001 038	426 EVANS ST	10/21/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$10,500
19 040 001 552	102 JONESVILLE ST	8/18/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$43,900
19 040 001 171	111 MARSHALL ST	10/23/2023	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$32,300
		Totals:	\$446,000			\$447,500	\$168,500
							Sale. Ratio =>
							Std. Dev. =>

COMMERCIAL LAND \$259 PER FRONT FOOT CALCULATED, . \$240 FF APPLIED

21 105 001 023	319 READING AVE	03/04/24	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$298,000
19 040 001 551	250 S CHICAGO ST	8/11/2025	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,300
19 009 200 026 09 5 4	10948 HOMER RD	5/31/2024	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$11,300
19 009 200 030 09 5 4	HOMER RD	7/18/2024	\$211,500	WD	03-ARM'S LENGTH	\$211,500	\$92,000
006-222-126-01	41 W MONTGOMERY ST	11/14/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,000
10-014-300-009-14-7 4	S EDON RD	02/14/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,000
03-017-400-023-17-5-2	4885 E CHICAGO	07/21/23	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,500
01-029-300-004-29-5-4	9502 GENESSEE	01/10/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$22,000
09-024-300-017-24-6-1	N MERIDIAN RD	12/01/23	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$47,900

COMMERCIAL INDUSTRIAL LAND \$13,500 FIRST ACRE, 5 ACRES AT \$32500, 25 ACRES AT \$100,000 \$4000 PER ACRE OVER 25 ACRES

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
30.12	\$216,278	\$55,422	\$26,700	133.5	148.2	0.45	0.45	\$415	\$122,075
48.48	\$16,000	\$16,500	\$12,840	66.0	495.0	0.75	0.75	\$250	\$22,000
		\$5,500	\$5,000	23.2	92.0	0.49	0.49	\$237	\$11,224
		\$13,500	\$13,500	66.0	165.0	0.25	0.25	\$205	\$54,000
70.00	\$21,068	\$15,000	\$21,068	113.9	207.0	0.47	0.47	\$132	\$32,051
51.65	\$87,726	\$19,300	\$22,026	88.1	178.2	0.27	0.27	\$219	\$71,481
48.21	\$64,605	\$10,515	\$8,120	32.5	70.0	0.06	0.06	\$324	\$191,182
	\$405,677	\$135,737	\$109,254	523.2		2.74	2.74		
37.65			Average			Average			Average
14.17			per FF=>	\$259		per Net Acre=>	49,593.35		per SqFt=>

24.83	\$595,946	\$681,934	\$77,880	389.4	275.0	2.46	2.46	\$1,751	\$277,434
49.27	\$162,696	\$16,554	\$14,250	0.0	0.0	1.15	1.15	#DIV/0!	\$14,395
37.67	\$22,535	\$30,000	\$22,535	0.0	0.0	3.37	3.37	#DIV/0!	\$8,902
43.50	\$184,000	\$211,500	\$184,000	0.0	0.0	46.00	46.00	#DIV/0!	\$4,598
48.89	\$44,000	\$45,000	\$45,000			11.00	11.00		\$4,091
46.67	\$28,000	\$30,000	\$30,000	0.0	0.0	3.00	3.00		\$10,000
46.55	\$24,200	\$29,000	\$24,000	0.0	0.0	3.85	3.85		\$7,532
44.00	\$43,000	\$50,000	\$50,000	0.0	0.0	10.00	10.00		\$5,000
46.06	\$51,000	\$104,000	\$104,000	0.0	0.0	26.52	26.52		\$3,922

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$2.80	133.50	200	1851-0151	21 060 001 022	00201.COMMERCIAL	201	COMMERCIAL
\$0.51	141.80						
\$0.26	23.20						
\$1.24	66.00						
\$0.74	98.53	0002	1881-0670		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.64	66.00	'L-COM	1856-0354		COMM	201	COMMERCIAL
\$4.39	34.00	'L-COM	1860-0381		COMM	201	COMMERCIAL

\$1.14

\$6.37	389.40	200	1867-0254		00201.COMMERCIAL	201	COMMERCIAL
\$0.33	0.00	'L-COM	1900-1266_		COMM	401	
\$0.20	0.00	'L-COM	1872-0146		COMM	402	
\$0.11	0.00	'L-COM	1875-0212		COMM	402	
\$0.09	0.00						
\$0.23	0.00						
\$0.17	0.00						
\$0.11							
\$0.09							