



CITY OF
St. Joseph

2024

RESIDENTIAL LAND

ANALYSIS

LAND VALUE TABLE: RESIDENTIAL 1- AVERAGE NEIGHBORHOOD

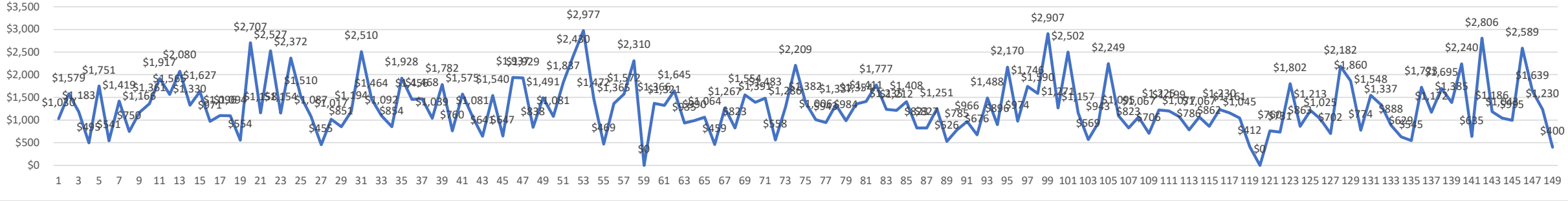
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-0026-0030-00-9	1407 S STATE ST	09/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,200	35.09	\$224,257	\$49,854	\$54,111	48.4	100.0	0.11	0.11	\$1,030	\$461,611	\$10.60	47.00	2-1
76-0026-0059-00-7	1519 S STATE ST	06/04/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,700	33.35	\$225,117	\$68,114	\$48,231	43.1	103.0	0.10	0.10	\$1,579	\$716,989	\$16.46	40.00	2-1
76-0026-0084-00-1	1618 NILES AVE	06/25/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,600	35.03	\$325,984	\$73,125	\$69,109	61.8	136.0	0.19	0.19	\$1,183	\$391,043	\$8.98	60.00	2-1
76-0026-0117-01-5	2608 S STATE ST	09/02/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$92,200	36.89	\$275,048	\$31,210	\$56,358	63.0	256.0	0.31	0.31	\$495	\$101,993	\$2.34	52.00	2-1
76-0026-0130-00-3	807 MICHIGAN AVE	03/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$81,900	32.76	\$227,603	\$61,924	\$39,527	35.4	112.0	0.08	0.08	\$1,751	\$804,208	\$18.46	30.00	2-1
76-0026-0169-00-7	1239 YOUNG PL	07/22/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$120,900	48.55	\$306,668	\$54,022	\$111,690	99.9	115.0	0.31	0.31	\$541	\$172,045	\$3.95	119.00	4-1
76-0027-0127-01-9	2504 LAKE SHORE DR	06/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$75,400	33.51	\$204,902	\$94,836	\$74,738	66.8	133.0	0.21	0.21	\$1,419	\$462,615	\$10.62	67.00	2-1
76-0180-0002-01-0	553 CHAPIN BLVD	09/07/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$202,100	38.50	\$557,208	\$65,649	\$97,857	87.5	114.0	0.26	0.26	\$750	\$250,569	\$5.75	100.00	3-16
76-0750-0005-00-1	2812 EVERGREEN DR	09/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$107,500	33.91	\$312,478	\$109,576	\$105,054	94.0	299.0	0.58	0.58	\$1,166	\$187,952	\$4.31	85.00	3-8
76-0820-0002-01-5	1339 LEWIS AVE	10/08/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$95,400	34.44	\$256,122	\$116,946	\$96,068	85.9	126.0	0.28	0.28	\$1,361	\$425,258	\$9.76	95.00	4-1
76-0840-0006-00-7	517 ARCHER AVE	04/29/22	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$129,500	31.02	\$375,561	\$100,627	\$58,688	52.5	119.0	0.14	0.14	\$1,917	\$734,504	\$16.86	50.00	3-17
76-0840-0019-00-1	542 WINCHESTER AVE	09/10/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$68,200	20.67	\$306,216	\$82,857	\$59,173	52.9	124.0	0.14	0.14	\$1,565	\$583,500	\$13.40	50.00	2-1
76-0850-0011-00-8	548 ARCHER AVE	08/17/21	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$105,900	26.28	\$351,848	\$110,609	\$59,457	53.2	127.0	0.15	0.15	\$2,080	\$757,596	\$17.39	50.00	2-1
76-0850-0012-00-4	550 ARCHER AVE	09/24/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$99,000	31.94	\$298,716	\$70,741	\$59,457	53.2	127.0	0.15	0.15	\$1,330	\$484,527	\$11.12	50.00	2-1
76-0910-0009-00-1	826 LEWIS AVE	08/18/22	\$209,000	OTH	03-ARM'S LENGTH	\$209,000	\$73,800	35.31	\$186,943	\$70,529	\$48,472	43.4	128.0	0.11	0.11	\$1,627	\$629,723	\$14.46	38.00	4-1
76-0910-0012-00-1	840 LEWIS AVE	09/10/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$70,300	40.40	\$180,370	\$42,102	\$48,472	43.4	128.0	0.11	0.11	\$971	\$375,911	\$8.63	38.00	4-1
76-0910-0015-00-1	852 LEWIS AVE	08/04/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,100	38.47	\$190,966	\$47,506	\$48,472	43.4	128.0	0.11	0.11	\$1,096	\$424,161	\$9.74	38.00	4-1
76-0910-0019-00-6	912 LEWIS AVE	06/08/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$74,300	37.91	\$197,037	\$47,435	\$48,472	43.4	128.0	0.11	0.11	\$1,094	\$423,527	\$9.72	38.00	4-1
76-0910-0036-01-6	939 LEWIS AVE	04/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,200	40.67	\$204,873	\$24,475	\$49,348	44.1	127.0	0.11	0.11	\$554	\$214,693	\$4.93	39.00	4-1
76-0910-0036-01-6	939 LEWIS AVE	02/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,200	27.71	\$204,873	\$119,475	\$49,348	44.1	127.0	0.11	0.11	\$2,707	\$1,048,026	\$24.06	39.00	4-1
76-0910-0040-00-5	921 LEWIS AVE	07/14/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$81,600	35.48	\$228,284	\$50,112	\$48,396	43.3	127.0	0.11	0.11	\$1,158	\$451,459	\$10.36	38.00	4-1
76-0910-0053-00-0	841 LEWIS AVE	06/08/22	\$253,103	WD	03-ARM'S LENGTH	\$253,103	\$77,800	30.74	\$192,108	\$109,391	\$48,396	43.3	127.0	0.11	0.11	\$2,527	\$985,505	\$22.62	38.00	4-1
76-0930-0024-00-4	912 WOLCOTT AVE	08/30/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$52,000	37.68	\$136,426	\$50,197	\$48,623	43.5	130.0	0.11	0.11	\$1,154	\$444,221	\$10.20	38.00	4-1
76-0930-0041-00-6	921 WOLCOTT AVE	07/28/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$94,500	28.65	\$238,198	\$173,475	\$81,773	73.1	130.0	0.23	0.23	\$2,372	\$764,207	\$17.54	76.00	4-1
76-0930-0046-00-8	909 WOLCOTT AVE	07/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,400	36.20	\$182,961	\$65,662	\$48,623	43.5	130.0	0.11	0.11	\$1,510	\$581,080	\$13.34	38.00	4-1
76-0930-0062-00-3	813 WOLCOTT AVE	10/16/21	\$210,000	OTH	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$211,483	\$51,863	\$53,346	47.7	130.0	0.13	0.13	\$1,087	\$405,180	\$9.30	43.00	4-1
76-0970-0003-00-6	2308 LANGLEY AVE	03/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,800	41.52	\$286,597	\$25,116	\$61,713	55.2	153.0	0.18	0.18	\$455	\$142,705	\$3.28	50.00	4-1
76-0970-0019-00-0	1100 KINGSLEY AVE	10/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,700	40.85	\$205,445	\$54,920	\$60,365	54.0	137.0	0.16	0.16	\$1,017	\$349,809	\$8.03	50.00	4-1
76-0970-0021-00-4	1106 KINGSLEY AVE	05/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,200	41.22	\$194,439	\$45,926	\$60,365	54.0	137.0	0.16	0.16	\$851	\$292,522	\$6.72	50.00	4-1
76-1130-0001-00-9	1718 S STATE ST	06/10/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$75,100	36.81	\$200,332	\$57,875	\$54,207	48.5	80.0	0.09	0.09	\$1,194	\$629,076	\$14.44	50.00	2-1
76-1130-0013-00-7	511 HOWARD AVE	04/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$200,531	\$107,244	\$47,775	42.7	108.0	0.10	0.10	\$2,510	\$1,105,608	\$25.38	39.00	4-1
76-1130-0024-00-9	532 HOWARD AVE	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,300	32.13	\$210,156	\$62,791	\$47,947	42.9	100.0	0.09	0.09	\$1,464	\$682,511	\$15.67	40.00	2-1
76-1130-0056-00-8	536 LA SALLE AVE	11/29/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$77,600	35.29	\$220,998	\$46,849	\$47,947	42.9	100.0	0.09	0.09	\$1,092	\$509,228	\$11.69	40.00	2-1
76-1130-0069-00-2	527 MADISON AVE	05/19/22	\$192,900	WD	03-ARM'S LENGTH	\$192,900	\$79,700	41.32	\$206,297	\$43,284	\$56,681	50.7	100.0	0.12	0.12	\$854	\$376,383	\$8.64	50.00	2-1
76-1170-0009-00-9	320 WALLACE AVE	10/25/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$71,700	31.04	\$186,050	\$107,026	\$62,076	55.5	136.0	0.16	0.16	\$1,928	\$660,654	\$15.17	52.00	3-4
76-1170-0010-00-7	324 WALLACE AVE	05/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,300	34.09	\$196,237	\$80,839	\$62,076	55.5	136.0	0.16	0.16	\$1,456	\$499,006	\$11.46	52.00	3-4
76-1170-0014-00-2	317 KINGSLEY AVE	03/01/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$70,100	31.17	\$205,874	\$79,739	\$60,713	54.3	141.0	0.16	0.16	\$1,468	\$492,216	\$11.30	50.00	3-4
76-1560-0004-00-5	1223 HILLCREST AVE	05/03/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$76,600	38.32	\$204,146	\$55,942	\$60,188	53.8	135.0	0.16	0.16	\$1,039	\$360,916	\$8.29	50.00	4-1
76-1560-0004-00-5	1223 HILLCREST AVE	07/28/22	\$239,900	OTH	03-ARM'S LENGTH	\$239,900	\$80,400	33.51	\$204,146	\$95,942	\$60,188	53.8	135.0	0.16	0.16	\$1,782	\$618,981	\$14.21	50.00	4-1
76-1650-0008-00-0	531 WINCHESTER AVE	10/14/21	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$63,300	35.07	\$193,807	\$28,198	\$41,505	37.1	100.0	0.08	0.08	\$760	\$371,026	\$8.52	33.00	2-1
76-1700-0004-00-4	706 BOTHAM AVE	09/23/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$84,700	33.61	\$227,889	\$83,092	\$58,981	52.8	122.0	0.14	0.14	\$1,575	\$593,514	\$13.63	50.00	3-8
76-1700-0031-00-1	714 COLUMBIA AVE	02/11/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$69,500	31.17	\$225,001	\$57,917	\$59,918	53.6	132.0	0.15	0.15	\$1,081	\$381,033	\$8.75	50.00	3-8
76-2250-0017-00-9	1017 MICHIGAN AVE	03/31/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$61,900	40.72	\$177,308	\$33,960	\$59,268	53.0	125.0	0.14	0.14	\$641	\$237,483	\$5.45	50.00	2-1
76-2250-0022-00-2	1018 MICHIGAN AVE	09/28/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$73,600	27.26	\$251,086	\$69,049	\$50,135	44.8	125.0	0.12	0.12	\$1,540	\$600,426	\$13.78	40.00	2-1
76-2250-0025-00-1	1012 MICHIGAN AVE	06/06/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,100	41.14	\$243,577	\$33,800	\$58,377	52.2	125.0	0.14	0.14	\$647	\$239,716	\$5.50	49.00	2-1
76-2250-0028-00-1	934 MICHIGAN AVE	05/23/22	\$283,600	WD	03-ARM'S LENGTH	\$283,600	\$89,400	31.52	\$240,171	\$102,697	\$59,268	53.0	125.0	0.14	0.14	\$1,937	\$718,161	\$16.49	50.00	2-1
76-2320-0001-00-0	602 HOWARD AVE	07/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$69,500	28.96	\$201,656	\$91,209	\$52,865	47.3	89.0	0.10	0.10	\$1,929	\$950,094	\$21.81	47.00	2-1
76-2320-0009-00-1	1905 S STATE ST	01/12/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$70,900	37.34	\$201,794	\$35,544	\$47,438	42.4	127.0	0.11	0.11	\$838	\$329,111	\$7.56	37.00	2-1
76-2320-0011-00-5	1909 S STATE ST	06/10/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,700	34.21	\$179,190	\$63,248	\$47,438	42.4	127.0	0.11	0.11	\$1,491	\$585,630	\$13.44	37.00	2-1
76-2320-0013-00-8	1913 S STATE ST	11/03/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,300	33.95	\$211,589	\$45,849	\$47,438	42.4	127.0	0.11	0.11	\$1,081	\$424,528	\$9.75	37.00	2-1
76-2320-0031-00-6	617 CLIFF ST	07/14/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,500	31.75	\$249,285	\$91,264	\$55,549	49.7	146.0	0.15	0.15	\$1,837	\$620,844	\$14.25	44.00	2-1
76-2320-0042-00-8	2010 FORRES AVE	09/21/22	\$425,000																	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-2800-0045-00-4	2505 THAYER DR	11/28/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$65,000	36.31	\$166,408	\$69,273	\$56,681	50.7	100.0	0.12	0.12	\$1,366	\$602,374	\$13.83	50.00	4-1
76-2800-0059-00-5	2522 MORTON AVE	06/25/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$75,700	35.05	\$203,164	\$83,430	\$70,594	63.1	100.0	0.15	0.15	\$1,321	\$541,753	\$12.44	67.00	4-1
76-2800-0060-00-3	2524 MORTON AVE	12/20/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$72,800	33.39	\$190,865	\$84,665	\$57,530	51.5	100.0	0.12	0.12	\$1,645	\$723,632	\$16.61	51.00	4-1
76-3030-0013-00-1	210 VAIL CT	08/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,900	40.42	\$227,412	\$63,249	\$75,661	67.7	120.0	0.19	0.19	\$935	\$327,715	\$7.52	70.00	2-1
76-3030-0017-00-7	222 VAIL CT	04/29/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$26,100	38.96	\$60,529	\$67,000	\$60,529	67.7	120.0	0.19	0.19	\$990	\$347,150	\$7.97	70.00	2-1
76-3030-0017-00-7	222 VAIL CT	08/10/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$26,600	36.94	\$60,529	\$72,000	\$60,529	67.7	120.0	0.19	0.19	\$1,064	\$373,057	\$8.56	70.00	2-1
76-3050-0041-00-0	2210 MORTON AVE	10/24/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,000	46.98	\$377,762	\$43,789	\$106,551	95.3	100.0	0.27	0.27	\$459	\$164,620	\$3.78	116.00	4-1
76-3060-0070-00-7	901 KINGSLEY AVE	02/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,400	38.20	\$192,223	\$66,150	\$58,373	52.2	100.0	0.12	0.12	\$1,267	\$555,882	\$12.76	52.00	4-1
76-3100-0036-00-6	2620 WILLA DR	08/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,300	39.06	\$195,783	\$44,044	\$59,827	53.5	131.0	0.15	0.15	\$823	\$293,627	\$6.74	50.00	4-1
76-3100-0043-00-2	2600 WILLA DR	08/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,300	35.72	\$226,671	\$83,156	\$59,827	53.5	131.0	0.15	0.15	\$1,554	\$554,373	\$12.73	50.00	4-1
76-3100-0046-00-1	2605 WILLA DR	06/18/21	\$196,400	WD	03-ARM'S LENGTH	\$196,400	\$67,000	34.11	\$182,573	\$70,508	\$56,681	50.7	100.0	0.12	0.12	\$1,391	\$613,113	\$14.08	50.00	4-1
76-3100-0052-00-1	2621 WILLA DR	07/14/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,000	31.63	\$196,514	\$75,167	\$56,681	50.7	100.0	0.12	0.12	\$1,483	\$653,626	\$15.01	50.00	4-1
76-3100-0054-00-4	2627 WILLA DR	04/05/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$95,200	44.91	\$249,513	\$37,421	\$74,934	67.0	84.0	0.15	0.15	\$558	\$254,565	\$5.84	76.00	4-1
76-3100-0060-00-4	2614 THAYER DR	09/02/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$73,700	37.41	\$188,475	\$65,206	\$56,681	50.7	100.0	0.12	0.12	\$1,286	\$567,009	\$13.02	50.00	4-1
76-3100-0061-00-1	2612 THAYER DR	05/13/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$204,692	\$111,989	\$56,681	50.7	100.0	0.12	0.12	\$2,209	\$973,817	\$22.36	50.00	4-1
76-3110-0035-00-7	2707 WILLA DR	09/16/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$92,200	36.30	\$238,633	\$80,354	\$64,987	58.1	100.0	0.14	0.14	\$1,382	\$582,275	\$13.37	60.00	4-1
76-3110-0042-00-3	2723 WILLA DR	02/01/22	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$77,100	36.71	\$216,515	\$58,472	\$64,987	58.1	100.0	0.14	0.14	\$1,006	\$423,710	\$9.73	60.00	4-1
76-3110-0046-00-9	2716 THAYER DR	06/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,800	41.22	\$243,783	\$74,301	\$88,084	78.8	100.0	0.21	0.21	\$943	\$358,942	\$8.24	90.00	4-1
76-3110-0046-00-9	2716 THAYER DR	02/21/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$94,800	36.32	\$243,783	\$105,301	\$88,084	78.8	100.0	0.21	0.21	\$1,337	\$508,700	\$11.68	90.00	4-1
76-3110-0049-00-8	2710 THAYER DR	11/10/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,600	39.35	\$222,779	\$57,208	\$64,987	58.1	100.0	0.14	0.14	\$984	\$414,551	\$9.52	60.00	4-1
76-3110-0057-00-1	2713 THAYER DR	02/15/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,600	36.35	\$216,102	\$79,770	\$65,872	58.9	107.0	0.15	0.15	\$1,354	\$542,653	\$12.46	60.00	4-1
76-3110-0062-00-4	2725 THAYER DR	07/13/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,500	36.22	\$207,724	\$83,148	\$65,872	58.9	107.0	0.15	0.15	\$1,411	\$565,633	\$12.99	60.00	4-1
76-4300-0009-00-7	2205 PIONEER RD	12/16/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,300	30.89	\$270,069	\$121,212	\$76,281	68.2	125.0	0.20	0.20	\$1,777	\$603,045	\$13.84	70.00	3-4
76-4300-0019-00-2	2209 LAKE SHORE DR	09/13/21	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$106,100	33.52	\$307,715	\$92,416	\$83,631	74.8	120.0	0.22	0.22	\$1,235	\$420,073	\$9.64	80.00	3-4
76-4300-0025-00-2	2218 PIONEER RD	05/11/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,100	36.12	\$248,632	\$82,029	\$75,661	67.7	120.0	0.19	0.19	\$1,212	\$425,021	\$9.76	70.00	3-4
76-4300-0029-00-8	2219 LAKE SHORE DR	08/22/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$100,100	24.72	\$380,697	\$118,138	\$93,835	83.9	170.0	0.33	0.33	\$1,408	\$355,837	\$8.17	85.00	3-4
76-4460-0001-00-6	2609 LAKEVIEW AVE	02/08/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$118,700	32.97	\$381,903	\$61,105	\$83,008	74.2	340.0	0.47	0.47	\$823	\$130,566	\$3.00	60.00	3-8
76-4460-0003-00-9	2615 LAKEVIEW AVE	12/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$309,678	\$84,452	\$114,130	102.1	246.0	0.57	0.57	\$827	\$149,473	\$3.43	100.00	3-8
76-4460-0020-00-1	521 BOTHAM AVE	04/09/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$59,700	34.71	\$164,817	\$67,536	\$60,353	54.0	110.0	0.13	0.13	\$1,251	\$504,000	\$11.57	53.00	3-8
76-4490-0016-00-5	1323 MARION AVE	05/03/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$59,800	49.83	\$149,429	\$26,186	\$55,615	49.7	135.0	0.14	0.14	\$526	\$188,388	\$4.32	45.00	4-1
76-4490-0024-00-8	1307 MARION AVE	10/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,800	33.92	\$266,569	\$39,046	\$55,615	49.7	135.0	0.14	0.14	\$785	\$280,906	\$6.45	45.00	4-1
76-4510-0001-00-6	1507 LANGLEY AVE	01/24/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$80,700	40.15	\$210,576	\$61,018	\$70,594	63.1	100.0	0.15	0.15	\$966	\$396,221	\$9.10	67.00	4-1
76-4510-0012-00-8	1409 MARGARET PL	10/29/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$73,000	45.06	\$188,235	\$40,168	\$66,403	59.4	135.0	0.18	0.18	\$676	\$226,938	\$5.21	57.00	4-1
76-4510-0016-00-3	1415 MARGARET PL	09/11/22	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$80,600	35.90	\$202,247	\$89,528	\$67,275	60.2	135.0	0.18	0.18	\$1,488	\$497,378	\$11.42	58.00	4-1
76-4510-0028-00-1	1614 BERNICE AVE	06/09/21	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$69,800	40.70	\$185,516	\$56,578	\$70,594	63.1	100.0	0.15	0.15	\$896	\$367,390	\$8.43	67.00	4-1
76-4510-0037-00-1	1511 BERNICE AVE	02/17/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$89,400	27.51	\$259,075	\$135,977	\$70,052	62.7	155.0	0.21	0.21	\$2,170	\$647,510	\$14.86	59.00	4-1
76-4540-0019-00-4	2409 LANGLEY AVE	06/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,300	42.94	\$364,643	\$99,411	\$114,054	102.0	150.0	0.39	0.39	\$974	\$252,954	\$5.81	114.00	4-1
76-4660-0029-01-9	504 KINGSLEY AVE	09/20/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,200	30.30	\$338,556	\$166,267	\$104,823	95.3	200.0	0.21	0.11	\$1,746	\$784,278	\$18.00	92.00	2-1
76-4660-0041-02-7	519 WHITTLESEY AVE	05/19/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$77,100	31.73	\$206,415	\$123,196	\$86,611	77.5	100.0	0.20	0.20	\$1,590	\$609,881	\$14.00	88.00	2-1
76-4670-0059-00-4	2507 LAKEVIEW AVE	07/18/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$87,000	25.66	\$241,171	\$158,967	\$61,138	54.7	146.0	0.17	0.17	\$2,907	\$946,232	\$21.72	50.00	3-8
76-4670-0062-01-3	511 GRANADA AVE	02/14/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$99,300	35.21	\$272,438	\$79,365	\$69,803	62.4	100.0	0.15	0.15	\$1,271	\$522,138	\$11.99	66.00	3-8
76-4670-0071-00-4	524 GRANADA AVE	07/07/22	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$104,700	26.04	\$306,911	\$171,915	\$76,826	68.7	100.0	0.17	0.17	\$2,502	\$999,506	\$22.95	75.00	3-8
76-4670-0076-00-6	514 GRANADA AVE	07/01/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,200	37.03	\$192,636	\$70,317	\$67,953	60.8	125.0	0.17	0.17	\$1,157	\$408,820	\$9.39	60.00	3-8
76-4830-0023-00-3	2019 SUNSET DR	05/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,400	37.40	\$237,547	\$39,425	\$61,972	69.3	135.0	0.22	0.22	\$569	\$181,682	\$4.17	70.00	4-1
76-4830-0036-00-8	1208 MOHAWK LN	08/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,600	36.71	\$235,851	\$58,660	\$69,511	62.2	140.0	0.19	0.19	\$943	\$303,938	\$6.98	60.00	4-1
76-4830-0050-00-1	1205 MOHAWK LN	04/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,200	29.68	\$188,680	\$121,949	\$60,629	54.2	130.0	0.15	0.15	\$2,249	\$802,296	\$18.42	51.00	4-1
76-4880-0001-00-6	1905 LANGLEY AVE	12/30/22	\$353,500	WD	03-ARM'S LENGTH	\$353,500	\$138,400	39.15	\$355,361	\$89,494	\$91,355	81.7	120.0	0.25	0.25	\$1,095	\$360,863	\$8.28	90.00	4-1
76-4980-0004-00-1	1106 FLANDERS PL	05/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,200	42.34	\$374,887	\$69,328	\$94,215	84.3	140.0	0.29	0.29	\$823	\$239,889	\$5.51	90.00	4-1
76-4980-0005-00-8	1108 FLANDERS PL	03/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$160,400	36.04	\$449,310	\$89,905	\$94,215	84.3	140.0	0.29	0.29	\$1,067	\$311,090	\$7.14	90.00	4-1
76-4980-0010-00-1	1105 FLANDERS PL	03/23/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,100	44.76	\$417,259	\$63,922	\$101,181	90.5	200.0	0.41	0.41	\$706	\$154,775	\$3.55	90.00	4-1
76-5080-0004-00-0	2808 SUNNYDALE DR	05/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,200	37.31	\$281,624	\$95,824	\$87,448	78.2	150.0	0.28	0.28	\$1,225	\$348,451	\$8.00	80.00	3-8
76-5080-0008-00-5	2801 SUNNYDALE DR	08/30/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$96,600	31.99	\$295,888	\$89,988	\$83,876	75								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-6840-0004-00-7	1403 LEWIS AVE	08/15/22	\$225,000	OTH	03-ARM'S LENGTH	\$225,000	\$98,200	43.64	\$248,404	\$49,584	\$72,988	65.3	125.0	0.19	0.19	\$760	\$262,349	\$6.02	66.00	4-1
76-6840-0009-00-9	1408 LEWIS AVE	07/30/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$101,700	44.70	\$259,656	\$60,673	\$92,829	83.0	130.0	0.27	0.27	\$731	\$225,550	\$5.18	90.00	4-1
76-6900-0015-00-6	1424 MICHIGAN AVE	08/20/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$74,000	30.08	\$208,060	\$99,924	\$61,984	55.4	135.0	0.16	0.16	\$1,802	\$620,646	\$14.25	52.00	4-1
76-6950-0013-00-0	2103 LANGLEY AVE	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,500	37.38	\$223,301	\$44,987	\$58,288	52.1	115.0	0.13	0.13	\$863	\$340,811	\$7.82	50.00	4-1
76-6950-0015-00-2	2115 LANGLEY AVE	07/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,400	38.50	\$233,262	\$85,742	\$79,004	70.7	115.0	0.20	0.20	\$1,213	\$433,040	\$9.94	75.00	4-1
76-6950-0025-00-8	2211 LANGLEY AVE	07/15/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$121,700	38.04	\$328,130	\$90,533	\$98,763	88.3	115.0	0.27	0.27	\$1,025	\$339,075	\$7.78	101.00	4-1
76-6950-0027-00-1	2215 LANGLEY AVE	04/06/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$106,500	38.45	\$298,691	\$36,597	\$58,288	52.1	115.0	0.13	0.13	\$702	\$277,250	\$6.36	50.00	4-1
76-7170-0002-00-7	2607 S STATE ST	02/13/23	\$348,500	WD	03-ARM'S LENGTH	\$348,500	\$100,100	28.72	\$283,693	\$132,877	\$68,070	60.9	105.0	0.15	0.15	\$2,182	\$874,191	\$20.07	63.00	3-8
76-7170-0029-00-2	2621 S STATE ST	10/01/21	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$77,300	30.25	\$210,343	\$113,227	\$68,070	60.9	105.0	0.15	0.15	\$1,860	\$744,914	\$17.10	63.00	3-8
76-7170-0034-00-6	710 PETRIE AVE	04/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94	\$172,712	\$39,861	\$57,573	51.5	126.0	0.14	0.14	\$774	\$286,770	\$6.58	48.00	3-8
76-7170-0045-00-8	719 BOTHAM AVE	02/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,300	31.15	\$177,865	\$79,708	\$57,573	51.5	126.0	0.14	0.14	\$1,548	\$573,439	\$13.16	48.00	3-8
76-7170-0050-00-1	707 BOTHAM AVE	06/11/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,700	34.97	\$173,703	\$68,870	\$57,573	51.5	126.0	0.14	0.14	\$1,337	\$495,468	\$11.37	48.00	3-8
76-7230-0012-00-0	2817 WILLA DR	09/24/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$86,300	31.27	\$290,682	\$56,701	\$71,383	63.8	100.0	0.16	0.16	\$888	\$363,468	\$8.34	68.00	4-1
76-7230-0027-00-7	2818 THAYER DR	08/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,900	42.87	\$313,546	\$49,538	\$88,084	78.8	100.0	0.21	0.21	\$629	\$239,314	\$5.49	90.00	4-1
76-7280-0001-00-4	612 WINCHESTER AVE	01/05/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,200	41.68	\$216,198	\$24,883	\$51,081	45.7	96.0	0.10	0.10	\$545	\$256,526	\$5.89	44.00	2-1
76-7280-0023-00-8	1613 S STATE ST	06/24/22	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$137,900	31.41	\$409,274	\$84,665	\$54,939	49.1	127.0	0.13	0.13	\$1,723	\$646,298	\$14.84	45.00	2-1
76-7280-0027-00-3	1700 NILES AVE	08/10/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$130,100	34.69	\$371,380	\$78,733	\$75,113	67.2	129.0	0.20	0.20	\$1,172	\$391,706	\$8.99	68.00	2-1
76-7300-0004-00-1	519 COLUMBIA AVE	04/28/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$114,300	31.84	\$310,275	\$143,108	\$94,383	84.4	120.0	0.26	0.26	\$1,695	\$552,541	\$12.68	94.00	3-8
76-7300-0008-00-7	2717 SUNNYDALE DR	11/09/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$87,600	34.22	\$237,093	\$98,048	\$79,141	70.8	116.0	0.20	0.20	\$1,385	\$490,240	\$11.25	75.00	3-8
76-7330-0004-00-3	2212 LAKEVIEW AVE	06/04/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$113,200	28.30	\$324,334	\$151,066	\$75,400	67.4	139.0	0.21	0.21	\$2,240	\$705,916	\$16.21	67.00	2-1
76-8250-0019-00-4	2804 VERONICA DR	08/27/21	\$817,000	WD	03-ARM'S LENGTH	\$817,000	\$248,800	30.45	\$891,858	\$98,506	\$173,364	155.1	215.0	0.89	0.89	\$635	\$110,309	\$2.53	181.00	3-8
76-8550-0005-00-2	404 ARCHER AVE	12/20/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$94,500	23.92	\$296,869	\$163,118	\$64,987	58.1	100.0	0.14	0.14	\$2,806	\$1,182,014	\$27.14	60.00	2-1
76-8550-0032-00-0	419 LA SALLE AVE	09/02/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$86,900	35.61	\$240,076	\$68,911	\$64,987	58.1	100.0	0.14	0.14	\$1,186	\$499,355	\$11.46	60.00	2-1
76-8600-0032-00-0	910 KINGSLEY AVE	07/15/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$89,000	38.03	\$238,090	\$57,178	\$61,268	54.8	137.0	0.16	0.16	\$1,043	\$357,363	\$8.20	51.00	4-1
76-8600-0035-00-9	918 KINGSLEY AVE	12/22/22	\$192,000	OTH	03-ARM'S LENGTH	\$192,000	\$76,700	39.95	\$198,618	\$53,747	\$60,365	54.0	137.0	0.16	0.16	\$995	\$342,338	\$7.86	50.00	4-1
76-8650-0007-00-1	1323 WOLCOTT AVE	06/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$66,600	27.18	\$165,785	\$139,403	\$60,188	53.8	135.0	0.16	0.16	\$2,589	\$899,374	\$20.65	50.00	4-1
76-8650-0009-00-4	1315 WOLCOTT AVE	11/05/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$73,000	33.33	\$190,966	\$88,222	\$60,188	53.8	135.0	0.16	0.16	\$1,639	\$569,174	\$13.07	50.00	4-1
76-8650-0023-00-7	1214 WOLCOTT AVE	12/15/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$62,900	37.22	\$162,973	\$66,215	\$60,188	53.8	135.0	0.16	0.16	\$1,230	\$427,194	\$9.81	50.00	4-1
76-8650-0035-00-5	1336 WOLCOTT AVE	07/07/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,600	47.41	\$208,651	\$21,537	\$60,188	53.8	135.0	0.16	0.16	\$400	\$138,948	\$3.19	50.00	4-1
Totals:			\$38,487,103			\$38,487,103	\$13,460,900		\$37,130,218	\$11,419,739	\$10,062,854	9,077.9		26.92	26.82					
							Sale. Ratio =>	34.98			Average			Average			Average			
							Std. Dev. =>	5.20			per FF=>	\$1,258		per Net Acre=>	424,162.95		per SqFt=>	\$9.74		

