

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
21 004 100 042 04 6 3	WALNUT ST	11/01/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,600
21 004 400 003 04 6 3	832 MAUMEE ST	06/16/23	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$98,600
21 033 300 024 33 5 3	529 EVANS ST	05/03/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,500
21 033 400 021 33 5 3	400 PARKWOOD DR	09/15/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,800
21 050 001 011	414 AUSTIN DR	04/10/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$70,800
21 055 001 005	421 LEWIS DR	04/08/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,200
21 055 001 005	421 LEWIS DR	01/10/25	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$33,700
21 055 001 006	419 ROBERTS DR	07/26/23	\$65,000	WD	20-MULTI PARCEL SALE REF	\$65,000	\$43,400
21 055 001 008	425 ROBERTS DR	07/26/23	\$65,000	WD	20-MULTI PARCEL SALE REF	\$65,000	\$43,400
21 055 001 009	423 ROBERTS DR	07/26/23	\$65,000	WD	20-MULTI PARCEL SALE REF	\$65,000	\$43,400
21 060 001 017	207 WRIGHT ST	02/14/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,200
21 060 001 100	316 SOUTH ST	09/20/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$118,400
21 065 002 001	202 LIBERTY ST	07/31/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,600
21 065 002 006	203 FRANKLIN ST	05/17/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$56,600
21 065 008 004	411 EAST ST	10/18/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$65,700
21 065 009 009	EAST ST	06/28/23	\$130,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,500	\$54,800
21 065 009 009	EAST ST	03/04/24	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$59,800
21 065 009 010	408 EAST ST	06/28/23	\$130,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,500	\$54,800
21 065 009 010	408 EAST ST	03/04/24	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$59,800
21 065 009 011	404 EAST ST	06/28/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$52,500
21 065 010 004	206 FRANKLIN ST	04/11/23	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$39,200
21 065 010 008	209 FAYETTE ST	10/11/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$55,500
21 065 012 002	209 ADRIAN ST	08/07/23	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$41,800
21 065 012 007	508 MAUMEE ST	05/01/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,600
21 065 012 010	208 FAYETTE ST	01/31/24	\$191,090	WD	03-ARM'S LENGTH	\$191,090	\$66,600
21 070 001 002	415 ADRIAN ST	08/09/24	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$56,900
21 070 001 002	415 ADRIAN ST	09/24/24	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$56,900
21 070 001 005	411 DEWITT ST	11/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$73,500
21 080 001 011	418 DRAKE ST	08/12/24	\$214,134	WD	03-ARM'S LENGTH	\$214,134	\$95,800
21 085 001 022	335 MURPHY ST	02/26/24	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$11,700
21 095 001 003	509 CREST LN	04/28/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$70,500
21 095 001 012	CREST LN	09/18/23	\$254,900	WD	20-MULTI PARCEL SALE REF	\$254,900	\$97,100

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
26.40	\$13,115	\$25,000	\$13,115	187.0	0.0	0.61	0.61	\$134	\$40,984
42.41	\$197,159	\$52,098	\$16,757	90.6	140.0	0.30	0.30	\$575	\$171,375
38.24	\$65,021	\$42,322	\$22,343	120.8	148.5	0.45	0.45	\$350	\$95,106
47.46	\$175,593	\$34,500	\$25,093	135.6	102.0	0.45	0.45	\$254	\$77,181
36.78	\$141,681	\$66,571	\$15,752	85.1	97.0	0.25	0.25	\$782	\$271,718
62.67	\$56,439	\$13,389	\$24,828	134.2	112.6	0.46	0.46	\$100	\$29,234
22.48	\$67,440	\$107,288	\$24,828	134.2	112.6	0.46	0.46	\$799	\$234,253
66.77	\$85,559	\$2,041	\$22,600	129.1	187.0	0.53	0.53	\$16	\$3,873
66.77	\$22,600	\$65,000	\$22,600	186.2	225.0	0.53	0.74	\$349	\$123,340
66.77	\$22,600	\$65,000	\$22,600	169.2	225.0	0.53	0.67	\$384	\$123,340
43.88	\$140,391	\$30,183	\$10,574	57.2	99.0	0.15	0.15	\$528	\$201,220
40.14	\$236,872	\$75,706	\$17,578	95.0	143.0	0.33	0.33	\$797	\$232,942
42.17	\$101,261	\$31,380	\$12,641	68.3	99.0	0.19	0.19	\$459	\$166,915
34.30	\$113,116	\$65,276	\$13,392	72.4	83.0	0.19	0.19	\$902	\$345,376
46.11	\$131,383	\$30,709	\$19,592	105.9	149.0	0.38	0.38	\$290	\$81,241
41.99	\$109,730	\$41,429	\$20,659	121.5	396.0	0.42	0.19	\$341	\$98,406
38.58	\$119,531	\$56,736	\$21,267	121.5	396.0	0.42	0.19	\$467	\$134,765
41.99	\$109,730	\$41,429	\$20,659	121.5	396.0	0.42	0.23	\$341	\$98,406
38.58	\$119,531	\$56,736	\$21,267	121.5	396.0	0.42	0.23	\$467	\$134,765
30.52	\$105,008	\$83,113	\$16,121	87.1	198.0	0.33	0.33	\$954	\$251,858
45.32	\$78,382	\$21,769	\$13,651	73.8	165.0	0.25	0.25	\$295	\$87,076
55.56	\$111,075	\$7,243	\$18,418	99.6	157.0	0.36	0.36	\$73	\$20,289
52.91	\$83,665	\$10,261	\$14,926	80.7	145.0	0.27	0.27	\$127	\$38,575
35.47	\$97,264	\$51,534	\$11,798	63.8	165.0	0.21	0.21	\$808	\$247,760
34.85	\$133,258	\$71,579	\$13,747	74.3	123.0	0.23	0.23	\$963	\$316,721
56.34	\$113,714	\$3,084	\$15,798	85.4	115.5	0.26	0.26	\$36	\$11,726
55.78	\$113,714	\$4,084	\$15,798	85.4	115.5	0.26	0.26	\$48	\$15,529
38.70	\$146,936	\$58,796	\$15,832	85.6	116.0	0.26	0.26	\$687	\$222,712
44.74	\$191,645	\$40,987	\$18,498	100.0	228.0	0.41	0.41	\$410	\$99,242
86.67	\$23,391	\$8,991	\$18,882	102.1	165.0	0.38	0.38	\$88	\$23,976
34.39	\$140,972	\$83,576	\$19,548	105.7	130.0	0.36	0.36	\$791	\$233,453
38.09	\$194,225	\$99,754	\$39,079	229.9	392.0	0.72	0.25	\$434	\$138,547

