

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
048-100-061-00	2041 CASS ST	7/12/2024	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$40,100
048-100-192-00	2084 E CORAL RD	2/27/2025	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$39,100
048-150-063-00	1946 B ST	4/20/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,800
048-150-104-50	1870 C ST	5/22/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,400
048-150-124-00	4308 FIRST ST	1/17/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,800
048-150-125-00	1936 MAIN ST	11/8/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,700
048-150-162-50	1940 D ST	8/8/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,000
048-150-169-00	1904 MAIN ST	11/15/2023	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$40,100
006-600-005-00	HEMMINGWAY DR	5/8/2024	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,600
048-300-007-00	1930 E CORAL RD	9/20/2024	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$93,600
Totals:			\$1,171,000			\$1,171,000	\$440,200
							Sale. Ratio =>
							Std. Dev. =>

VILLAGES & HEMMINGWAY \$324 PER FRONT FOOT CALCULATED, \$275 FRONT FOOT APPLIED

SALES CONSIDERED BUT DID NOT USE

048-150-057-00	4391 DIVISION ST	3/14/2025	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$44,300
048-150-060-00	1951 C ST	7/1/2024	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$50,100

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
38.93	\$88,938	\$28,528	\$14,466	57.9	100.0	0.15	0.15	\$493
28.54	\$116,397	\$42,541	\$21,938	87.8	230.0	0.35	0.35	\$485
38.59	\$90,012	\$6,286	\$11,298	45.2	61.0	0.09	0.09	\$139
56.73	\$137,361	\$1,508	\$28,869	115.5	133.3	0.40	0.40	\$13
35.05	\$101,717	\$19,903	\$16,620	66.5	132.0	0.20	0.20	\$299
27.70	\$130,342	\$55,064	\$20,406	81.6	66.6	0.20	0.20	\$675
43.75	\$100,674	\$10,716	\$31,390	125.6	132.7	0.45	0.45	\$85
27.09	\$114,358	\$53,632	\$19,990	80.0	99.7	0.23	0.23	\$671
58.40	\$29,365	\$25,000	\$29,365	146.8	380.0	0.52	0.26	\$170
43.94	\$181,221	\$73,275	\$41,496	170.7	200.0	1.26	0.77	\$429
	\$1,090,385	\$316,453	\$235,838	977.4		3.86	3.11	
37.59			Average			Average		
11.18			per FF=>	\$324		per Net Acre=>	81,897.77	

24.21	\$98,540	\$101,080	\$16,620	66.5	132.0	0.20	0.20	\$1,520
28.31	\$109,235	\$83,345	\$15,580	62.3	116.0	0.18	0.18	\$1,337

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$186,458	\$4.28	66.60	'MCBR	2024R-06870		4002 VILLAGE	0	1
\$120,855	\$2.77	66.60	'MCBR	2025R-01729		4002 VILLAGE	0	1
\$67,591	\$1.55	66.60	'MCBR	2023R-04134		4002 VILLAGE	0	1
\$3,733	\$0.09	132.00	'MCBR	2024R-04787		4002 VILLAGE	0	1
\$98,530	\$2.26	66.60	'MCBR	2024R-00605		4002 VILLAGE	0	1
\$272,594	\$6.26	132.00	'MCBR	2023R-10743		4002 VILLAGE	0	1
\$23,920	\$0.55	147.00	'MCBR	2023R-07746		4002 VILLAGE	0	1
\$234,201	\$5.38	100.00	'MCBR	2023R-10967		4002 VILLAGE	0	1
\$47,710	\$1.10	120.10	'TWP	2024R-04463	006-600-006-00	4001 DAY TWP RURAI	0	0
\$58,294	\$1.34	167.00	'MCBR	2024R-08601	048-400-004-01	4002 VILLAGE	0	1

Average
per SqFt=> \$1.88

\$500,396	\$11.49	66.60	'MCBR	2025R-03572		4002 VILLAGE	0	1
\$470,876	\$10.81	66.60	'MCBR	2024R-06054		4002 VILLAGE	0	1

Inspected Date	Class	Rate Group 1
09/21/2010	401	VILLAGE
10/07/2010	401	VILLAGE
10/12/2010	401	VILLAGE
10/12/2010	401	VILLAGE
NOT INSPECTED	401	VILLAGE
NOT INSPECTED	401	VILLAGE
NOT INSPECTED	401	VILLAGE
03/14/1995	401	VILLAGE
11/30/1995	402	HEMINGWAY
NOT INSPECTED	401	VILLAGE

11/10/2017 **401** **VILLAGE**
10/12/2010 **401** **VILLAGE**