2024 LAND VALUE TABLE: RESIDENTIAL-AVERAGE NEIGHBORHOOD - \$1,258 PER FF

HISTORICAL		
2021	LAND VALUE	963 FF
2022	LAND VALUE	984 FF
2023	LAND VALUE	1,083 FF
2024	LAND VALUE	1,258 FF



RES. 1 -AVERAGE NEIGHBORHOOD

FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land value from the total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that front foot rates have been increasing over the last four years. After eliminating sales that were outliers and /or not good sales to use in the analysis, the improved sales indicated an increase in the front foot rate was necessary. The assessor has chosen to use a front foot rate of \$1,258 per front foot.

SALES NOT USED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-0026-0044-00-0	1420 NILES AVE	04/07/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$98,300	53.14	\$292,008	(\$40,601)	\$66,407	52.8	132.0	0.15	0.15	(\$769)	(\$274,331)	(\$6.30)	49.00	2-1
76-0026-0062-01-6	1516 S STATE ST	04/29/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$69,200	63.49	\$188,528	(\$29,864)	\$49,664	39.5	136.0	0.10	0.10	(\$756)	(\$289,942)	(\$6.66)	33.00	2-1
76-0026-0107-02-8	505 KINGSLEY AVE	07/16/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$212,400	44.26	\$640,631	(\$70,189)	\$90,542	72.0	182.0	0.28	0.28	(\$975)	(\$247,144)	(\$5.67)	68.00	2-1
76-0026-0117-00-7	2606 S STATE ST	04/21/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,800	48.21	\$644,588	(\$429,974)	\$119,614	95.1	256.0	0.53	0.53	(\$4,522)	(\$812,805)	(\$18.66)	90.00	2-1
76-0026-0126-00-6	1129 NILES AVE	04/28/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,700	45.39	\$242,797	(\$7,918)	\$54,879	43.6	132.0	0.12	0.12	(\$182)	(\$68,852)	(\$1.58)	38.00	2-1
76-0026-0169-10-4	1230 YOUNG PL	02/09/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$100,300	54.22	\$268,397	\$6,110	\$89,507	71.2	119.0	0.21	0.21	\$86	\$29,805	\$0.68	75.00	4-1
76-0034-0089-04-0	3205 LAKE SHORE DR	04/12/21	\$510,000	OTH	03-ARM'S LENGTH	\$510,000	\$224,500	44.02	\$665,100	(\$5,329)	\$149,771	198.4	343.0	3.79	1.75	(\$27)	(\$1,406)	(\$0.03)	222.00	2-1
76-0180-0006-00-1	558 CHAPIN BLVD	09/17/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,100	41.83	\$490,261	(\$364,788)	\$65,473	52.0	114.0	0.13	0.13	(\$7,009)	(\$2,784,641)	(\$63.93)	50.00	3-16
76-0200-0004-00-7	108 ORLEANS CIR	01/06/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$184,200	44.71	\$517,583	(\$23,655)	\$81,928	86.8	85.0	0.21	0.21	(\$272)	(\$113,182)	(\$2.60)	107.00	3-16
76-0200-0011-00-3	100 ORLEANS CIR	03/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,500	39.13	\$492,000	(\$11,480)	\$80,520	85.3	54.0	0.15	0.15	(\$135)	(\$78,630)	(\$1.81)	118.00	3-16
76-0440-0005-00-5	1623 LAKE SHORE DR	07/22/21	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$81,700	46.29	\$234,427	\$5,852	\$63,779	50.7	100.0	0.12	0.12	\$115	\$50,887	\$1.17	50.00	2-1
76-0840-0005-00-1	1619 LAKEVIEW AVE	06/15/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,600	43.82	\$432,062	(\$41,067)	\$60,995	48.5	80.0	0.09	0.09	(\$847)	(\$446,380)	(\$10.25)	50.00	3-4
76-0850-0008-00-7	542 ARCHER AVE	12/14/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$90,200	22.84	\$298,210	\$163,692	\$66,902	53.2	127.0	0.15	0.15	\$3,078	\$1,121,178	\$25.74	50.00	2-1
76-0910-0043-00-4	909 LEWIS AVE	11/25/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$67,700	25.07	\$183,555	\$140,902	\$54,457	43.3	127.0	0.11	0.11	\$3,255	\$1,269,387	\$29.14	38.00	4-1
76-0930-0006-00-6	1621 NILES AVE	09/24/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$77,500	49.36	\$218,181	(\$1,434)	\$59,747	47.5	127.0	0.13	0.13	(\$30)	(\$11,472)	(\$0.26)	43.00	4-1
76-0930-0014-00-9	828 WOLCOTT AVE	02/24/23	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$51,000	18.35	\$136,636	\$196,075	\$54,711	43.5	130.0	0.11	0.11	\$4,508	\$1,735,177	\$39.83	38.00	4-1
76-0930-0051-00-1	841 WOLCOTT AVE	11/03/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$85,300	49.45	\$226,407	\$804	\$54,711	43.5	130.0	0.11	0.11	\$18	\$7,115	\$0.16	38.00	4-1
76-1130-0004-00-8	541 HOWARD AVE	01/06/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$98,800	28.64	\$271,414	\$127,537	\$53,951	42.9	100.0	0.09	0.09	\$2,974	\$1,386,272	\$31.82	40.00	2-1
76-1130-0006-00-1	533 HOWARD AVE	08/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,100	45.40	\$200,144	\$3,807	\$53,951	42.9	100.0	0.09	0.09	\$89	\$41,380	\$0.95	40.00	2-1
76-1130-0019-00-5	514 HOWARD AVE	05/23/22	\$366,750	WD	03-ARM'S LENGTH	\$366,750	\$94,000	25.63	\$280,081	\$139,605	\$52,936	42.1	100.0	0.09	0.09	\$3,318	\$1,551,167	\$35.61	39.00	2-1
76-1650-0003-00-8	517 WINCHESTER AVE	11/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,900	50.64	\$203,412	(\$16,710)	\$46,702	37.1	100.0	0.08	0.08	(\$450)	(\$219,868)	(\$5.05)	33.00	2-1
76-2250-0032-00-8	912 MICHIGAN AVE	04/15/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,400	41.13	\$297,989	(\$6,866)	\$61,623	49.0	125.0	0.13	0.13	(\$140)	(\$53,225)	(\$1.22)	45.00	2-1
76-2320-0007-00-8	1901 S STATE ST	09/14/22	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$73,100	48.25	\$205,801	\$3,349	\$57,650	45.8	127.0	0.12	0.12	\$73	\$27,908	\$0.64	41.00	2-1
76-2320-0026-00-2	2111 S STATE ST	10/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,200	41.87	\$292,630	\$875	\$68,505	54.5	100.0	0.13	0.13	\$16	\$6,944	\$0.16	55.00	2-1
76-3030-0002-01-8	221 VAIL CT	08/30/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$155,400	56.51	\$434,049	(\$12,050)	\$146,999	116.9	120.0	0.40	0.40	(\$103)	(\$30,201)	(\$0.69)	145.00	2-1
76-3030-0018-00-3	224 VAIL CT	10/13/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$163,600	60.59	\$492,884	(\$109,972)	\$112,912	89.8	120.0	0.28	0.28	(\$1,225)	(\$391,359)	(\$8.98)	102.00	2-1
76-3060-0047-00-5	2300 THAYER DR	11/19/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$104,100	54.79	\$274,873	\$10,002	\$94,875	75.4	125.0	0.23	0.23	\$133	\$43,487	\$1.00	80.00	4-1
76-3110-0046-00-9	2716 THAYER DR	06/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,800	41.22	\$255,709	\$73,405	\$99,114	78.8	100.0	0.21	0.21	\$932	\$354,614	\$8.14	90.00	4-1
76-3110-0052-00-9	2700 THAYER DR	05/26/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$109,500	59.22	\$278,680	(\$506)	\$93,274	74.1	100.0	0.19	0.19	(\$7)	(\$2,649)	(\$0.06)	83.00	4-1
76-3110-0057-00-1	2713 THAYER DR	08/12/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,600	50.67	\$225,249	\$13,872	\$74,121	58.9	107.0	0.15	0.15	\$235	\$94,367	\$2.17	60.00	4-1
76-3670-0003-00-3	2214 S STATE ST	04/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,200	41.36	\$262,732	(\$17,712)	\$10,020	265.5	447.0	3.13	3.13	(\$67)	(\$5,659)	(\$0.13)	305.00	4-1
76-3670-0007-00-0	2214 S STATE ST	04/08/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$114,600	36.38	\$309,999	\$18,361	\$13,360	265.5	447.0	3.13	3.13	\$69	\$5,866	\$0.13	305.00	4-1
76-3670-0011-00-0	2214 S STATE ST	06/24/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$117,900	39.97	\$301,793	\$6,567	\$13,360	265.5	447.0	3.13	3.13	\$25	\$2,098	\$0.05	305.00	4-1
76-3670-0017-00-0	2214 S STATE ST	08/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,900	46.08	\$428,661	(\$48,621)	\$20,040	265.5	447.0	3.13	3.13	(\$183)	(\$15,534)	(\$0.36)	305.00	4-1
76-3670-0018-00-0	2214 S STATE ST	10/14/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,000	44.44	\$429,560	(\$52,860)	\$16,700	265.5	447.0	3.13	3.13	(\$199)	(\$16,888)	(\$0.39)	305.00	4-1
76-3670-0019-00-0	2214 S STATE ST	04/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,600	42.16	\$329,406	(\$11,046)	\$13,360	265.5	447.0	3.13	3.13	(\$42)	(\$3,529)	(\$0.08)	305.00	4-1
76-3670-0021-00-0	2214 S STATE ST	08/25/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,200	48.14	\$371,138	(\$69,438)	\$16,700	265.5	447.0	3.13	3.13	(\$262)	(\$22,185)	(\$0.51)	305.00	4-1
76-4550-0007-00-3	2508 RIVERWOOD TEI	05/17/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,900	46.75	\$351,696	\$5,407	\$92,103	73.2	160.0	0.26	0.26	\$74	\$20,481	\$0.47	72.00	4-1
76-4660-0032-00-1	2405 LAKEVIEW AVE	09/03/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,100	41.13	\$238,482	\$15,197	\$63,779	50.7	100.0	0.12	0.12	\$300	\$132,148	\$3.03	50.00	2-1
76-5080-0004-00-0	2808 SUNNYDALE DR	05/05/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$104,500	50.98	\$294,481	\$8,917	\$98,398	78.2	150.0	0.28	0.28	\$114	\$32,425	\$0.74	80.00	3-8
76-5990-0017-00-9	835 WISCONSIN AVE	07/11/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$127,600	44.31	\$358,787	(\$3,885)	\$66,902	53.2	127.0	0.15	0.15	(\$73)	(\$26,610)	(\$0.61)	50.00	2-1
76-5990-0025-00-1	905 WISCONSIN AVE	09/03/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$92,400	53.57	\$274,113	(\$34,711)	\$66,902	53.2	127.0	0.15	0.15	(\$653)	(\$237,747)	(\$5.46)	50.00	2-1
76-5990-0033-00-4	923 WISCONSIN AVE	09/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$102,600	46.64	\$318,594	(\$31,692)	\$66,902	53.2	127.0	0.15	0.15	(\$596)	(\$217,068)	(\$4.98)	50.00	2-1
76-7330-0013-00-2	2207 WILSON CT	12/30/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$145,900	63.43	\$423,608	(\$90,813)	\$102,795	81.7	120.0	0.25	0.25	(\$1,111)	(\$366,181)	(\$8.41)	90.00	3-4
76-7330-0024-00-4	2222 WILSON CT	05/03/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,000	47.16	\$379,610	\$3,085	\$102,795	81.7	120.0	0.25	0.25	\$38	\$12,440	\$0.29	90.00	3-4