38.09	\$194,225	\$99,754	\$39,079	229.9	392.0	0.72	0.24	\$434	\$138,547
38.09	\$194,225	\$99,754	\$39,079	229.9	392.0	0.72	0.23	\$434	\$138,547
43.82	\$48,112	\$32,380	\$25,492	137.8	121.3	0.49	0.49	\$235	\$66,626
54.00	\$140,506	\$26,374	\$36,880	254.0	280.6	0.76	0.38	\$104	\$34,521
50.29	\$137,824	\$25,468	\$26,292	142.1	264.0	0.68	0.68	\$179	\$37,619
23.71	\$66,474	\$98,827	\$25,301	136.8	114.0	0.47	0.47	\$723	\$209,824
41.86	\$130,113	\$53,686	\$28,299	153.0	277.0	0.76	0.76	\$351	\$71,107
47.91	\$192,661	\$38,550	\$30,211	163.3	314.0	0.86	0.86	\$236	\$44,878
52.33	\$94,196	\$11,744	\$15,940	86.2	150.0	0.29	0.29	\$136	\$40,082
45.89	\$160,512	\$52,448	\$37,960	223.3	504.0	0.98	0.49	\$235	\$53,301
50.16	\$125,385	\$16,326	\$16,711	90.3	145.0	0.31	0.31	\$181	\$53,179
40.31	\$154,761	\$55,547	\$18,308	99.0	160.0	0.36	0.36	\$561	\$155,594
40.22	\$148,703	\$54,926	\$18,629	100.7	152.0	0.36	0.36	\$545	\$153,425
47.40	\$331,704	\$55,096	\$36,800	210.3	355.0	0.86	0.69	\$262	\$64,289
42.28	\$211,481	\$56,052	\$17,533	94.8	140.0	0.32	0.32	\$591	\$174,617
51.45	\$178,065	\$17,785	\$22,850	123.5	189.9	0.50	0.50	\$144	\$35,358
70.00	\$21,068	\$15,000	\$21,068	113.9	207.0	0.47	0.47	\$132	\$32,051
43.76	\$137,456	\$37,947	\$18,403	99.5	293.0	0.45	0.45	\$381	\$84,327
43.54	\$113,140	\$36,802	\$19,942	107.8	314.0	0.51	0.51	\$341	\$72,020
44.96	\$116,809	\$36,722	\$23,631	127.7	363.0	0.67	0.67	\$287	\$55,055
50.07	\$137,205	\$23,856	\$24,061	130.1	198.0	0.54	0.54	\$183	\$43,853
43.83	\$141,948	\$29,459	\$9,407	50.8	207.0	0.17	0.17	\$579	\$172,275
46.04	\$137,254	\$26,239	\$14,493	78.3	198.7	0.32	0.32	\$335	\$82,254
	\$6,875,828	\$2,448,306	\$1,166,610	6,713.1		24.32	21.34		
42.94			Average			Average		Average	
11.56			per FF=>	\$365		per Net Acre=>	100,682.90	per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.94	0.00	0002	1882-0683		0001.RESIDENTIAL	401	RESIDENTIAL
\$3.93	94.50	0003	1852-0272		0001.RESIDENTIAL	401	RESIDENTIAL
\$2.18	130.50	0002	1849-829		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.77	190.80	0002	1858-0111		0001.RESIDENTIAL	401	RESIDENTIAL
\$6.24	110.01	0003	1847-1147		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.67	177.08	0001	1868-1005		0001.RESIDENTIAL	401	RESIDENTIAL
\$5.38	177.08	0001	1886-0589		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.09	122.86	0001	1854-0639	21 055 001 008, 21 055 001 009	0001.RESIDENTIAL	401	RESIDENTIAL
\$2.83	142.63	0001	1854-0639	21 055 001 006, 21 055 001 009	0001.RESIDENTIAL	402	RESIDENTIAL
\$2.83	129.62	0001	1854-0639	21 055 001 008, 21 055 001 006	0001.RESIDENTIAL	402	RESIDENTIAL
\$4.62	66.00	0002	1888-0900		0001.RESIDENTIAL	401	RESIDENTIAL
\$5.35	99.00	0003	1879-0852		0001.RESIDENTIAL	401	RESIDENTIAL
\$3.83	82.50	0003	1854-1028		0001.RESIDENTIAL	401	RESIDENTIAL
\$7.93	99.00	0003	1873-0351		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.87	110.50	0003	1860-0358		0001.RESIDENTIAL	401	RESIDENTIAL
\$2.26	92.50	0003	1855-0521	21 065 009 010	0001.RESIDENTIAL	402	RESIDENTIAL
\$3.09	92.50	0003	1866-1002	21 065 009 010	0001.RESIDENTIAL	402	RESIDENTIAL
\$2.26	92.50	0003	1855-0521	21 065 009 009	0001.RESIDENTIAL	401	RESIDENTIAL
\$3.09	92.50	0003	1866-1002	21 065 009 009	0001.RESIDENTIAL	401	RESIDENTIAL
\$5.78	72.50	0003	1873-1201		0001.RESIDENTIAL	401	RESIDENTIAL
\$2.00	66.00	0003	1847-0919		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.47	99.00	0003	1881-188		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.89	80.00	0003	1855-0441		0001.RESIDENTIAL	401	RESIDENTIAL
\$5.69	55.00	0003	1870-0572		0001.RESIDENTIAL	401	RESIDENTIAL
\$7.27	80.00	0003	1865-0278		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.27	99.00	0003	1878-0426		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.36	99.00	0003	1879-0849		0001.RESIDENTIAL	401	RESIDENTIAL
\$5.11	99.00	0003	1861-0434		0001.RESIDENTIAL	401	RESIDENTIAL
\$2.28	78.83	0001	1876-1161		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.55	99.00	0001	1866-1230		0001.RESIDENTIAL	401	RESIDENTIAL
\$5.36	120.00	0003	1849-0542		0001.RESIDENTIAL	401	RESIDENTIAL
\$3.18	240.15	0003	1858-0397	21 095 001 013, 21 095 001 014	0001.RESIDENTIAL	402	RESIDENTIAL

