

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
044-084-003-00	121 S OAK ST	06/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,700	32.21
044-085-007-00	225 E SMITH ST	06/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,400	39.33
044-085-009-00	224 S SHERMAN ST	01/10/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,200	35.61
044-086-004-00	319 S OAK ST	04/10/24	\$228,600	PTA	03-ARM'S LENGTH	\$228,600	\$114,000	49.87
044-086-004-00	319 S OAK ST	02/27/25	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$114,000	45.97
044-086-007-50	225 FARGO ST	05/20/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$58,500	43.33
044-102-002-00	121 E GRANT ST	11/27/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$58,200	52.91
044-200-006-00	130 FARGO ST	09/11/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,600	29.75
044-200-012-00	226 E FARGO ST	03/14/25	\$178,750	WD	03-ARM'S LENGTH	\$178,750	\$64,200	35.92
044-200-013-00	310 FARGO ST	08/08/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$77,100	34.12
044-400-001-00	401 E GRANT ST	08/25/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,100	41.40
044-400-087-00	510 GENERAL ST	10/16/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,300	52.33
044-400-116-00	407 E ST CLAIR ST	10/15/24	\$176,900	WD	03-ARM'S LENGTH	\$176,900	\$87,000	49.18
044-400-120-00	403 ST CLAIR STREET	09/30/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$99,600	45.69
044-602-032-00	206 PEARL ST	03/10/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,600	45.85
044-700-001-70	403 PINE ST	01/16/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,200	36.00
Totals:			\$2,881,250			\$2,881,250	\$1,210,700	
							Sale. Ratio =>	42.02
							Std. Dev. =>	7.37

EVERGREEN VILLAGE RESIDENTIAL \$356 FRONT FOOT CALCULATED, \$240 FRONT FOOT APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$229,069	\$30,131	\$24,200	110.0	165.0	0.42	0.42	\$274	\$72,257	\$1.66
\$81,794	\$22,726	\$14,520	66.0	99.0	0.15	0.15	\$344	\$151,507	\$3.48
\$123,856	\$45,224	\$14,080	64.0	165.0	0.24	0.24	\$707	\$186,876	\$4.29
\$220,776	\$32,824	\$25,000	139.0	165.0	0.53	0.53	\$236	\$62,285	\$1.43
\$227,648	\$45,352	\$25,000	139.0	165.0	0.53	0.53	\$326	\$86,057	\$1.98
\$114,488	\$35,912	\$15,400	70.0	80.0	0.13	0.13	\$513	\$278,388	\$6.39
\$113,459	\$7,541	\$11,000	50.0	165.0	0.19	0.19	\$151	\$39,899	\$0.92
\$109,525	\$64,995	\$14,520	66.0	165.0	0.25	0.25	\$985	\$259,980	\$5.97
\$129,986	\$63,284	\$14,520	66.0	165.0	0.25	0.25	\$959	\$253,136	\$5.81
\$182,066	\$68,934	\$25,000	198.0	165.0	0.75	0.75	\$348	\$91,912	\$2.11
\$138,026	\$36,974	\$25,000	198.0	165.0	0.75	0.75	\$187	\$49,299	\$1.13
\$273,869	\$21,131	\$25,000	132.0	132.0	0.40	0.40	\$160	\$52,828	\$1.21
\$169,410	\$22,010	\$14,520	66.0	150.0	0.23	0.23	\$333	\$96,960	\$2.23
\$194,226	\$38,294	\$14,520	66.0	150.0	0.23	0.23	\$580	\$168,696	\$3.87
\$120,646	\$23,874	\$14,520	66.0	165.0	0.25	0.25	\$362	\$95,496	\$2.19
\$135,747	\$59,253	\$25,000	240.0	210.0	1.16	1.16	\$247	\$51,213	\$1.18
\$2,564,591	\$618,459	\$301,800	1,736.0		6.44	6.44			
		Average			Average		Average		
		per FF=>	\$356		per Net Acre=>	96,004.19	per SqFt=>	\$2.20	

Actual Front	ECF Area	Liber/Page	Gravel	Paved	Inspected Date	Class	Rate Group 1
110.00	4006	2023R-6623	0	1	12/19/2023	401	VILLAGE FF
66.00	4006	2023R-6230	0	1	6/28/1989	401	VILLAGE FF
64.00	4006	2025R-00762	0	1	6/28/1989	401	VILLAGE FF
139.00	4006		0	1	1/8/2016	401	VILLAGE FF
139.00	4006	2025R-01742	0	1	1/8/2016	401	VILLAGE FF
70.00	4006		0	1	12/19/2005	401	VILLAGE FF
50.00	4006	2024R-10984	0	1	7/8/1989	401	VILLAGE FF
66.00	4006	2023R-08897	0	1	7/6/1989	401	VILLAGE FF
66.00	4006	2025R-03325	0	1	7/6/1989	401	VILLAGE FF
198.00	4006	2024R-07190	0	1	7/7/1989	401	VILLAGE FF
198.00	4006	2023R-8384	0	1	5/23/1989	401	VILLAGE FF
132.00	4006	2024R-09904	0	1	10/21/2005	401	VILLAGE FF
66.00	4006	2024R-09971	0	1	5/25/1989	401	VILLAGE FF
66.00	4006	2024R-08791	0	1	5/25/1989	401	VILLAGE FF
66.00	4006	2025R-02999	0	1	6/4/1989	401	VILLAGE FF
240.00	4006	2024R-00554	0	1	12/28/2005	401	VILLAGE FF