LAND VALUE TABLE: RESIDENTIAL 2. - HIGH NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area					
76-0026-0037-00-3	1406 FORRES AVE	12/17/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$121,900	33.86	\$338,229	\$86,509	\$64,738	45.3	132.0	0.12	0.12	\$1,908	\$714,950	\$16.41	40.00	2-1					
76-0026-0052-00-2	1520 FORRES AVE	04/01/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,200	35.68	\$252,561	\$68,156	\$70,717	49.5	132.0	0.14	0.14	\$1,376	\$501,147	\$11.50	45.00	2-1					
76-0340-0157-00-3	810 STATE ST	06/18/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$120,300	31.83	\$331,537	\$111,201	\$64,738	45.3	132.0	0.12	0.12	\$2,453	\$919,017	\$21.10	40.00	2-1					
76-0340-0184-01-9	717 STATE ST	04/28/22	\$400,000	OTH	03-ARM'S LENGTH	\$400,000	\$138,900	34.73	\$335,895	\$129,037	\$64,932	45.5	112.6	0.11	0.11	\$2,838	\$1,183,826	\$27.18	42.00	1-7					
76-1130-0018-00-9	1803 LAKEVIEW AVE	07/22/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$90,500	40.58	\$247,977	\$44,261	\$69,238	48.5	80.0	0.09	0.09	\$913	\$481,098	\$11.04	50.00	2-1					
76-1350-0001-00-6	1100 STATE ST	02/14/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$147,500	37.34	\$402,336	\$86,912	\$94,248	66.0	132.0	0.20	0.20	\$1,317	\$434,560	\$9.98	66.00	2-1					
76-1900-0124-00-2	484 UPTON DR	11/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,000	35.33	\$274,366	\$101,336	\$75,702	53.0	125.0	0.14	0.14	\$1,912	\$708,643	\$16.27	50.00	1-7					
76-1915-0008-00-1	467 DUNE RIDGE S	10/24/22	\$616,000	WD	03-ARM'S LENGTH	\$616,000	\$247,500	40.18	\$699,697	\$50,395	\$134,092	93.9	162.0	0.37	0.37	\$537	\$135,470	\$3.11	100.00	3-17					
76-1915-0010-00-5	447 DUNE RIDGE S	03/04/22	\$599,000	OTH	03-ARM'S LENGTH	\$599,000	\$204,600	34.16	\$566,367	\$172,541	\$139,908	98.0	145.0	0.36	0.36	\$1,761	\$475,320	\$10.91	109.00	3-17					
76-1915-0013-00-4	454 DUNE RIDGE S	05/13/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$245,100	39.22	\$646,460	\$116,578	\$138,038	96.7	131.0	0.33	0.33	\$1,206	\$352,199	\$8.09	110.00	3-17					
76-1915-0015-00-7	474 DUNE RIDGE S	04/25/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$260,600	38.61	\$704,320	\$108,506	\$137,826	96.5	130.0	0.33	0.33	\$1,124	\$330,811	\$7.59	110.00	3-17					
76-1915-0024-02-2	519 DUNE RIDGE N	03/18/22	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$165,600	36.24	\$457,448	\$113,315	\$113,763	79.7	115.0	0.23	0.23	\$1,422	\$488,427	\$11.21	88.00	3-17					
76-1915-0037-00-1	571 UPTON DR	08/04/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$192,400	40.08	\$524,699	\$49,444	\$94,143	65.9	139.0	0.21	0.21	\$750	\$238,860	\$5.48	65.00	3-17					
76-1915-0042-00-4	583 SUMMER RIDGE PKWY	08/18/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$276,200	35.41	\$838,814	\$36,066	\$94,880	66.4	129.0	0.20	0.20	\$543	\$182,152	\$4.18	67.00	3-17					
76-1915-0043-00-1	569 SUMMER RIDGE PKWY	08/15/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$167,100	34.81	\$449,819	\$128,229	\$98,048	68.7	129.0	0.21	0.21	\$1,868	\$619,464	\$14.22	70.00	3-17					
76-1915-0062-00-5	419 DUNE RIDGE S	03/02/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$221,600	34.46	\$605,715	\$162,389	\$125,104	87.6	170.0	0.35	0.35	\$1,854	\$462,647	\$10.62	90.00	3-17					
76-1915-0069-00-0	544 DUNEWOOD	01/13/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$245,100	36.86	\$713,747	\$91,889	\$140,636	98.5	130.0	0.34	0.34	\$933	\$272,668	\$6.26	113.00	3-17					
76-1915-0087-00-8	525 DUNEWOOD	06/22/21	\$602,100	WD	03-ARM'S LENGTH	\$602,100	\$223,000	37.04	\$632,823	\$77,743	\$108,466	76.0	165.0	0.28	0.28	\$1,024	\$273,743	\$6.28	75.00	3-17					
76-1915-0094-00-4	549 DUNEWOOD	04/01/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$54,000	51.43	\$121,436	\$105,000	\$121,436	85.0	146.5	0.30	0.30	\$1,235	\$346,535	\$7.96	90.00	3-17					
76-1915-0096-00-7	603 SUMMER RIDGE PKWY	07/26/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$192,300	36.98	\$532,795	\$79,953	\$92,748	64.9	129.0	0.19	0.19	\$1,231	\$416,422	\$9.56	65.00	3-17					
76-1915-0097-00-3	615 SUMMER RIDGE PKWY	12/12/22	\$752,450	WD	03-ARM'S LENGTH	\$752,450	\$233,500	31.03	\$719,352	\$131,285	\$98,187	68.8	111.0	0.19	0.19	\$1,909	\$705,833	\$16.20	73.00	3-17					
76-3170-0048-00-5	900 STATE ST	05/19/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$119,300	34.58	\$333,492	\$98,216	\$86,708	60.7	87.0	0.13	0.13	\$1,618	\$744,061	\$17.08	66.00	2-1					
76-3170-0077-00-5	611 HOYT ST	10/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,000	34.58	\$237,026	\$61,782	\$58,808	41.2	68.0	0.07	0.07	\$1,500	\$936,091	\$21.49	42.00	2-1					
76-3170-0080-00-6	1007 STATE ST	08/25/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$131,500	29.55	\$360,251	\$178,997	\$94,248	66.0	132.0	0.20	0.20	\$2,712	\$894,985	\$20.55	66.00	2-1					
76-3170-0120-00-8	1219 STATE ST	08/12/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$250,807	\$30,187	\$60,994	42.7	98.0	0.09	0.09	\$707	\$335,411	\$7.70	40.00	2-1					
76-8550-0028-00-2	1808 LAKEVIEW AVE	03/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$105,800	31.12	\$290,115	\$119,123	\$69,238	48.5	80.0	0.09	0.09	\$2,457	\$1,294,815	\$29.72	50.00	2-1					
Totals:			\$11,895,550			\$11,895,550	\$4,270,900	35.90	\$11,868,084	\$2,539,050	\$2,511,584	1,758.8		5.39	5.39										
						Sale. Ratio =>		35.90			Average			Average				Average							
						Std. Dev. =>		4.26			per FF=>			\$1,444		Average		per Net Acre=>		470,804.75	Average		per SqFt=>		\$10.81

HISTORICAL		
2021	LAND VALUE	\$1,185 FF
2022	LAND VALUE	\$1,250 FF
2023	LAND VALUE	\$1,361 FF
2024	LAND VALUE	\$1,444 FF



RES. 2-HIGH NEIGHBORHOOD

FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from the total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that front foot rates have been increasing over the last four years. After eliminating sales that were outliers and/or otherwise not good sales to use in the analysis, the two-year cycle of improved sales indicated that an increase in the front foot rate was necessary. The analysis showed that the front foot rate for the neighborhood should be \$1,680 per front foot. The assessor has chosen to use a front foot rate of \$1,444 per front foot.

SALES NOT USED:

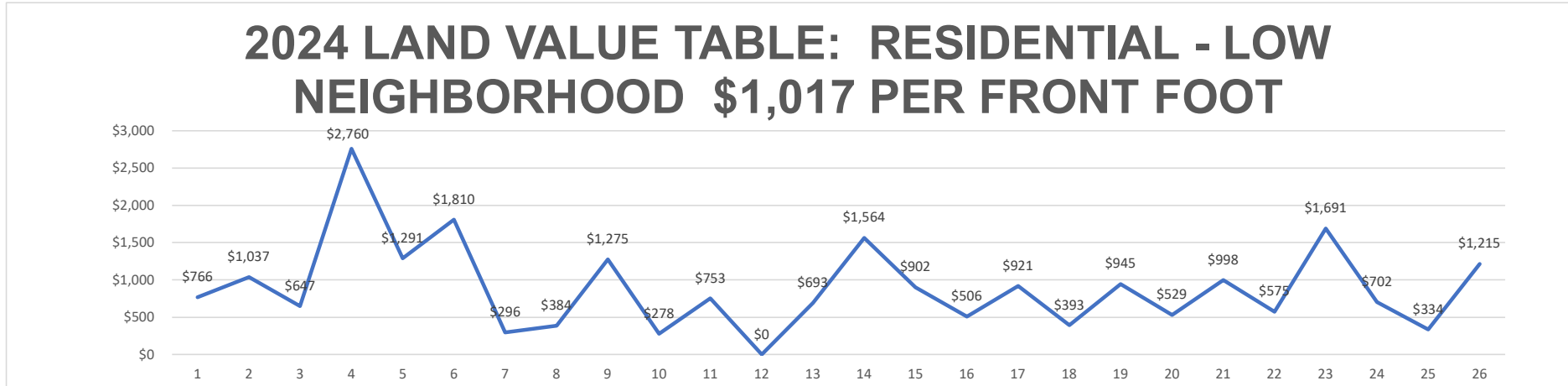
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-1400-0004-00-5	211 N SUNNYBANK RD	09/28/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$96,100	22.09	\$252,875	\$276,097	\$93,972	65.1	110.0	0.17	0.17	\$4,243	\$1,605,215	\$36.85	68.00	2-3
76-1900-0174-00-0	284 MARINA DR	10/11/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$76,200	14.51	\$280,833	\$320,717	\$76,550	53.0	125.0	0.14	0.14	\$6,050	\$2,242,776	\$51.49	50.00	1-7
76-1915-0003-00-9	404 EDGEWATER DUNE PKWY	06/24/22	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$196,300	40.14	\$577,590	\$2,449	\$91,039	63.0	125.0	0.18	0.18	\$39	\$13,530	\$0.31	63.00	3-17
76-1915-0036-00-4	561 UPTON DR	01/07/22	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$202,500	39.13	\$599,723	\$12,837	\$95,060	65.8	138.0	0.21	0.21	\$195	\$62,316	\$1.43	65.00	3-17
76-1915-0037-00-1	571 UPTON DR	07/06/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$186,700	45.54	\$537,370	(\$32,172)	\$95,198	65.9	139.0	0.21	0.21	(\$488)	(\$155,420)	(\$3.57)	65.00	3-17
76-1915-0048-00-2	550 SUMMER RIDGE PKWY	05/21/21	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$276,700	42.90	\$814,469	(\$51,476)	\$117,993	81.7	120.0	0.25	0.25	(\$630)	(\$207,565)	(\$4.77)	90.00	3-17
76-3170-0079-00-8	1013 STATE ST	09/12/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$107,500	27.22	\$303,894	\$147,774	\$56,668	39.2	132.0	0.10	0.10	\$3,766	\$1,477,740	\$33.92	33.00	2-1
76-3170-0105-00-9	1117 STATE ST	08/19/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$123,700	19.33	\$505,373	\$229,931	\$95,304	66.0	132.0	0.20	0.20	\$3,484	\$1,149,655	\$26.39	66.00	2-1
76-3170-0111-00-9	1212 STATE ST	03/30/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$212,500	23.61	\$647,536	\$346,683	\$94,219	65.2	132.0	0.20	0.20	\$5,313	\$1,759,812	\$40.40	65.00	2-1
76-3610-0041-00-9	412 ISLAND POINTE DR	03/18/22	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$191,100	47.78	\$467,311	(\$5,948)	\$61,363	43.0	101.0	0.09	0.09	(\$138)	(\$63,957)	(\$1.47)	40.00	2-3
76-3610-0046-00-1	422 ISLAND POINTE DR	09/17/21	\$397,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$397,000	\$194,000	48.87	\$474,530	(\$14,532)	\$62,998	44.1	105.0	0.10	0.10	(\$329)	(\$146,788)	(\$3.37)	41.00	2-3
76-3610-0049-00-0	428 ISLAND POINTE DR	07/15/22	\$406,938	WD	19-MULTI PARCEL ARM'S LENGTH	\$406,938	\$194,500	47.80	\$481,058	(\$10,533)	\$63,587	44.5	110.0	0.10	0.10	(\$237)	(\$101,279)	(\$2.33)	41.00	2-3
76-7330-0001-09-8	2016 LAKEVIEW AVE	07/20/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$365,500	48.73	\$1,079,013	(\$152,987)	\$176,026	121.9	205.0	0.63	0.63	(\$1,255)	(\$244,388)	(\$5.61)	133.00	2-1