\$3.18	240.15	0003 1858-0397	21 095 001 012, 21 095 001 014	0001.RESIDENTIAL	401	RESIDENTIAL
\$3.18	240.15	0003 1858-0397	21 095 001 012, 21 095 001 013	0001.RESIDENTIAL	402	RESIDENTIAL
\$1.53	174.66	0003 1863-0989		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.79	276.72	0001 1853-0371	21 100 001 014	0001.RESIDENTIAL	401	RESIDENTIAL
\$0.86	111.63	0001 1869-0749		0001.RESIDENTIAL	401	RESIDENTIAL
\$4.82	179.83	0001 1881-0562		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.63	118.76	0001 1875-0079		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.03	119.16	0001 1852-0827		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.92	85.03	0001 1849-0427		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.22	170.00	0002 1847-1109	21 240 001 007	0001.RESIDENTIAL	401	RESIDENTIAL
\$1.22	92.13	0002 1854-0345		0001.RESIDENTIAL	401	RESIDENTIAL
\$3.57	97.10	0002 1890-0959		0001.RESIDENTIAL	401	RESIDENTIAL
\$3.52	102.47	0002 1887-0387		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.48	193.03	0002 1873-0024	21 275 001 017	0001.RESIDENTIAL	401	RESIDENTIAL
\$4.01	100.00	0002 1862-0609		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.81	115.31	0002 1887-0964		0001.RESIDENTIAL	401	RESIDENTIAL
\$0.74	98.53	0002 1881-0670		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.94	66.96	0002 1865-0729		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.65	70.90	0002 1964-1070		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.26	80.06	0002 1881-476		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.01	119.60	0002 1847-0524		0001.RESIDENTIAL	401	RESIDENTIAL
\$3.95	35.96	0002 1884-0997		0001.RESIDENTIAL	401	RESIDENTIAL
\$1.89	50.00	0002 1889-0170		0001.RESIDENTIAL	401	RESIDENTIAL

\$2.31