2024 LAND VALUE TABLE: RESIDENTIAL 3. - LOW NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-0023-0068-01-0	1030 MORRISON AVE	07/29/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$88,200	32.07	\$253,376	\$71,428	\$49,804	52.6	90.0	0.11	0.11	\$1,358	\$637,750	\$14.64	54.00	2-1
76-0023-0070-02-2	1039 MORRISON AVE	12/22/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$80,700	35.24	\$237,930	\$59,375	\$68,305	80.1	369.0	0.55	0.55	\$741	\$107,759	\$2.47	65.00	2-1
76-0026-0121-00-4	1403 MORTON AVE	09/13/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$72,000	24.24	\$223,214	\$122,994	\$49,208	52.0	105.0	0.12	0.12	\$2,367	\$999,951	\$22.96	51.00	2-1
76-0026-0173-01-2	1207 NAPIER AVE	05/07/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$93,600	47.04	\$248,728	\$32,422	\$82,150	86.7	109.0	0.25	0.25	\$374	\$129,688	\$2.98	100.00	4-1
76-0034-0078-00-2	2811 LAKE SHORE DR	08/15/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$63,900	25.87	\$186,705	\$145,805	\$85,510	129.0	400.0	1.10	1.10	\$1,130	\$132,309	\$3.04	120.00	2-1
76-0034-0079-03-3	2835 LAKE SHORE DR	11/04/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$161,000	33.89	\$430,332	\$141,163	\$96,495	101.9	513.0	0.97	0.97	\$1,385	\$146,131	\$3.35	82.00	4-1
76-0340-0274-01-8	715 ELM ST	02/10/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$57,400	28.00	\$158,945	\$86,184	\$40,129	42.4	44.0	0.05	0.05	\$2,034	\$1,758,857	\$40.38	49.00	2-1
76-0340-0309-00-8	415 COURT ST	10/07/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$98,100	36.33	\$280,713	\$24,749	\$35,462	37.4	132.0	0.09	0.09	\$661	\$263,287	\$6.04	31.00	2-1
76-0340-0320-00-1	707 COURT ST	06/01/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$104,100	29.32	\$323,609	\$68,555	\$37,164	39.2	132.0	0.10	0.10	\$1,747	\$685,550	\$15.74	33.00	2-1
76-0340-0365-01-3	718 CHURCH ST	05/28/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$101,600	33.20	\$302,343	\$40,821	\$37,164	39.2	132.0	0.10	0.10	\$1,040	\$408,210	\$9.37	33.00	2-1
76-0340-0399-00-7	904 PARK ST	11/02/22	\$231,067	WD	03-ARM'S LENGTH	\$231,067	\$81,600	35.31	\$229,362	\$56,116	\$54,411	57.5	66.0	0.10	0.10	\$977	\$561,160	\$12.88	66.00	2-1
76-0340-0400-01-3	809 CHURCH ST	04/06/22	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$62,800	26.55	\$196,695	\$76,969	\$37,164	39.2	132.0	0.10	0.10	\$1,961	\$769,690	\$17.67	33.00	2-1
76-0340-0422-00-9	518 WAYNE ST	10/17/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$87,100	37.06	\$243,715	\$45,696	\$54,411	57.5	66.0	0.10	0.10	\$795	\$456,960	\$10.49	66.00	2-1
76-0900-0038-00-3	2515 PIXLEY AVE	12/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$72,700	25.96	\$240,839	\$79,959	\$40,798	43.1	124.0	0.11	0.11	\$1,856	\$740,361	\$17.00	38.00	4-1
76-1220-0001-00-8	2880 VERONICA DR	08/31/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$132,700	32.37	\$367,664	\$122,879	\$80,543	85.1	135.0	0.29	0.29	\$1,445	\$431,154	\$9.90	92.00	3-8
76-1220-0002-00-4	317 N VERONICA CT	06/08/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$111,600	39.72	\$321,293	\$36,944	\$77,237	81.6	135.0	0.27	0.27	\$453	\$136,830	\$3.14	87.00	3-8
76-1220-0015-00-9	318 S VERONICA CT	07/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,900	39.16	\$278,184	\$47,047	\$75,231	79.4	135.0	0.26	0.26	\$592	\$180,950	\$4.15	84.00	3-8
76-1260-0005-01-1	2400 NILES AVE	06/08/22	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$119,100	26.53	\$355,400	\$164,144	\$70,544	103.5	137.0	0.37	0.37	\$1,587	\$438,888	\$10.08	119.00	2-1
76-1500-0005-00-8	2403 NILES AVE	07/23/21	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$76,800	31.23	\$239,322	\$61,499	\$54,921	58.0	137.0	0.17	0.17	\$1,060	\$355,486	\$8.16	55.00	4-1
76-1500-0008-00-7	2335 NILES AVE	05/14/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$97,100	27.74	\$269,027	\$139,889	\$58,916	62.2	132.0	0.19	0.19	\$2,249	\$756,157	\$17.36	61.00	4-1
76-1600-0006-00-1	617 WAYNE ST	05/16/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$87,600	35.05	\$246,005	\$40,638	\$36,743	38.8	100.0	0.08	0.08	\$1,047	\$507,975	\$11.66	35.00	2-1
76-1600-0016-00-6	1111 PEARL ST	10/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$113,000	34.77	\$340,361	\$46,464	\$61,825	65.3	125.0	0.19	0.19	\$712	\$245,841	\$5.64	66.00	2-1
76-1600-0016-00-6	1111 PEARL ST	11/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$117,400	33.54	\$340,361	\$71,464	\$61,825	65.3	125.0	0.19	0.19	\$1,095	\$378,116	\$8.68	66.00	2-1
76-1600-0045-00-6	1215 GUERNSEY CT	11/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$72,900	24.71	\$217,582	\$127,854	\$50,436	53.3	138.0	0.16	0.16	\$2,401	\$824,865	\$18.94	49.00	2-1
76-1750-0031-00-8	2818 CLEVELAND AVE	11/14/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$80,800	44.27	\$242,015	\$21,231	\$80,746	85.3	100.0	0.23	0.23	\$249	\$92,309	\$2.12	100.00	2-1
76-1750-0044-00-2	217 WARD AVE	11/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,600	34.63	\$194,915	\$52,379	\$72,294	101.8	105.0	0.30	0.30	\$515	\$174,017	\$3.99	125.00	2-1
76-1750-0048-00-8	213 WARD AVE	07/13/22	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$72,800	43.72	\$200,425	\$27,022	\$60,947	64.4	110.0	0.17	0.17	\$420	\$159,893	\$3.67	67.00	2-1
76-1750-0066-00-6	206 WARD AVE	05/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,800	41.64	\$129,717	\$28,673	\$48,390	51.1	104.0	0.12	0.12	\$561	\$240,950	\$5.53	50.00	2-1
76-2390-0014-00-5	1336 HARRISON AVE	03/11/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$83,300	29.33	\$243,842	\$90,521	\$50,363	53.2	127.0	0.15	0.15	\$1,702	\$620,007	\$14.23	50.00	2-1
76-2390-0016-00-8	1328 HARRISON AVE	07/27/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$126,800	34.09	\$346,262	\$55,684	\$29,946	31.6	127.0	0.07	0.07	\$1,761	\$762,795	\$17.51	25.00	2-1
76-2650-0002-00-7	1021 HARRISON AVE	07/01/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$84,100	37.88	\$248,721	\$24,032	\$50,753	53.6	132.0	0.15	0.15	\$448	\$158,105	\$3.63	50.00	2-1
76-2650-0005-00-6	1013 HARRISON AVE	06/10/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$80,600	35.20	\$227,655	\$52,098	\$50,753	53.6	132.0	0.15	0.15	\$972	\$342,750	\$7.87	50.00	2-1
76-2650-0026-00-3	818 HARRISON AVE	07/26/21	\$185,200	WD	03-ARM'S LENGTH	\$185,200	\$66,800	36.07	\$199,230	\$28,588	\$42,618	45.0	89.0	0.09	0.09	\$635	\$317,644	\$7.29	44.00	2-1
76-2650-0027-00-0	822 HARRISON AVE	06/23/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,300	32.04	\$224,271	\$50,406	\$39,677	41.9	89.0	0.08	0.08	\$1,203	\$614,707	\$14.11	40.00	2-1
76-2650-0031-00-7	908 HARRISON AVE	04/23/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$81,400	31.92	\$242,035	\$63,168	\$50,203	53.0	125.0	0.14	0.14	\$1,192	\$441,734	\$10.14	50.00	2-1
76-2650-0032-00-3	914 HARRISON AVE	12/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,200	35.09	\$229,280	\$40,923	\$50,203	53.0	125.0	0.14	0.14	\$772	\$286,175	\$6.57	50.00	2-1
76-2800-0047-00-7	1000 NAPIER AVE	11/10/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,800	38.38	\$265,207	\$75,539	\$80,746	85.3	100.0	0.23	0.23	\$886	\$328,430	\$7.54	100.00	4-1
76-2810-0068-00-1	1104 NAPIER AVE	09/29/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$69,100	37.35	\$182,771	\$52,024	\$49,795	52.6	120.0	0.14	0.14	\$989	\$376,986	\$8.65	50.00	4-1
76-3050-0001-00-8	2121 NILES AVE	11/05/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$291,419	\$92,391	\$123,810	153.8	267.0	1.04	1.04	\$601	\$89,181	\$2.05	169.00	4-1
76-3100-0022-00-5	2605 PIXLEY AVE	05/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,100	38.07	\$154,745	\$45,931	\$50,676	53.5	131.0	0.15	0.15	\$858	\$306,207	\$7.03	50.00	4-1
76-3100-0022-00-5	2605 PIXLEY AVE	09/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$58,700	36.69	\$154,745	\$55,931	\$50,676	53.5	131.0	0.15	0.15	\$1,045	\$372,873	\$8.56	50.00	4-1
76-3100-0023-00-1	2609 PIXLEY AVE	12/14/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$65,100	35.57	\$172,184	\$61,492	\$50,676	53.5	131.0	0.15	0.15	\$1,149	\$409,947	\$9.41	50.00	4-1
76-3100-0025-00-4	2615 PIXLEY AVE	12/14/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$58,200	31.80	\$154,264	\$79,412	\$50,676	53.5	131.0	0.15	0.15	\$1,484	\$529,413	\$12.15	50.00	4-1
76-3100-0025-00-4	2615 PIXLEY AVE	10/21/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$59,900	29.36	\$154,264	\$100,412	\$50,676	53.5	131.0	0.15	0.15	\$1,876	\$669,413	\$15.37	50.00	4-1
76-3100-0026-00-1	2617 PIXLEY AVE	10/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,000	34.84	\$143,202	\$62,474	\$50,676	53.5	131.0	0.15	0.15	\$1,167	\$416,493	\$9.56	50.00	4-1
76-3100-0027-00-7	2619 PIXLEY AVE	04/15/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,700	35.94	\$147,845	\$57,831	\$50,676	53.5	131.0	0.15	0.15	\$1,081	\$385,540	\$8.85	50.00	4-1
76-3100-0074-00-5	911 BOTHAM AVE	07/19/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$76,400	29.38	\$211,397	\$115,482	\$66,879	70.6	90.0	0.17	0.17	\$1,635	\$699,891	\$16.07	80.00	4-1
76-3110-0011-00-1	818 BOTHAM AVE	08/10/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$69,600	37.22	\$194,085	\$53,546	\$60,631	64.0	135.0	0.20	0.20	\$836	\$274,595	\$6.30	63.00	4-1
76-3110-0011-00-1	818 BOTHAM AVE	01/14/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$69,600	38.14	\$194,085	\$49,046	\$60,631	64.0	135.0	0.20	0.20	\$766	\$251,518	\$5.77	63.00	4-1
76-3110-0018-00-5	815 COLUMBIA AVE	10/29/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,600	36.65	\$184,294	\$64,787	\$59,181	62.5	135.0	0.19	0.19	\$1,037	\$342,788	\$7.87	61.00	4-1
76-3110-0076-00-5	2709 MORTON AVE	08/10/21	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$93,300	35.01	\$274,668	\$84,182	\$92,350	130.0	132.0	0.49	0.49	\$647	\$170,409	\$3.91	163.00	4-1
76-3160-0031-00-8	1012 PEARL ST	08/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$125,													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
76-3160-0118-00-6	1014 COURT ST	05/26/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,200	34.87	\$240,228	\$27,866	\$38,094	40.2	88.0	0.08	0.08	\$693	\$361,896	\$8.31	38.00	2-1	
76-3160-0119-00-2	723 HOYT ST	08/18/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$85,100	31.64	\$232,361	\$92,899	\$56,260	59.4	78.0	0.12	0.12	\$1,564	\$787,280	\$18.07	66.00	2-1	
76-3160-0132-00-9	1020 CHURCH ST	12/08/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,000	36.00	\$227,597	\$51,814	\$54,411	57.5	66.0	0.10	0.10	\$902	\$518,140	\$11.89	66.00	2-1	
76-3160-0138-00-7	806 JONES ST	07/28/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,000	37.78	\$205,318	\$29,093	\$54,411	57.5	66.0	0.10	0.10	\$506	\$290,930	\$6.68	66.00	2-1	
76-3160-0145-00-3	1021 CHURCH ST	10/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,700	32.76	\$171,221	\$44,022	\$45,243	47.8	120.0	0.12	0.12	\$921	\$363,818	\$8.35	44.00	2-1	
76-3450-0010-00-2	905 ST JOSEPH DR	08/24/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$94,400	37.78	\$292,429	\$30,150	\$72,679	76.7	150.0	0.27	0.27	\$393	\$112,082	\$2.57	78.00	4-1	
76-3450-0016-00-1	2900 MORTON AVE	04/16/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$113,800	37.31	\$305,125	\$77,715	\$77,840	82.2	105.0	0.23	0.23	\$945	\$342,357	\$7.86	94.00	4-1	
76-3470-0002-00-4	2904 WILLA DR	07/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,500	34.50	\$336,515	\$46,141	\$82,656	87.3	126.0	0.28	0.28	\$529	\$164,203	\$3.77	97.00	4-1	
76-3750-0002-00-9	724 HOYT ST	08/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$94,600	35.04	\$268,185	\$35,795	\$33,980	35.9	41.0	0.04	0.04	\$998	\$941,974	\$21.62	40.00	2-1	
76-5030-0005-00-0	1021 MORRISON AVE	04/19/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$79,300	28.32	\$298,881	\$29,131	\$48,012	50.7	100.0	0.12	0.12	\$575	\$253,313	\$5.82	50.00	2-1	
76-7050-0006-01-0	1114 MICHIGAN AVE	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,300	33.15	\$169,568	\$69,154	\$38,722	40.9	130.0	0.10	0.10	\$1,691	\$664,942	\$15.26	35.00	2-1	
76-7240-0049-00-8	2824 MORTON AVE	02/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,200	38.76	\$241,440	\$47,201	\$63,641	67.2	99.0	0.17	0.17	\$702	\$284,343	\$6.53	73.00	4-1	
76-8600-0005-00-2	909 NAPIER AVE	08/06/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$69,100	43.73	\$191,605	\$18,292	\$51,897	54.8	137.0	0.16	0.16	\$334	\$114,325	\$2.62	51.00	4-1	
76-8600-0006-00-9	907 NAPIER AVE	05/12/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$74,600	35.36	\$196,074	\$67,584	\$52,658	55.6	137.0	0.16	0.16	\$1,215	\$412,098	\$9.46	52.00	4-1	
Totals:			\$18,209,267			\$18,209,267	\$6,120,200		\$17,746,236	\$4,581,757	\$4,118,726	4,505.9		14.74	14.74						
								Sale. Ratio =>	33.61			Average			Average			Average			Average
								Std. Dev. =>	4.98			per FF=>	\$1,017			per Net Acre=>	310,943.81			per SqFt=>	\$7.14

HISTORICAL		
2021	LAND VALUE	\$690 FF
2022	LAND VALUE	\$693 FF
2023	LAND VALUE	\$760 FF
2024	LAND VALUE	\$1,017 FF



RES. 3 - LOW NEIGHBORHOOD

FINAL CONCLUSION SUMMARY

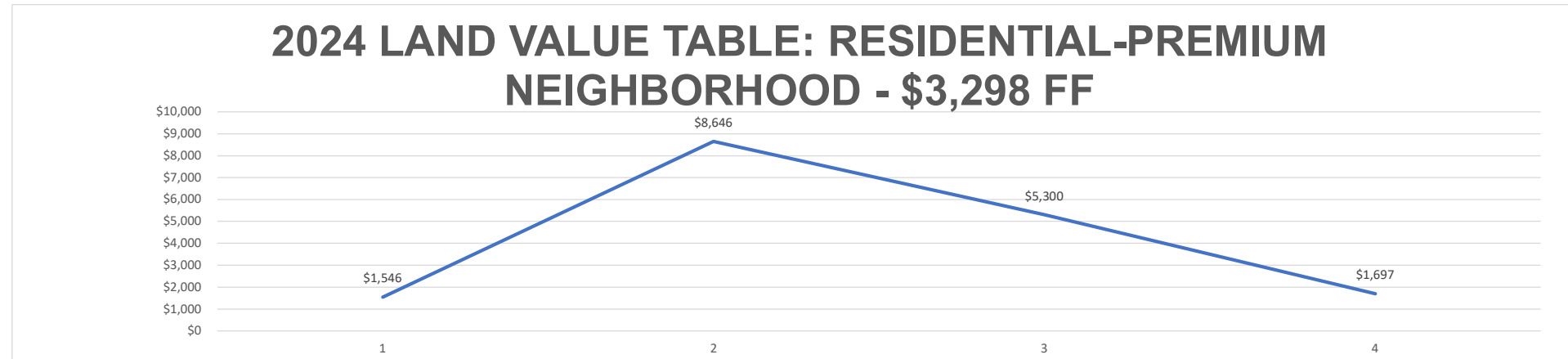
Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that square foot rates have been increasing over the last four years. After eliminating sales that were outliers and/or otherwise not good sales to use in the analysis, the improved sales indicated that an increase in front foot rate was necessary. The assessor has chosen to use a front foot rate of \$1,017 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-0340-0273-00-3	412 COURT ST	06/11/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$118,400	35.88	\$431,209	(\$51,687)	\$49,522	48.7	132.0	0.13	0.13	(\$1,061)	(\$388,624)	(\$8.92)	44.00	2-1
76-0340-0273-01-1	416 COURT ST	10/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$102,200	25.55	\$307,311	\$142,211	\$49,522	48.7	132.0	0.13	0.13	\$2,921	\$1,069,256	\$24.55	44.00	2-1
76-0340-0387-01-7	910 ELM ST	06/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,500	41.75	\$256,153	(\$8,210)	\$47,943	47.1	60.0	0.07	0.07	(\$174)	(\$114,028)	(\$2.62)	52.00	2-1
76-0340-0411-01-5	912 PLEASANT ST	03/15/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$48,700	17.09	\$135,888	\$183,064	\$33,952	33.4	66.0	0.05	0.05	\$5,484	\$3,813,833	\$87.55	32.00	2-1
76-0340-0421-01-1	915 MARKET ST	08/10/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$101,500	58.03	\$296,773	(\$58,504)	\$63,369	62.3	99.0	0.15	0.15	(\$939)	(\$390,027)	(\$8.95)	66.00	2-1
76-0340-0411-01-5	912 PLEASANT ST	03/15/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$48,700	17.09	\$135,888	\$183,064	\$33,952	33.4	66.0	0.05	0.05	\$5,484	\$3,813,833	\$87.55	32.00	2-1
76-0340-0421-01-1	915 MARKET ST	08/10/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$101,500	58.03	\$296,773	(\$58,504)	\$63,369	62.3	99.0	0.15	0.15	(\$939)	(\$390,027)	(\$8.95)	66.00	2-1
76-0750-0001-00-6	2817 CLEVELAND AVE	02/22/23	\$164,800	WD	03-ARM'S LENGTH	\$164,800	\$79,400	48.18	\$239,764	\$19,984	\$94,948	93.4	120.0	0.30	0.30	\$214	\$67,514	\$1.55	107.50	3-8
76-1220-0008-00-2	2906 VERONICA CT	12/22/21	\$275,000	OTH	03-ARM'S LENGTH	\$275,000	\$117,200	42.62	\$347,055	\$13,526	\$85,581	84.2	139.0	0.29	0.29	\$161	\$47,129	\$1.08	90.00	3-8
76-1600-0001-00-9	603 WAYNE ST	06/29/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$110,500	45.47	\$327,044	(\$23,456)	\$60,588	59.6	100.0	0.14	0.14	(\$394)	(\$165,183)	(\$3.79)	62.00	2-1
76-1600-0008-00-3	1009 PEARL ST	07/25/22	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$78,800	22.98	\$235,541	\$146,837	\$39,478	38.8	125.0	0.10	0.10	\$3,783	\$1,545,653	\$35.48	33.00	2-1
76-1750-0037-00-6	233 WARD AVE	03/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,200	41.78	\$226,315	\$7,161	\$53,476	52.6	120.0	0.14	0.14	\$136	\$51,891	\$1.19	50.00	2-1
76-2400-0021-00-2	1306 MICHIGAN AVE	05/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,100	50.07	\$227,430	(\$22,680)	\$54,750	53.8	135.0	0.16	0.16	(\$421)	(\$146,323)	(\$3.36)	50.00	2-1
76-2650-0016-00-8	1104 CHURCH ST	08/22/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$54,900	49.46	\$157,597	(\$10,970)	\$35,627	35.0	60.0	0.05	0.05	(\$313)	(\$228,542)	(\$5.25)	35.00	2-1
76-3100-0084-00-1	2606 MORTON AVE	12/09/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$68,100	59.22	\$190,591	(\$15,561)	\$60,030	59.0	115.0	0.16	0.16	(\$264)	(\$99,750)	(\$2.29)	59.00	4-1
76-3110-0004-00-4	801 COLUMBIA AVE	06/13/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$71,100	63.48	\$195,493	(\$16,345)	\$67,148	66.0	125.0	0.19	0.19	(\$248)	(\$85,130)	(\$1.95)	67.00	4-1
76-3110-0081-00-9	2721 MORTON AVE	07/09/21	\$257,000	OTH	03-ARM'S LENGTH	\$257,000	\$130,300	50.70	\$361,928	(\$525)	\$104,403	102.7	136.0	0.37	0.37	(\$5)	(\$1,427)	(\$0.03)	118.00	4-1
76-3110-0081-00-9	2721 MORTON AVE	11/07/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,400	52.85	\$361,928	\$2,475	\$104,403	102.7	136.0	0.37	0.37	\$24	\$6,726	\$0.15	118.00	4-1
76-3160-0087-00-3	806 PRICE ST	06/11/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$52,300	50.78	\$151,191	(\$13,446)	\$34,745	34.2	66.0	0.05	0.05	(\$394)	(\$268,920)	(\$6.17)	33.00	2-1
76-3160-0092-00-7	714 PRICE ST	06/23/22	\$348,553	WD	03-ARM'S LENGTH	\$348,553	\$91,800	26.34	\$265,816	\$126,935	\$44,198	43.5	89.0	0.09	0.09	\$2,921	\$1,475,988	\$33.88	42.00	2-1
76-3160-0141-00-8	1002 WAYNE ST	09/01/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,700	54.00	\$211,093	\$6,080	\$62,173	61.1	90.0	0.14	0.14	\$99	\$44,706	\$1.03	66.00	2-1
76-5030-0007-00-2	1029 MORRISON AVE	06/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,300	43.65	\$252,710	(\$1,149)	\$51,561	50.7	100.0	0.12	0.12	(\$23)	(\$9,991)	(\$0.23)	50.00	2-1
76-7050-0007-00-8	1117 MICHIGAN AVE	08/18/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$81,200	49.21	\$249,318	(\$32,650)	\$51,668	50.8	150.0	0.16	0.16	(\$643)	(\$210,645)	(\$4.84)	45.00	2-1
76-7050-0008-00-4	1118 MICHIGAN AVE	10/07/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$62,000	45.26	\$180,796	(\$11,486)	\$32,310	31.8	130.0	0.08	0.08	(\$362)	(\$153,147)	(\$3.52)	25.00	2-1

2024 LAND VALUE TABLE: RESIDENTIAL 4. - PREMIUM NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area					
76-3170-0002-00-5	820 LAKE BLVD	10/25/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$272,000	40.60	\$770,527	\$113,409	\$213,936	73.4	132.0	0.23	0.23	\$1,546	\$493,083	\$11.32	76.00	2-1					
76-3170-0009-03-4	1002 LAKE BLVD	02/27/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$175,400	25.79	\$405,760	\$413,804	\$139,564	47.9	132.0	0.13	0.13	\$8,646	\$3,183,108	\$73.07	43.00	2-1					
76-3170-0056-00-8	923 LAKE BLVD	08/23/21	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$207,000	32.39	\$541,217	\$217,381	\$119,598	41.0	132.0	0.11	0.11	\$5,300	\$2,050,764	\$47.08	35.00	2-1					
76-3170-0115-02-1	1219 LAKE BLVD	07/09/21	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$186,700	38.90	\$472,645	\$221,843	\$214,488	130.8	252.0	0.38	0.20	\$1,697	\$580,741	\$13.33	132.00	2-1					
Totals:			\$2,469,000			\$2,469,000	\$841,100		\$2,190,149	\$966,437	\$687,586	293.0		0.85	0.67										
								Sale. Ratio =>	34.07					Average				Average							
								Std. Dev. =>	6.75					per FF=>	\$3,298			per Net Acre=>	1,139,666.27			Average			
														per SqFt=>				\$26.16							

HISTORICAL	
2021 LAND VALUE	\$2,357 FF
2022 LAND VALUE	\$2,741 FF
2023 LAND VALUE	\$2,916 FF
2024 LAND VALUE	\$3,298 FF



RES. 4 - PREMIUM NEIGHBORHOOD

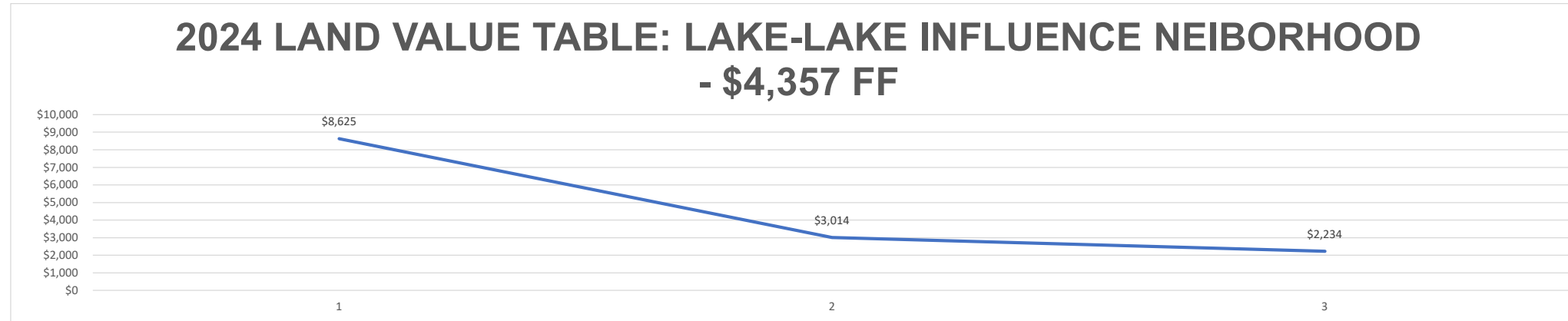
FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that front foot rates have been increasing over the last four years. After eliminating sales that were outliers and/or otherwise not good sales to use in the analysis, the two-year cycle of improved sales indicated that an increase in the front foot rate was necessary. The analysis showed that the front foot rate for the neighborhood should be \$3,454 per front foot. The assessor has chosen to use a front foot rate of \$3,298 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-3170-0070-03-5	500 JONES ST	05/04/22	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$215,500	24.91	\$591,175	\$391,935	\$118,110	35.8	67.0	0.05	0.05	\$10,944	\$7,258,056	\$166.62	35.00	2-1

2024 LAND VALUE TABLE: LAKE- LAKE INFLUENCE NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
76-1350-0005-01-0	1121 LAKE BLVD	07/01/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$158,600	26.43	\$410,746	\$338,459	\$149,205	39.2	132.0	0.10	0.10	\$8,625	\$3,384,590	\$77.70	33.00	2-1	
76-1350-0006-00-8	1117 LAKE BLVD	09/24/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$236,200	41.44	\$622,038	\$198,894	\$250,932	66.0	132.0	0.20	0.20	\$3,014	\$994,470	\$22.83	66.00	2-1	
76-5000-0002-00-9	1418 LAKE BLVD	08/10/21	\$402,500	WD	03-ARM'S LENGTH	\$402,500	\$173,100	43.01	\$460,753	\$82,951	\$141,204	37.1	245.0	0.15	0.15	\$2,234	\$568,158	\$13.04	26.00	2-1	
Totals:			\$1,572,500			\$1,572,500	\$567,900		\$1,493,537	\$620,304	\$541,341	142.4		0.45	0.45						
							Sale. Ratio =>	36.11				Average		Average							
							Std. Dev. =>	9.15				per FF=>	\$4,357	per Net Acre=>	1,390,816.14		Average				
														per SqFt=>							\$31.93



HISTORICAL	
2021 LAND VALUE	\$3,232 FF
2022 LAND VALUE	\$3,603 FF
2023 LAND VALUE	\$3,802 FF
2024 LAND VALUE	\$4,357 FF

LAKE-LAKE INFLUENCE

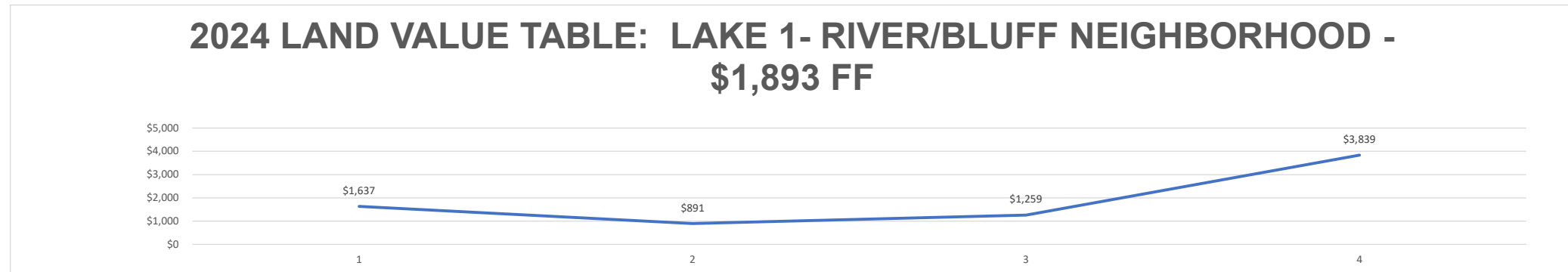
FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that the front foot rates have been increasing over the last four years. The two-year cycle of improved sales indicated that an increase in the front foot rate was necessary. The front foot rate for the neighborhood should be \$4,534 per front foot. The assessor has chosen to use \$4,357 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-1350-0005-00-1	1123 LAKE BLVD	06/10/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$203,900	37.07	\$553,650	\$167,335	\$170,985	39.2	132.0	0.10	0.10	\$4,264	\$1,673,350	\$38.41	33.00	2-1

2024 LAND VALUE TABLE: LAKE 1 - RIVER/BLUFF NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
76-3610-0004-00-6	308 ANCHORS WAY	05/20/21	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$180,200	40.95	\$412,873	\$125,107	\$97,980	76.4	86.0	0.18	0.18	\$1,637	\$702,848	\$16.14	90.00	2-3	
76-4880-0006-01-6	1410 MANLEY CT	08/17/22	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$334,400	43.71	\$847,361	\$78,018	\$160,379	87.6	460.0	0.73	0.73	\$891	\$107,021	\$2.46	69.00	4-1	
76-6790-0003-00-1	2707 HIGHLAND CT	06/24/21	\$934,000	WD	03-ARM'S LENGTH	\$932,000	\$388,000	41.63	\$1,013,276	\$178,738	\$260,014	142.0	310.0	1.04	1.04	\$1,259	\$172,029	\$3.95	146.00	4-1	
76-6950-0001-03-6	1215 HARRIET AVE	06/25/21	\$1,385,000	OTH	03-ARM'S LENGTH	\$1,385,000	\$429,800	31.03	\$1,181,276	\$389,520	\$185,796	101.5	340.0	0.71	0.71	\$3,839	\$548,620	\$12.59	91.00	4-1	
Totals:			\$3,524,000			\$3,522,000	\$1,332,400		\$3,454,786	\$771,383	\$704,169	407.5		2.66	2.66						
								Sale. Ratio =>	37.83			Average per FF=>	\$1,893			Average per Net Acre=>	290,430.35			Average per SqFt=>	\$6.67
								Std. Dev. =>	5.66												



HISTORICAL		
2021	LAND VALUE	\$1,879 FF
2022	LAND VALUE	\$1,610 FF
2023	LAND VALUE	\$1,707 FF
2024	LAND VALUE	\$1,893 FF

2024 LAKE 1- RIVER/BLUFF NEIGHBORHOOD

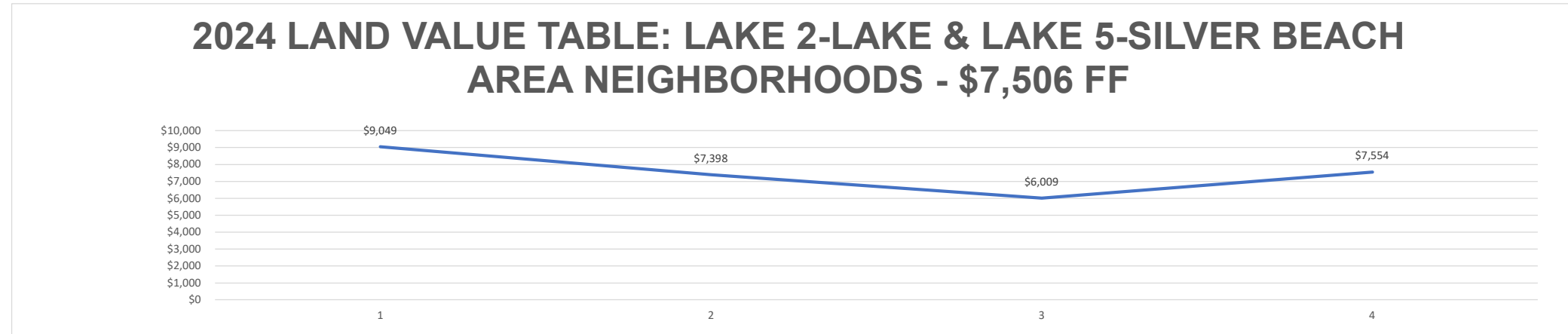
FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that the front foot rate has not been stable over the last four years. The 2-year cycle of improved sales indicated that an increase in the front foot rate was necessary. The assessor has chosen to use \$1,893 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-4100-0007-01-0	1114 HIGHLAND AVE	09/07/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$352,900	56.46	\$922,352	(\$127,125)	\$170,227	89.9	240.0	0.47	0.47	(\$1,414)	(\$271,635)	(\$6.24)	85.00	4-1
76-6840-0026-00-1	1410 LEWIS AVE	03/02/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$156,700	31.34	\$555,261	\$146,566	\$201,827	152.3	680.0	2.03	2.03	\$962	\$72,236	\$1.66	130.00	4-1

2024 LAND VALUE TABLE: LAKE 2-LAKE & LAKE 5- SILVER BEACH AREA NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
76-0340-0041-02-1	216 ELM ST	05/27/22	\$854,000	WD	03-ARM'S LENGTH	\$854,000	\$313,100	36.66	\$691,133	\$597,213	\$434,346	66.0	132.0	0.20	0.20	\$9,049	\$2,986,065	\$68.55	66.00	1-7	
76-0340-0048-01-8	622 LIONS PARK DR	02/15/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$187,900	31.85	\$553,864	\$327,197	\$291,061	44.2	75.0	0.08	0.08	\$7,398	\$4,249,312	\$97.55	45.00	1-7	
76-0800-0001-00-6	801 LIONS PARK DR	04/01/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$517,600	44.05	\$1,212,760	\$396,586	\$434,346	66.0	132.0	0.20	0.20	\$6,009	\$1,982,930	\$45.52	66.00	1-7	
76-0800-0002-01-1	811 LIONS PARK DR	11/10/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$186,100	62.03	\$261,834	\$296,430	\$258,264	39.2	132.0	0.10	0.10	\$7,554	\$2,964,300	\$68.05	33.00	1-7	
Totals:			\$2,919,000			\$2,919,000	\$1,204,700		\$2,719,591	\$1,617,426	\$1,418,017	215.5		0.58	0.58						
								Sale. Ratio =>	41.27			Average		Average							
								Std. Dev. =>	13.24			per FF=>	\$7,506	Average		per Net Acre=>	2,803,164.64	Average		per SqFt=>	\$64.35



LAKE 2-LAKE & LAKE 5- SILVER BEACH AREA NEIGHBORHOODS

FINAL CONCLUSION SUMMARY

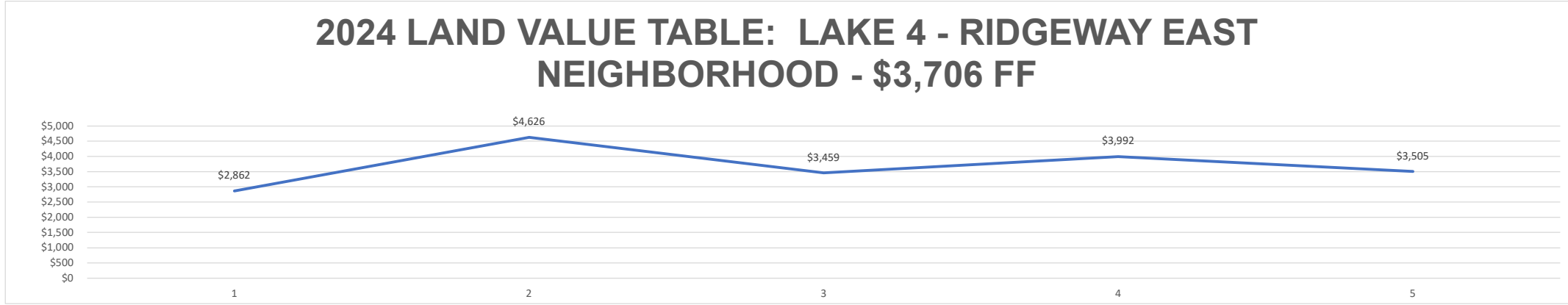
Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. There were very few sales in the 2-year cycle for these two neighborhoods. The assessor decided to combine the neighborhoods for the analysis, because they share the same market and include similar residential house class types. There is no historical rate for the combination of these neighborhoods, but historical rates for these neighborhoods have ranged from \$4,032 FF in 2021 to \$6,928 FF in 2023. Front foot rates have been steadily increasing over the last four years. The two-year cycle of improved sales indicated that an increase in the front foot rate was necessary. The analysis showed a front foot rate of \$9,666 per front foot. The assessor has chosen to use a front foot rate of \$7,506 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-0800-0042-00-4	1107 LIONS PARK DR	08/11/22	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$400,600	24.28	\$1,042,040	\$1,103,356	\$495,396	66.0	132.0	0.20	0.20	\$16,718	\$5,516,780	\$126.65	66.00	1-7

2024 LAND VALUE TABLE: LAKE 4 - RIDGEWAY EAST NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area		
76-0027-0126-00-4	2531 OLD LAKE SHORE RD	01/25/23	\$747,000	WD	03-ARM'S LENGTH	\$747,000	\$360,500	48.26	\$826,895	\$299,653	\$379,548	104.7	313.0	0.70	0.70	\$2,862	\$429,918	\$9.87	97.00	2-1		
76-1400-0003-00-9	2571 OLD LAKE SHORE RD	10/25/21	\$1,825,000	WD	03-ARM'S LENGTH	\$1,671,065	\$563,600	33.73	\$1,561,248	\$507,649	\$397,832	109.7	153.0	0.44	0.44	\$4,626	\$1,156,376	\$26.55	125.00	2-1		
76-1900-0092-02-0	269 RIDGEWAY	08/19/21	\$752,500	WD	03-ARM'S LENGTH	\$752,500	\$338,000	44.92	\$767,318	\$308,374	\$323,192	89.2	125.0	0.29	0.29	\$3,459	\$1,074,474	\$24.67	100.00	1-2		
76-1900-0092-02-0	269 RIDGEWAY	02/17/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$314,200	39.28	\$767,318	\$355,874	\$323,192	89.2	125.0	0.29	0.29	\$3,992	\$1,239,979	\$28.47	100.00	1-2		
76-1900-0103-00-5	361 RIDGEWAY	04/08/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$311,900	35.65	\$813,007	\$276,490	\$214,497	78.9	105.0	0.22	0.22	\$3,505	\$1,286,000	\$29.52	89.00	3-16		
Totals:			\$4,999,500			\$4,845,565	\$1,888,200		\$4,735,786	\$1,748,040	\$1,638,261	471.7		1.93	1.93							
								Sale. Ratio =>	38.97		Average		Average		Average							
								Std. Dev. =>	6.14		per FF=>		per Net Acre=>		per SqFt=>							
											\$3,706		908,072.73		\$20.85							

HISTORICAL	
2021 LAND VALUE	\$3,319 FF
2022 LAND VALUE	\$3,215 FF
2023 LAND VALUE	\$3,409 FF
2024 LAND VALUE	\$3,706 FF



LAKE 4 - RIDGEWAY EAST NEIGHBORHOOD

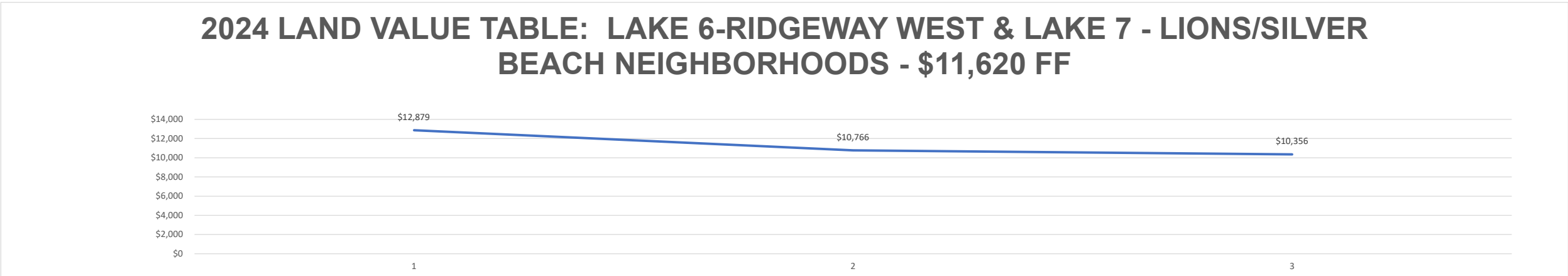
FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing the front foot rates have been increasing over the last four years. Front foot rates have increased in three of the last four years. The two-year cycle of improved sales indicated that an increase in the front foot rate was necessary. The analysis showed that the front foot rate for the neighborhood should be \$3,828 per front foot. The assessor has chosen to use \$3,706 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-0027-0128-03-1	2515 OLD LAKE SHORE RD	10/27/21	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$332,800	55.48	\$846,904	(\$9,656)	\$237,348	64.0	225.0	0.28	0.28	(\$151)	(\$34,000)	(\$0.78)	55.00	2-1
76-1900-0001-05-9	263 RIDGEWAY	03/21/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$371,500	30.96	\$889,396	\$1,073,181	\$762,577	205.8	125.0	0.88	0.88	\$5,215	\$1,226,493	\$28.16	305.00	1-2
76-1900-0099-00-8	327 RIDGEWAY	06/25/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$382,800	50.70	\$861,346	\$219,726	\$326,072	88.0	117.0	0.27	0.27	\$2,497	\$816,825	\$18.75	100.00	1-2
76-1900-0101-00-2	345 RIDGEWAY	02/21/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$120,900	27.79	\$298,409	\$293,313	\$156,722	42.3	113.0	0.10	0.10	\$6,936	\$2,962,758	\$68.02	38.00	1-2
76-1900-0103-00-5	361 RIDGEWAY	10/27/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$311,700	31.17	\$834,153	\$385,137	\$219,290	78.9	105.0	0.22	0.22	\$4,882	\$1,791,335	\$41.12	89.00	3-16
76-1950-0002-00-1	355 RIDGEWAY	07/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,600	50.04	\$254,256	\$51,341	\$70,597	86.6	108.0	0.25	0.25	\$593	\$207,020	\$4.75	100.00	1-2

2024 LAND VALUE TABLE: LAKE 6-RIDGEWAY W & LAKE 7-LIONS/SILVER BEACH NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area				
76-0340-0034-02-5	725 LAKE ST	11/30/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$457,200	53.79	\$951,852	\$850,000	\$951,852	66.0	132.0	0.20	0.20	\$12,879	\$4,250,000	\$97.57	66.00	1-8				
76-0800-0022-01-1	914 LIONS PARK DR	05/07/21	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$692,300	47.74	\$1,536,884	\$422,493	\$509,377	39.2	132.0	0.10	0.10	\$10,766	\$4,224,930	\$96.99	33.00	1-8				
76-0800-0023-00-0	916 LIONS PARK DR	04/27/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$553,600	50.33	\$1,202,975	\$406,402	\$509,377	39.2	132.0	0.10	0.10	\$10,356	\$4,064,020	\$93.30	33.00	1-8				
Totals:			\$3,400,000			\$3,400,000	\$1,703,100		\$3,691,711	\$1,678,895	\$1,970,606	144.5		0.40	0.40									
								Sale. Ratio =>	50.09		Average				Average									
								Std. Dev. =>	3.03		per FF=>		\$11,620		per Net Acre=>		4,197,237.50		Average		per SqFt=>		\$96.36	



LAKE 6-RIDGEWAY WEST & LAKE 7-LIONS/SILVER BEACH NEIGHBORHOODS

FINAL CONCLUSION SUMMARY

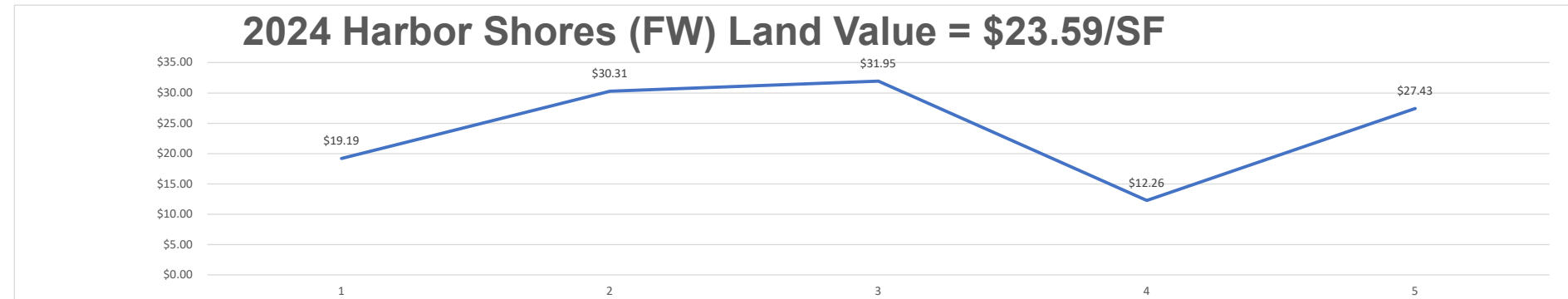
Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. There were very few sales in the 2-year cycle for these two neighborhoods. The assessor decided to combine the neighborhoods for analysis purpose because they share the same market and include similar residential house class types. There is no historical rate for the combination of these neighborhoods, but historical rates for these two neighborhoods have ranged from \$10,084 per ff in 2021 to \$14,422 per ff in 2023. Front foot rates have been steadily increasing over the last four years. The analysis showed that the front foot rate for the neighborhoods should be \$11,789 per ff and that an increase in front foot was necessary. The assessor has chosen to use a front foot rate of \$11,620 per front foot.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
SALES NOT USED:																				
76-0800-0045-00-3	1106 LIONS PARK DR	05/01/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$544,100	32.01	\$1,179,740	\$930,672	\$410,412	39.2	132.0	0.10	0.10	\$23,715	\$9,306,720	\$213.65	33.00	1-8

2024 LAND VALUE TABLE: 425 AREA-HARBOR SHORES (FAIRWAYS) NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
54-9425-0003-00-1	545 GOLDEN BEAR CT	06/20/22	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$528,200	34.08	\$1,485,889	\$254,937	\$190,826	0.0	0.0	0.31	0.31	#DIV/0!	\$835,859	\$19.19	0.00	3-17	
54-9425-0005-00-4	525 GOLDEN BEAR CT	04/01/21	\$724,000	WD	03-ARM'S LENGTH	\$724,000	\$256,400	35.41	\$583,132	\$268,023	\$127,155	0.0	0.0	0.20	0.20	#DIV/0!	\$1,320,310	\$30.31	0.00	3-17	
54-9425-0014-00-3	435 GOLDEN BEAR CT	05/24/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$291,700	36.46	\$639,767	\$290,832	\$130,599	0.0	0.0	0.21	0.21	#DIV/0!	\$1,391,541	\$31.95	0.00	3-17	
54-9425-0015-00-0	425 GOLDEN BEAR CT	06/09/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,800	46.44	\$137,832	\$118,000	\$137,832	0.0	0.0	0.22	0.22	#DIV/0!	\$533,937	\$12.26	0.00	3-17	
54-9425-0027-00-8	490 GOLDEN BEAR CT	04/14/21	\$685,000	OTH	03-ARM'S LENGTH	\$685,000	\$253,200	36.96	\$574,904	\$230,636	\$120,540	0.0	0.0	0.19	0.19	#DIV/0!	\$1,195,005	\$27.43	0.00	3-17	
Totals:			\$3,877,000			\$3,877,000	\$1,384,300		\$3,421,524	\$1,162,428	\$706,952	0.0		1.13	1.13						
								Sale. Ratio =>	35.71			Average		Average			Average				
								Std. Dev. =>	4.92			per FF=>	#DIV/0!	per Net Acre=>	1,027,787.80	Average	per SqFt=>	\$23.59			

HISTORICAL		
2021	LAND VALUE	\$10.05/SF
2022	LAND VALUE	\$11.42/SF
2023	LAND VALUE	\$14.35/SF
2024	LAND VALUE	\$23.59/SF



425 AREA = HARBOR SHORES (FW)

FINAL CONCLUSION SUMMARY

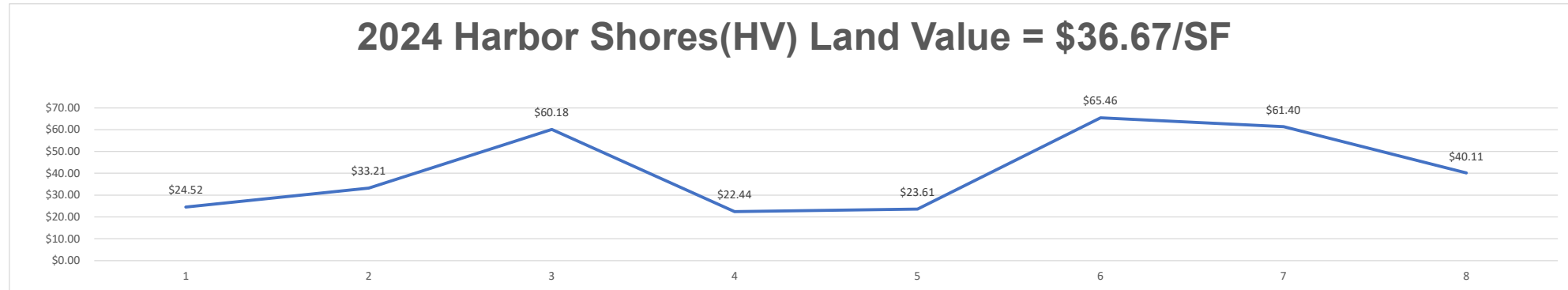
Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates area shown to the left showing the square foot rates have been increasing over the last four years. There were no sales eliminated in this analysis. The improved sales indicated that an increase in square foot rates was necessary. The assessor has chosen to use a square foot rate of \$23.59 per square foot.

SALES NOT USED:

2024 LAND VALUE TABLE: 425 AREA-HARBOR SHORES (HARBOR VILLAGE) NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area		
54-9425-2981-02-0	285 WATERS EDGE DR	09/08/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$40,700	37.00	\$88,169	\$110,000	\$88,169	45.0	100.0	0.10	0.10	\$2,444	\$1,067,961	\$24.52	45.00	3-17		
54-9425-2981-06-0	265 WATERS EDGE DR	03/02/22	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$39,300	6.15	\$578,102	\$149,008	\$88,110	45.0	100.0	0.10	0.10	\$3,311	\$1,446,680	\$33.21	45.00	3-17		
54-9425-2981-06-0	265 WATERS EDGE DR	12/09/22	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$248,900	32.75	\$578,102	\$270,008	\$88,110	45.0	100.0	0.10	0.10	\$6,000	\$2,621,437	\$60.18	45.00	3-17		
54-9425-2981-13-0	244 WATERS EDGE DR	10/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$113,760	\$130,000	\$113,760	50.0	115.0	0.13	0.13	\$2,600	\$977,444	\$22.44	50.00	3-17		
54-9425-2981-16-0	226 WATERS EDGE DR	03/07/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$55,400	38.21	\$120,025	\$145,000	\$120,025	51.0	120.0	0.14	0.14	\$2,843	\$1,028,369	\$23.61	51.00	3-17		
54-9425-2983-02-0	916 WHITWAM DR	02/01/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$141,200	35.75	\$302,995	\$131,165	\$39,160	22.0	67.0	0.05	0.05	\$5,962	\$2,851,413	\$65.46	22.00	3-17		
54-9425-2983-09-0	952 WHITWAM DR	03/02/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$207,800	37.78	\$454,971	\$139,084	\$44,055	40.0	70.0	0.05	0.05	\$3,477	\$2,674,692	\$61.40	40.00	3-17		
54-9425-2983-11-0	194 MARINERS COVE	08/06/21	\$417,525	WD	03-ARM'S LENGTH	\$417,525	\$34,000	8.14	\$293,523	\$158,991	\$34,989	0.0	0.0	0.09	0.09	#DIV/0!	\$1,747,154	\$40.11	0.00	3-17		
Totals:			\$3,146,525			\$3,146,525	\$818,000		\$2,529,647	\$1,233,256	\$616,378	298.0		0.77	0.77							
						Sale. Ratio =>	26.00							Average								
						Std. Dev. =>	13.84							per FF=>	\$4,138							
												Average	per Net Acre=>	1,597,481.87								
																		Average	per SqFt=>	\$36.67		

2024 Harbor Shores(HV) Land Value = \$36.67/SF



425 Area = Harbor Village (HV)

FINAL CONCLUSION SUMMARY

Analysis was performed on the 2-year cycle of improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing that square foot rates have been increasing over the last four years. After eliminating sales that were outliers and/or otherwise not good sales to use in the analysis, the improved sales indicated that an increase in the square foot rates was necessary. The analysis showed that the square foot rate for the neighborhood should be \$87.07 per square foot. The assessor has chosen to use a square foot rate of \$36.67 per square foot.

HISTORICAL		
2021	LAND VALUE	\$17.46/SF
2022	LAND VALUE	\$18.09/SF
2023	LAND VALUE	\$19.58/Sf
2024	LAND VALUE	\$36.67/sf

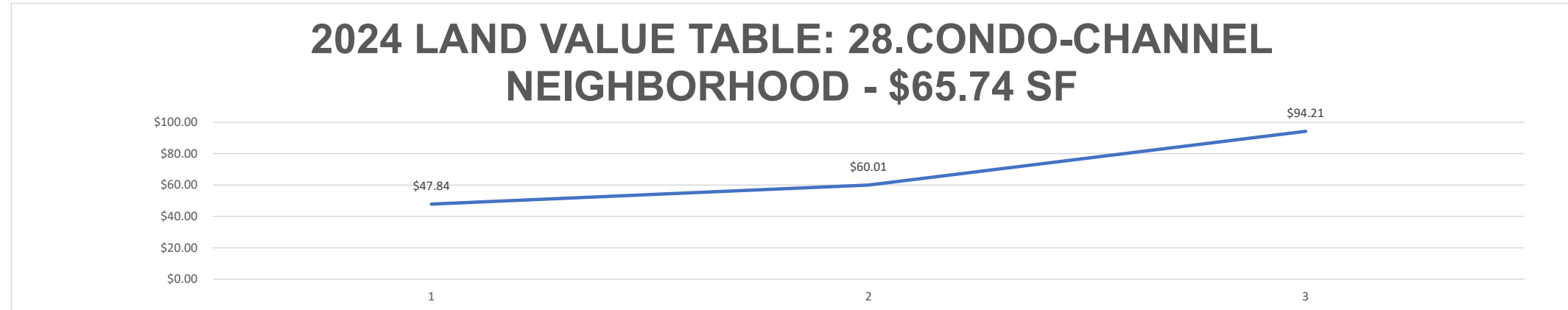
SALES NOT USED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
54-9425-2981-01-0	291 WATERS EDGE DR	07/02/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$39,000	65.00	\$488,226	(\$340,860)	\$87,366	46.0	100.0	0.11	0.10	(\$7,410)	(\$3,185,607)	(\$73.13)	46.00	3-17
54-9425-2981-03-0	279 WATERS EDGE DR	11/12/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$46,400	42.18	\$103,989	\$110,000	\$103,989	53.0	100.0	0.12	0.12	\$2,075	\$901,639	\$20.70	53.00	3-17
54-9425-2981-05-0	269 WATERS EDGE DR	11/03/21	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$39,300	44.66	\$530,301	(\$354,191)	\$88,110	45.0	100.0	0.10	0.10	(\$7,871)	(\$3,438,748)	(\$78.94)	45.00	3-17
54-9425-2981-08-0	994 RIVER RUN	10/18/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$33,800	57.29	\$75,716	\$59,000	\$75,716	44.0	87.0	0.09	0.09	\$1,341	\$662,921	\$15.22	44.00	3-17
54-9425-2981-09-0	986 RIVER RUN	09/30/21	\$120,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$60,400	50.33	\$425,444	(\$169,813)	\$135,631	80.0	163.0	0.16	0.08	(\$2,123)	(\$1,068,006)	(\$24.52)	80.00	3-17
54-9425-2981-09-0	986 RIVER RUN	03/23/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$33,000	6.11	\$361,241	\$250,187	\$71,428	40.0	81.0	0.08	0.08	\$6,255	\$2,978,417	\$68.38	40.00	3-17
54-9425-2981-11-0	974 RIVER RUN	05/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,200	47.00	\$452,782	(\$329,480)	\$63,302	40.0	82.0	0.07	0.07	(\$8,237)	(\$4,452,432)	(\$102.21)	40.00	3-17
54-9425-2981-12-0	250 WATERS EDGE DR	10/17/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$260,400	40.06	\$550,504	\$206,599	\$107,103	50.0	110.0	0.13	0.13	\$4,132	\$1,639,675	\$37.64	50.00	3-17
54-9425-2981-14-0	238 WATERS EDGE DR	09/20/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$53,400	44.50	\$119,849	\$120,000	\$119,849	50.0	121.0	0.14	0.14	\$2,400	\$851,064	\$19.54	50.00	3-17
54-9425-2981-17-0	251 CAVELIER AVE	09/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,600	59.33	\$77,086	\$60,000	\$77,086	40.0	98.0	0.09	0.09	\$1,500	\$666,667	\$15.30	40.00	3-17
54-9425-2981-18-0	245 CAVELIER AVE	08/19/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$36,400	6.17	\$412,010	\$256,721	\$78,731	40.0	100.0	0.09	0.09	\$6,418	\$2,790,446	\$64.06	40.00	3-17
54-9425-2981-19-0	239 CAVELIER AVE	12/13/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$37,100	74.20	\$80,376	\$50,000	\$80,376	40.0	102.0	0.09	0.09	\$1,250	\$531,915	\$12.21	40.00	3-17
54-9425-2981-20-0	233 CAVELIER AVE	12/23/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,900	63.17	\$82,001	\$60,000	\$82,001	40.0	104.0	0.10	0.10	\$1,500	\$625,000	\$14.35	40.00	3-17
54-9425-2981-21-0	227 CAVELIER AVE	11/10/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,300	53.29	\$83,646	\$70,000	\$83,646	40.0	106.0	0.10	0.10	\$1,750	\$714,286	\$16.40	40.00	3-17
54-9425-2981-23-0	268 CAVELIER AVE	10/26/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$26,700	62.09	\$280,688	(\$177,852)	\$59,836	42.0	72.0	0.07	0.07	(\$4,235)	(\$2,540,743)	(\$58.33)	42.00	3-17
54-9425-2983-08-0	948 WHITWAM DR	01/20/22	\$582,500	WD	03-ARM'S LENGTH	\$582,500	\$205,800	35.33	\$440,925	\$185,630	\$44,055	40.0	70.0	0.05	0.05	\$4,641	\$3,569,808	\$81.95	40.00	3-17
54-9425-2983-11-0	194 MARINERS COVE	10/28/22	\$5,475,000	WD	03-ARM'S LENGTH	\$5,475,000	\$139,100	2.54	\$293,523	\$5,216,466	\$34,989	0.0	0.0	0.09	0.09	#DIV/0!	\$57,323,802	\$1,315.97	0.00	3-17
54-9425-2983-12-0	190 MARINERS COVE	10/22/21	\$439,687	WD	03-ARM'S LENGTH	\$439,687	\$35,600	8.10	\$343,810	\$128,713	\$32,836	0.0	0.0	0.04	0.04	#DIV/0!	\$3,387,184	\$77.76	0.00	3-17
54-9425-2983-13-0	184 MARINERS COVE	08/06/21	\$406,449	WD	03-ARM'S LENGTH	\$406,449	\$29,500	7.26	\$330,646	\$104,762	\$28,959	0.0	0.0	0.03	0.03	#DIV/0!	\$3,081,235	\$70.74	0.00	3-17
54-9425-2983-13-0	184 MARINERS COVE	09/16/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$156,900	31.44	\$330,646	\$197,313	\$28,959	0.0	0.0	0.03	0.03	#DIV/0!	\$5,803,324	\$133.23	0.00	3-17
54-9425-2983-14-0	176 MARINERS COVE	08/20/21	\$423,531	WD	03-ARM'S LENGTH	\$423,531	\$35,600	8.41	\$334,523	\$121,844	\$32,836	0.0	0.0	0.04	0.04	#DIV/0!	\$3,206,421	\$73.61	0.00	3-17
54-9425-2983-15-0	170 MARINERS COVE	09/03/21	\$721,686	WD	03-ARM'S LENGTH	\$721,686	\$51,500	7.14	\$512,777	\$257,135	\$48,226	0.0	0.0	0.06	0.06	#DIV/0!	\$4,511,140	\$103.56	0.00	3-17
54-9425-2983-16-0	164 MARINERS COVE	09/24/21	\$571,638	WD	03-ARM'S LENGTH	\$571,638	\$36,800	6.44	\$345,148	\$264,867	\$38,377	0.0	0.0	0.05	0.05	#DIV/0!	\$5,885,933	\$135.12	0.00	3-17
54-9425-2983-17-0	158 MARINERS COVE	10/06/21	\$553,975	WD	03-ARM'S LENGTH	\$553,975	\$36,800	6.64	\$342,072	\$250,280	\$38,377	0.0	0.0	0.05	0.05	#DIV/0!	\$5,561,778	\$127.68	0.00	3-17
54-9425-2983-19-0	982 WHITWAM	11/17/22	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$28,600	5.77	\$540,256	\$17,754	\$62,010	0.0	0.0	0.07	0.07	#DIV/0!	\$243,205	\$5.58	0.00	3-17
54-9425-2983-21-0	990 WHITWAM	02/23/23	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$28,600	5.47	\$550,398	\$34,612	\$62,010	0.0	0.0	0.07	0.07	#DIV/0!	\$474,137	\$10.88	0.00	3-17
54-9425-2983-22-0	994 WHITWAM	11/29/22	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$28,600	5.77	\$494,746	\$63,244	\$61,990	0.0	0.0	0.07	0.07	#DIV/0!	\$866,356	\$19.89	0.00	3-17
54-9425-2983-30-0	152 MARINERS COVE	01/06/22	\$0	CD	19-MULTI PARCEL ARM'S LENGTH	\$0	\$0	#DIV/0!	\$490,284	(\$348,447)	\$141,837	0.0	0.0	0.17	0.03	#DIV/0!	(\$2,111,800)	(\$48.48)	0.00	3-17
54-9425-2983-30-0	152 MARINERS COVE	01/06/22	\$335,000	CD	03-ARM'S LENGTH	\$335,000	\$0	0.00	\$490,284	(\$13,447)	\$141,837	0.0	0.0	0.17	0.03	#DIV/0!	(\$81,497)	(\$1.87)	0.00	3-17

2024 LAND VALUE TABLE: 28.CONDO- CHANNEL NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
76-1142-0009-00-3	185 WAYNE ST	04/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,800	43.09	\$298,362	\$70,855	\$84,217	0.0	0.0	0.03	0.03	#DIV/0!	\$2,083,971	\$47.84	0.00	1-4	
76-6860-0007-00-1	1117 BROAD ST	11/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,900	39.52	\$225,668	\$60,122	\$55,790	0.0	0.0	0.02	0.02	#DIV/0!	\$2,614,000	\$60.01	0.00	1-4	
76-6860-0016-00-0	1117 BROAD ST	12/19/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,700	36.57	\$256,094	\$106,704	\$62,798	0.0	0.0	0.03	0.03	#DIV/0!	\$4,104,000	\$94.21	0.00	1-4	
Totals:			\$815,000			\$815,000	\$323,400		\$780,124	\$237,681	\$202,805	0.0		0.08	0.08						
								Sale. Ratio =>	39.68		Average		Average		Average						
								Std. Dev. =>	3.27		per FF=>		#DIV/0!		per Net Acre=>		2,863,626.51		Average per SqFt=>		\$65.74

HISTORICAL		
2021	LAND VALUE	\$46.86 SF
2022	LAND VALUE	\$55.40 SF
2023	LAND VALUE	\$56.07 SF
2024	LAND VALUE	\$65.74 SF



2024 LAND VALUE TABLE: 28.CONDO-CHANNEL NEIGHBORHOOD

FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing the square foot rates have been increasing over the last four years. After eliminating sales that were outliers and/or otherwise not good sales to use in the analysis, the two-year cycle of improved sales indicated that an increase in the square foot rate was necessary. The analysis showed that the square foot rate for the neighborhood should be \$85.39 per square foot. The assessor has chosen to use a square foot rate of \$65.74 per square foot.

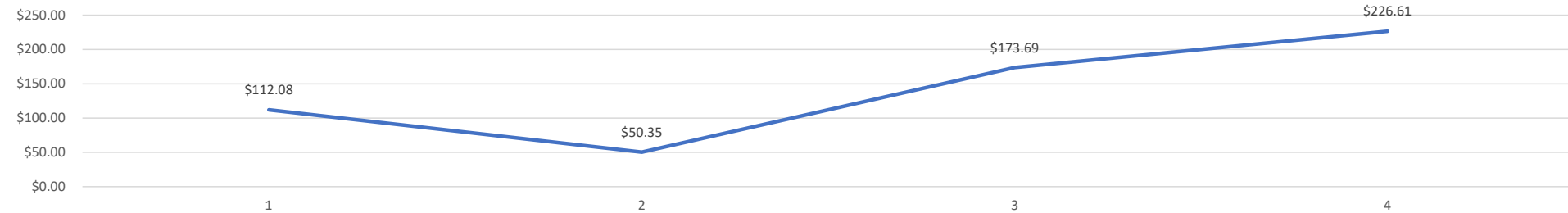
SALES NOT USED:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-1140-0004-00-5	215 WAYNE ST	07/19/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500	30.63	\$356,658	\$142,083	\$98,741	0.0	0.0	0.03	0.03	#DIV/0!	\$4,178,912	\$95.93	0.00	1-4
76-1140-0004-00-5	215 WAYNE ST	10/20/22	\$425,000	OTH	03-ARM'S LENGTH	\$425,000	\$133,200	31.34	\$356,658	\$167,083	\$98,741	0.0	0.0	0.03	0.03	#DIV/0!	\$4,914,206	\$112.81	0.00	1-4
76-1140-0006-00-8	205 WAYNE ST	04/08/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,400	31.53	\$333,984	\$141,540	\$90,524	0.0	0.0	0.03	0.03	#DIV/0!	\$4,423,125	\$101.54	0.00	1-4
76-7530-0003-00-0	1221 BROAD ST	05/21/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$135,700	54.06	\$385,748	(\$41,397)	\$93,351	165.0	80.0	0.30	0.34	(\$251)	(\$136,624)	(\$3.14)	165.00	1-4
76-7530-0008-00-1	1221 BROAD ST	04/13/21	\$265,295	WD	03-ARM'S LENGTH	\$265,295	\$137,400	51.79	\$390,350	(\$27,102)	\$97,953	165.0	80.0	0.30	0.34	(\$164)	(\$89,446)	(\$2.05)	165.00	1-4

2024 LAND VALUE TABLE: 24 CONDO- WATERFRONT NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area		
76-4710-0006-00-1	200 LAKE ST	02/04/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$435,100	41.44	\$1,012,412	\$263,629	\$226,041	0.0	0.0	0.05	0.05	#DIV/0!	\$4,882,019	\$112.08	0.00	1-4		
76-4710-0009-00-0	200 LAKE ST	05/07/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$473,700	47.37	\$1,107,613	\$118,428	\$226,041	0.0	0.0	0.05	0.05	#DIV/0!	\$2,193,111	\$50.35	0.00	1-4		
76-4710-0016-00-6	200 LAKE ST	04/21/21	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$343,800	37.57	\$810,150	\$234,541	\$129,691	0.0	0.0	0.03	0.03	#DIV/0!	\$7,565,839	\$173.69	0.00	1-4		
76-8500-0055-00-3	310 WATER ST	06/14/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$323,600	30.82	\$734,560	\$552,788	\$237,348	0.0	0.0	0.06	0.06	#DIV/0!	\$9,871,214	\$226.61	0.00	1-4		
Totals:			\$4,015,000			\$4,015,000	\$1,576,200		\$3,664,735	\$1,169,386	\$819,121	0.0		0.20	0.20							
								Sale. Ratio =>	39.26		Average		Average		Average							
								Std. Dev. =>	6.94		per FF=>		#DIV/0!		per Net Acre=>		5,996,851.28		per SqFt=>		\$137.67	

2024 LAND VALUE TABLE: 24.CONDO-WATERFRONT NEIGHBORHOOD - \$137.67 SF



HISTORICAL	
2021	LAND VALUE \$93.45 SF
2022	LAND VALUE \$97.33 SF
2023	LAND VALUE \$96.64 SF
2024	LAND VALUE \$137.67 SF

2024 LAND VALUE TABLE: 24.CONDO-WATERFRONT NEIGHBORHOOD

FINAL CONCLUSION SUMMARY

Analysis was performed on improved sales by extracting the land valuation from total sale price and using the depreciated value of the improvements. Historical rates are shown to the left showing the square foot rates have been increasing over the last four years. The two-year cycle of improved sales showed that an increase in square foot was necessary. The analysis indicated that the square foot rate for the neighborhood should be \$155.27 per square foot. The assessor has chosen \$137.67 per square foot.

SALES NOT USED:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
76-4710-0004-00-8	200 LAKE ST	05/14/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$314,600	53.78	\$890,592	(\$83,806)	\$221,786	0.0	0.0	0.04	0.04	#DIV/0!	(\$2,265,027)	(\$52.00)	0.00	1-4
76-8500-0010-00-0	240 WATER ST	05/19/21	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$157,100	23.14	\$493,003	\$355,056	\$169,059	0.0	0.0	0.03	0.03	#DIV/0!	\$12,680,571	\$291.11	0.00	1-4
76-8500-0013-00-9	240 WATER ST	12/22/21	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$248,200	31.03	\$711,522	\$329,301	\$240,923	0.0	0.0	0.04	0.04	#DIV/0!	\$8,232,525	\$188.99	0.00	1-4

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood ., Last Edited: 09/27/2013

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 16.COMMERCIAL - DOWNTOWN, Last Edited: 01/19/2024

Rates for Rate Table 'Downtown', (SqFt)
Downtown : 47.31 (Not included in total acreage calculation)
D.T. (NOT USED): 75.00

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 17.COM-SOUTH TOWN, Last Edited: 01/18/2024

Frontages:
Frontage 'A': Description: ' ' FF Rate: 1023
Standard Frontage: 66 Standard Depth : 132

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 18.COMMERCIAL, Last Edited: 01/01/2024

Frontages:
Frontage 'A': Description: 'COMMERCIAL- AVE' FF Rate: 810
Standard Frontage: 66 Standard Depth : 132

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 20.COMMERCIAL - MAIN ST, Last Edited: 01/21/2024

Rates for Rate Table '', (SqFt)
COMMERCIAL MAIN: 25.59 (Not included in total acreage calculation)

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 21.COMMERCIAL-WATER , Last Edited: 01/19/2024

Values for Acreage Table 1: ''
1 Acre: 151,153 3 Acre: 263,974 10 Acre: 487,872 30 Acre: 849,420
1.5 Acre: 185,566 4 Acre: 306,662 15 Acre: 601,128 40 Acre: 993,168
2 Acre: 215,186 5 Acre: 341,946 20 Acre: 696,960 50 Acre: 1,110,780
2.5 Acre: 240,669 7 Acre: 408,593 25 Acre: 784,080 100 Acre: 1,568,160

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 23.INDUSTRIAL, Last Edited: 01/19/2024

Values for Acreage Table 1: 'Industrial '
1 Acre: 49,223 3 Acre: 84,942 10 Acre: 156,816 30 Acre: 274,428
1.5 Acre: 60,113 4 Acre: 97,574 15 Acre: 189,486 40 Acre: 313,632
2 Acre: 69,696 5 Acre: 108,900 20 Acre: 217,800 50 Acre: 348,480
2.5 Acre: 77,319 7 Acre: 131,116 25 Acre: 250,470 100 Acre: 479,160

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 24.CONDO - WATERFRONT, Last Edited: 01/19/2024

Rates for Rate Table 'WATERFRONT/LIGHTHOUS', (SqFt)
: 137.67

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood 25.CONDO -WATER VIEW, Last Edited: 01/19/2024

Rates for Rate Table ' SHOREV,SCLIFF,LSC', (SqFt)
LSC,SVC,SCC : 58.05

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood LAKE7.LIONS/SILVER BEACH, Last Edited: 01/01/2024

Frontages:
Frontage 'A': Description: 'LIONS/SILVER ' FF Rate: 11620
Standard Frontage: 66 Standard Depth : 132

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood RES1.RESIDENTIAL - AVERAGE, Last Edited: 01/24/2024

Frontages:
Frontage 'A': Description: 'AVERAGE ' FF Rate: 1258
Standard Frontage: 66 Standard Depth : 132

Sites:
Site 'C': Description: ' ' Value: 20,000

Minimum Value for Frontages/Sites: 28,000

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood RES2.RES-HIGH, Last Edited: 01/24/2024

Frontages:
Frontage 'A': Description: 'RES - HIGH ' FF Rate: 1444
Standard Frontage: 66 Standard Depth : 132

Minimum Value for Frontages/Sites: 28,000

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood RES3.RESIDENTIAL - LOW, Last Edited: 01/24/2024

Frontages:
Frontage 'A': Description: 'RES- LOW ' FF Rate: 1017
Standard Frontage: 66 Standard Depth : 132

Minimum Value for Frontages/Sites: 28,000

Unit: 76 - City of St. Joseph
Rates/Values for Neighborhood RES4.RESIDENTIAL - PREMIUM, Last Edited: 01/01/2024

Frontages:
Frontage 'A': Description: 'RES-PREMIUM ' FF Rate: 3298
Standard Frontage: 66 Standard Depth : 132

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

2024

RESIDENTIAL LAND TABLES		# OF PARCELS	RATE	
RES1	AVERAGE	1695	\$ 1,258.00	FRONT FOOT
RES2	HIGH	342	\$ 1,444.00	FRONT FOOT
RES3	LOW	809	\$ 1,017.00	FRONT FOOT
RES4	PREMIUM	64	\$ 3,298.00	FRONT FOOT
LAKE	LAKE INFLUENCE	42	\$ 4,357.00	FRONT FOOT
LAKE1	RIVER/BLUFF	83	\$ 1,893.00	FRONT FOOT
LAKE2	LAKE	53	\$ 7,506.00	FRONT FOOT
LAKE4	RIDGEWAY EAST	104	\$ 3,706.00	FRONT FOOT
LAKE5	SILVER BEACH AREA	52	\$ 7,506.00	FRONT FOOT
LAKE6	RIDGEWAY WEST	50	\$ 11,620.00	FRONT FOOT
LAKE7	LIONS/SILVER BEACH	46	\$ 11,620.00	FRONT FOOT
425 AREA	HARBOR SHORES-FW	115	\$ 23.59	SQUARE FOOT
425AREA	HARBOR SHORES-HV	127	\$ 36.67	SQUARE FOOT

CONDOMINIUMS LAND TABLES		# OF PARCELS	RATE	
24.CONDO	WATERFRONT	59	\$ 137.67	SQUARE FOOT
25.CONDO	WATER VIEW	150	\$ 58.05	SQUARE FOOT
28.CONDO	CHANNEL	63	\$ 65.74	SQUARE FOOT

COMMERCIAL LAND TABLES		# OF PARCELS	RATE	
16.COM	DOWNTOWN	143	\$ 47.31	SQUARE FOOT
17.COM	SOUTHTOWN	102	\$ 1,023.00	FRONT FOOT
18.COM	COMMERCIAL	298	\$ 810.00	FRONT FOOT
20.COM	COMMERCIAL-MAIN	58	\$ 25.59	SQUARE FOOT
21.COM	COMMERCIAL-WATER	57	ACREAGE - SEE CHART	

INDUSTRIAL LAND TABLES		# OF PARCELS	RATE	
23.IND	INDUSTRIAL	47	ACREAGE - SEE CHART	



CITY OF
St. Joseph

2024

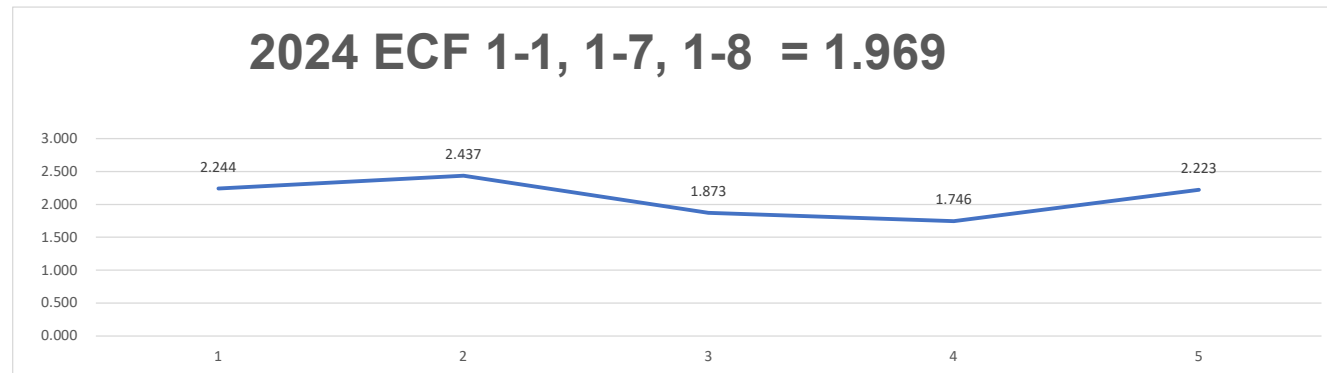
RESIDENTIAL ECF

ANALYSIS

2024 ECF: RIDGEWAY WEST, LAKE INFLUENCE, & BEACH AREA NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
76-0340-0048-01-8	622 LIONS PARK DR	02/15/23	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$187,900	31.85	\$551,629	\$294,992	\$295,008	\$131,474	2.244	1,349	\$218.69	1-7	13.9120	1 3/4 S	RES 1 FAMILY	\$291,061	
76-0340-0184-01-9	717 STATE ST	04/28/22	\$400,000	OTH	03-ARM'S LENGTH	\$400,000	\$138,900	34.73	\$333,565	\$66,071	\$333,929	\$137,036	2.437	2,080	\$160.54	1-7	33.2067	2 S	RES 3 UNIT	\$64,932	
76-0800-0001-00-6	801 LIONS PARK DR	04/01/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$517,600	44.05	\$1,206,040	\$434,346	\$740,654	\$395,335	1.873	4,972	\$148.97	1-7	23.1249	2 S	RES 4 UNIT	\$434,346	
76-0800-0023-00-0	916 LIONS PARK DR	04/27/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$553,600	50.33	\$1,180,925	\$412,360	\$687,640	\$393,732	1.746	1,947	\$353.18	1-8	35.8266	2 S	RES 1 FAMILY	\$410,412	
76-1900-0124-00-2	484 UPTON DR	11/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,000	35.33	\$272,651	\$75,702	\$224,298	\$100,896	2.223	1,200	\$186.92	1-7	11.8328	1 S	RES 1 FAMILY	\$75,702	
Totals:			\$3,565,000			\$3,565,000	\$1,504,000		\$3,544,810		\$2,281,529	\$1,158,473			\$213.66		13.5305				
										Sale. Ratio =>	42.19			E.C.F. =>	1.969	Std. Deviation=>		0.285243307			
										Std. Dev. =>	7.69			Ave. E.C.F. =>	2.105	Ave. Variance=>		23.5806	Coefficient of Var=>		11.20360346

HISTORICAL		
2021	ECF	1.822
2022	ECF	1.772
2023	ECF	1.910
2024	ECF	1.969

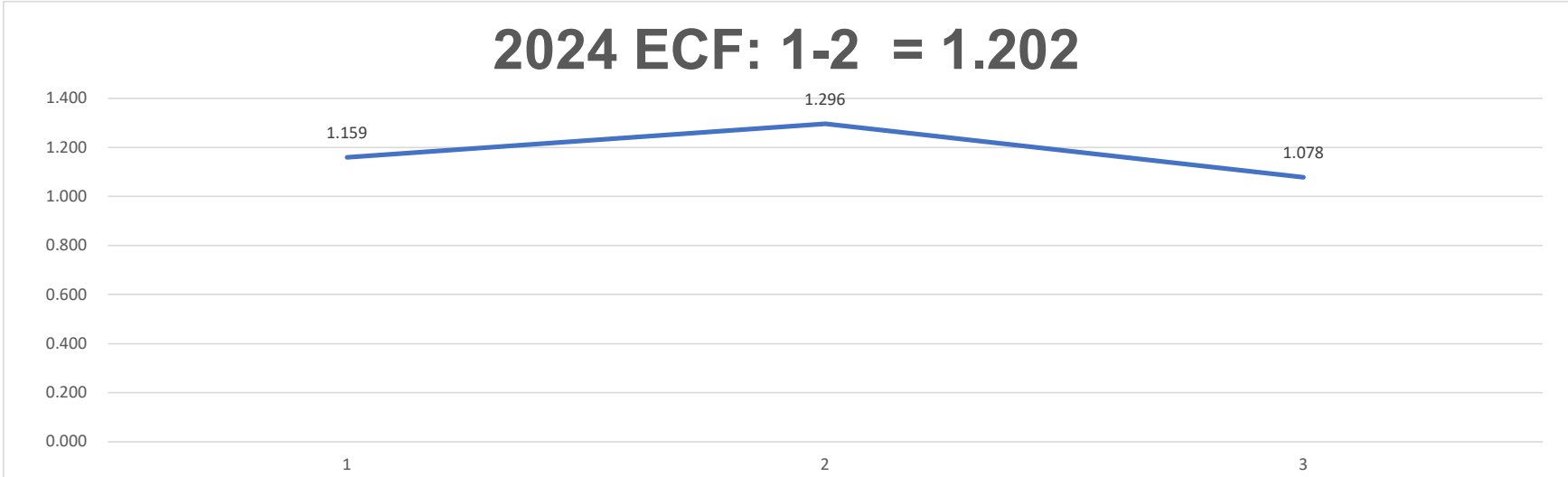


1-1: RIDGEWAY WEST
 1-7: LAKE INFLUENCE
 1-8: BEACH AREA

2024 ECF: RIDGEWAY EAST NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
76-1900-0092-02-0	269 RIDGEWAY	08/19/21	\$752,500	WD	03-ARM'S LENGTH	\$752,500	\$338,000	44.92	\$756,877	\$348,976	\$403,524	\$348,038	1.159	2,599	\$155.26	1-2	
76-1900-0092-02-0	269 RIDGEWAY	02/17/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$314,200	39.28	\$756,877	\$348,976	\$451,024	\$348,038	1.296	2,599	\$173.54	1-2	
76-1950-0002-00-1	355 RIDGEWAY	07/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$117,600	50.04	\$248,415	\$80,494	\$154,506	\$143,277	1.078	807	\$191.46	1-2	
Totals:			\$1,787,500			\$1,787,500	\$769,800		\$1,762,169		\$1,009,054	\$839,354			\$173.42		
								Sale. Ratio =>	43.07					E.C.F. =>	1.202	Std. Deviation=>	0.10993681
								Std. Dev. =>	5.39					Ave. E.C.F. =>	1.178	Ave. Variance=>	7.8669

HISTORICAL	
2021	ECF 1.288
2022	ECF 1.016
2023	ECF 1.095
2024	ECF 1.202

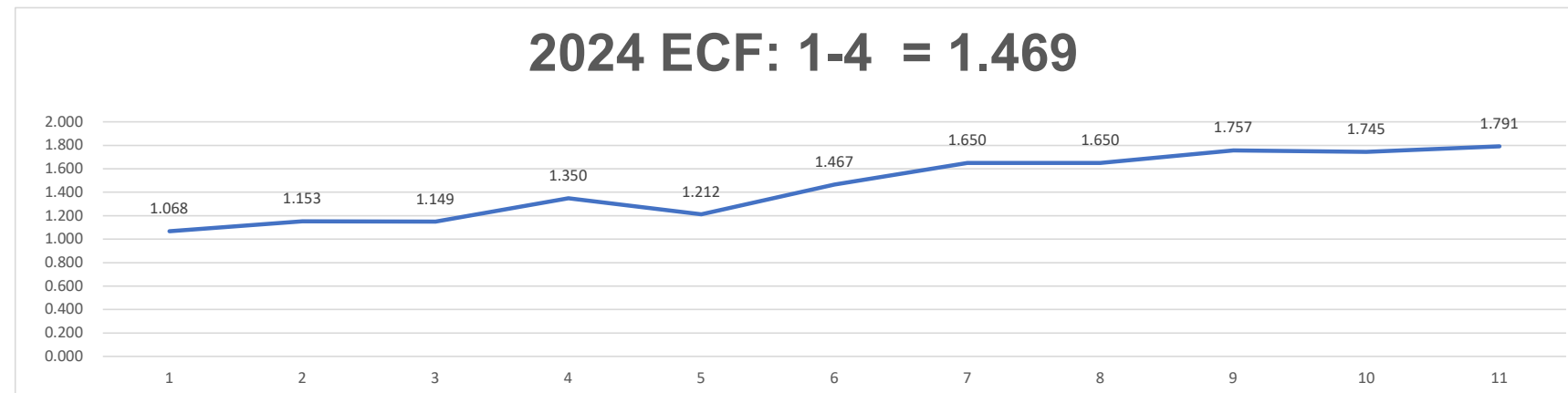


1-2: RIDGEWAY EAST

2024 ECF: CONDOMINIUMS NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
76-1140-0004-00-5	215 WAYNE ST	07/19/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500	30.63	\$344,368	\$98,741	\$301,259	\$175,573	1.716	1,502	\$200.57	1-4
76-1140-0004-00-5	215 WAYNE ST	10/20/22	\$425,000	OTH	03-ARM'S LENGTH	\$425,000	\$133,200	31.34	\$344,368	\$98,741	\$326,259	\$175,573	1.858	1,502	\$217.22	1-4
76-1140-0006-00-8	205 WAYNE ST	04/08/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,400	31.53	\$322,383	\$90,524	\$294,476	\$165,732	1.777	1,377	\$213.85	1-4
76-1142-0009-00-3	185 WAYNE ST	04/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,800	43.09	\$338,220	\$98,741	\$186,259	\$171,179	1.088	1,502	\$124.01	1-4
76-4400-0013-00-1	3608 LAKE SHORE DR	11/21/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$55,600	37.69	\$139,817	\$40,229	\$107,271	\$71,185	1.507	693	\$154.79	1-4
76-4400-0032-00-5	3610 LAKE SHORE DR	07/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,100	35.29	\$190,178	\$56,309	\$153,691	\$95,689	1.606	970	\$158.44	1-4
76-4400-0033-00-1	3610 LAKE SHORE DR	10/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,100	37.05	\$184,878	\$56,309	\$143,691	\$91,901	1.564	970	\$148.14	1-4
76-4400-0043-00-7	3612 LAKE SHORE DR	11/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,100	39.00	\$188,177	\$56,309	\$133,691	\$94,259	1.418	970	\$137.83	1-4
76-4400-0046-00-6	3616 LAKE SHORE DR	09/20/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$74,100	42.37	\$184,621	\$56,309	\$118,591	\$91,717	1.293	970	\$122.26	1-4
76-4400-0052-00-6	3616 LAKE SHORE DR	02/01/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$74,100	30.00	\$184,878	\$56,309	\$190,691	\$91,901	2.075	970	\$196.59	1-4
76-4400-0058-00-4	3620 LAKE SHORE DR	06/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,100	47.81	\$185,497	\$56,309	\$98,691	\$92,343	1.069	970	\$101.74	1-4
76-4400-0078-00-5	3624 LAKE SHORE DR	12/03/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,100	47.81	\$184,878	\$56,309	\$98,691	\$91,901	1.074	970	\$101.74	1-4
76-4400-0080-00-0	3624 LAKE SHORE DR	02/01/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$75,100	48.45	\$183,601	\$56,309	\$98,691	\$90,988	1.085	970	\$101.74	1-4
76-4400-0081-00-6	3624 LAKE SHORE DR	07/12/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$75,100	36.11	\$188,589	\$56,309	\$151,691	\$94,553	1.604	970	\$156.38	1-4
76-4400-0095-00-7	3618 LAKE SHORE DR	08/27/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,100	35.29	\$183,696	\$56,309	\$153,691	\$91,056	1.688	970	\$158.44	1-4
76-4400-0096-00-3	3618 LAKE SHORE DR	05/13/22	\$160,150	WD	03-ARM'S LENGTH	\$160,150	\$75,100	46.89	\$184,878	\$56,309	\$103,841	\$91,901	1.130	970	\$107.05	1-4
76-4400-0102-00-3	3614 LAKE SHORE DR	04/09/21	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$74,100	47.84	\$184,878	\$56,309	\$98,591	\$91,901	1.073	970	\$101.64	1-4
76-4400-0113-00-5	3626 LAKE SHORE DR	04/27/22	\$151,000	OTH	03-ARM'S LENGTH	\$151,000	\$57,100	37.81	\$142,599	\$38,894	\$112,106	\$74,128	1.512	970	\$115.57	1-4
76-4400-0114-00-1	3626 LAKE SHORE DR	06/02/21	\$162,525	WD	03-ARM'S LENGTH	\$162,525	\$56,300	34.64	\$141,751	\$38,894	\$123,631	\$73,522	1.682	970	\$127.45	1-4
76-4400-0116-00-4	3626 LAKE SHORE DR	07/01/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,300	40.21	\$141,751	\$38,894	\$101,106	\$73,522	1.375	970	\$104.23	1-4
76-4400-0118-00-7	3626 LAKE SHORE DR	04/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$56,300	34.12	\$141,751	\$38,894	\$126,106	\$73,522	1.715	970	\$130.01	1-4
76-4586-0007-00-4	261 SHOREVIEW WAY	11/04/21	\$335,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$335,000	\$163,800	48.90	\$369,744	\$132,254	\$202,746	\$189,840	1.068	1,447	\$140.11	1-4
76-4586-0008-00-1	259 SHOREVIEW WAY	09/30/21	\$360,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$360,000	\$159,500	44.31	\$380,219	\$122,438	\$237,562	\$206,060	1.153	1,447	\$164.18	1-4
76-4710-0006-00-1	200 LAKE ST	02/04/22	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$435,100	41.44	\$1,193,463	\$389,210	\$660,790	\$574,877	1.149	2,050	\$322.34	1-4
76-4710-0016-00-6	200 LAKE ST	04/21/21	\$915,000	WD	03-ARM'S LENGTH	\$915,000	\$343,800	37.57	\$939,751	\$235,153	\$679,847	\$503,644	1.350	1,342	\$506.59	1-4
76-6860-0007-00-1	1117 BROAD ST	11/17/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$90,900	39.52	\$255,197	\$67,009	\$162,991	\$134,516	1.212	995	\$163.81	1-4
76-6860-0016-00-0	1117 BROAD ST	12/19/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,700	36.57	\$289,580	\$75,436	\$224,564	\$153,069	1.467	1,120	\$200.50	1-4
76-7210-0002-00-0	1806 LAKE SHORE DR	11/19/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$165,200	34.06	\$424,461	\$87,341	\$397,659	\$240,972	1.650	1,384	\$287.33	1-4
76-7210-0002-00-0	1806 LAKE SHORE DR	04/29/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$167,900	34.62	\$424,461	\$87,341	\$397,659	\$240,972	1.650	1,384	\$287.33	1-4
76-7210-0006-00-5	1802 LAKE SHORE DR	05/06/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$175,000	32.71	\$443,376	\$85,193	\$449,807	\$256,028	1.757	1,347	\$333.93	1-4
76-8500-0013-00-9	240 WATER ST	12/22/21	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$248,200	31.03	\$689,097	\$240,923	\$558,977	\$320,353	1.745	2,301	\$242.93	1-4
76-8500-0055-00-3	310 WATER ST	06/14/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$323,600	30.82	\$894,153	\$338,118	\$711,882	\$397,452	1.791	2,456	\$289.85	1-4
Totals:			\$11,025,875			\$11,025,875	\$4,056,400		\$10,589,259		\$7,907,199	\$5,381,827			\$184.96	
								Sale. Ratio =>	36.79			E.C.F. =>	1.469	Std. Deviation=>		0.288054168
								Std. Dev. =>	5.97			Ave. E.C.F. =>	1.466	Ave. Variance=>		24.8910

HISTORICAL		
2021	ECF	1.210
2022	ECF	1.170
2023	ECF	1.251
2024	ECF	1.469



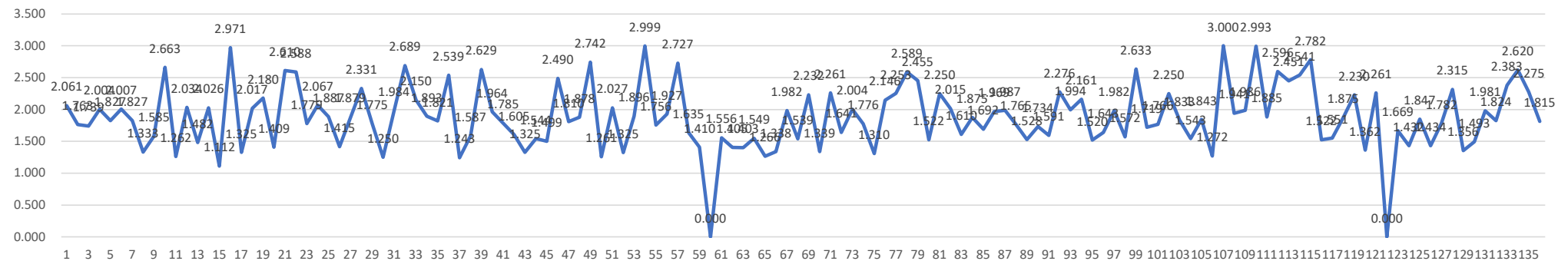
2024 ECF: OLD ST. JOE NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
76-0023-0068-01-0	1030 MORRISON AVE	07/29/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$88,200	32.07	\$253,376	\$52,518	\$222,482	\$107,930	2.061	1,252	\$177.70	2-1
76-0023-0070-02-2	1039 MORRISON AVE	12/22/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$80,700	35.24	\$237,930	\$68,305	\$160,695	\$91,147	1.763	1,464	\$109.76	2-1
76-0026-0030-00-9	1407 S STATE ST	09/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,200	35.09	\$231,033	\$63,292	\$156,708	\$90,135	1.739	1,288	\$121.67	2-1
76-0026-0037-00-3	1406 FORRES AVE	12/17/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$121,900	33.86	\$338,954	\$65,463	\$294,537	\$146,959	2.004	1,766	\$166.78	2-1
76-0026-0052-00-2	1520 FORRES AVE	04/01/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,200	35.68	\$253,353	\$71,509	\$178,491	\$97,713	1.827	1,359	\$131.34	2-1
76-0026-0059-00-7	1519 S STATE ST	06/04/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,700	33.35	\$231,157	\$54,271	\$190,729	\$95,049	2.007	1,342	\$142.12	2-1
76-0026-0084-00-1	1618 NILES AVE	06/25/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$115,600	35.03	\$334,638	\$81,352	\$248,648	\$136,102	1.827	1,625	\$153.01	2-1
76-0026-0107-02-8	505 KINGSLEY AVE	07/16/21	\$479,900	WD	03-ARM'S LENGTH	\$479,900	\$212,400	44.26	\$630,647	\$99,748	\$380,152	\$285,276	1.333	2,748	\$138.34	2-1
76-0026-0117-01-5	2608 S STATE ST	09/02/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$92,200	36.89	\$282,105	\$65,189	\$184,711	\$116,559	1.585	1,320	\$139.93	2-1
76-0026-0121-00-4	1403 MORTON AVE	09/13/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$72,000	24.24	\$223,214	\$51,929	\$245,071	\$92,039	2.663	1,572	\$155.90	2-1
76-0026-0126-00-6	1129 NILES AVE	04/28/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,700	45.39	\$239,328	\$54,879	\$125,121	\$99,113	1.262	1,796	\$69.67	2-1
76-0026-0130-00-3	807 MICHIGAN AVE	03/11/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$81,900	32.76	\$232,553	\$44,477	\$205,523	\$101,062	2.034	1,050	\$195.74	2-1
76-0027-0126-00-4	2531 OLD LAKE SHORE RD	01/25/23	\$747,000	WD	03-ARM'S LENGTH	\$747,000	\$360,500	48.26	\$835,376	\$401,806	\$345,194	\$232,977	1.482	1,831	\$188.53	2-1
76-0027-0127-01-9	2504 LAKE SHORE DR	06/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$75,400	33.51	\$214,261	\$93,268	\$131,732	\$65,015	2.026	755	\$174.48	2-1
76-0027-0128-03-1	2515 OLD LAKE SHORE RD	10/27/21	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$332,800	55.48	\$835,880	\$249,710	\$350,190	\$314,976	1.112	2,412	\$145.19	2-1
76-0034-0078-00-2	2811 LAKE SHORE DR	08/15/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$63,900	25.87	\$186,705	\$85,574	\$161,426	\$54,342	2.971	1,032	\$156.42	2-1
76-0034-0089-04-0	3205 LAKE SHORE DR	04/12/21	\$510,000	OTH	03-ARM'S LENGTH	\$510,000	\$224,500	44.02	\$655,587	\$149,771	\$360,229	\$271,798	1.325	3,376	\$106.70	2-1
76-0170-0006-00-4	335 STATE ST	09/29/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$196,100	33.24	\$547,451	\$39,780	\$550,220	\$272,795	2.017	2,745	\$200.44	2-1
76-0340-0157-00-3	810 STATE ST	06/18/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$120,300	31.83	\$332,262	\$65,463	\$312,537	\$143,363	2.180	2,094	\$149.25	2-1
76-0340-0273-00-3	412 COURT ST	06/11/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$118,400	35.88	\$420,773	\$47,134	\$282,866	\$200,773	1.409	2,701	\$104.73	2-1
76-0340-0273-01-1	416 COURT ST	10/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$102,200	25.55	\$299,189	\$48,596	\$351,404	\$134,655	2.610	1,888	\$186.13	2-1
76-0340-0274-01-8	715 ELM ST	02/10/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$57,400	28.00	\$158,945	\$41,054	\$163,946	\$63,348	2.588	783	\$209.38	2-1
76-0340-0309-00-8	415 COURT ST	10/07/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$98,100	36.33	\$280,713	\$36,656	\$233,344	\$131,143	1.779	1,994	\$117.02	2-1
76-0340-0320-00-1	707 COURT ST	06/01/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$104,100	29.32	\$323,609	\$39,533	\$315,467	\$152,647	2.067	2,524	\$124.99	2-1
76-0340-0365-01-3	718 CHURCH ST	05/28/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$101,600	33.20	\$302,343	\$37,164	\$268,836	\$142,493	1.887	2,188	\$122.87	2-1
76-0340-0387-01-7	910 ELM ST	06/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,500	41.75	\$249,009	\$44,643	\$155,357	\$109,815	1.415	1,799	\$86.36	2-1
76-0340-0399-00-7	904 PARK ST	11/02/22	\$231,067	WD	03-ARM'S LENGTH	\$231,067	\$81,600	35.31	\$229,362	\$56,764	\$174,303	\$92,745	1.879	1,310	\$133.06	2-1
76-0340-0400-01-3	809 CHURCH ST	04/06/22	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$62,800	26.55	\$196,695	\$39,117	\$197,383	\$84,674	2.331	879	\$224.55	2-1
76-0340-0422-00-9	518 WAYNE ST	10/17/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$87,100	37.06	\$243,715	\$55,715	\$179,285	\$101,021	1.775	1,367	\$131.15	2-1
76-0440-0005-00-5	1623 LAKE SHORE DR	07/22/21	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$81,700	46.29	\$231,288	\$64,379	\$112,121	\$89,688	1.250	1,644	\$68.20	2-1
76-0840-0019-00-1	542 WINCHESTER AVE	09/10/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$68,200	20.67	\$313,626	\$66,715	\$263,185	\$132,677	1.984	1,712	\$153.73	2-1
76-0850-0008-00-7	542 ARCHER AVE	12/14/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$90,200	22.84	\$293,940	\$66,902	\$328,098	\$121,998	2.689	1,730	\$189.65	2-1
76-0850-0011-00-8	548 ARCHER AVE	08/17/21	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$105,900	26.28	\$359,293	\$77,418	\$325,582	\$151,464	2.150	2,142	\$152.00	2-1
76-0850-0012-00-4	550 ARCHER AVE	09/24/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$99,000	31.94	\$306,161	\$79,602	\$230,398	\$121,740	1.893	1,880	\$122.55	2-1
76-1130-0001-00-9	1718 S STATE ST	06/10/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$75,100	36.81	\$207,120	\$62,530	\$141,470	\$77,695	1.821	1,092	\$129.55	2-1
76-1130-0004-00-8	541 HOWARD AVE	01/06/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$98,800	28.64	\$267,406	\$54,331	\$290,669	\$114,495	2.539	1,530	\$189.98	2-1
76-1130-0006-00-1	533 HOWARD AVE	08/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,100	45.40	\$197,455	\$54,474	\$95,526	\$76,830	1.243	936	\$102.06	2-1
76-1130-0018-00-9	1803 LAKEVIEW AVE	07/22/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$90,500	40.58	\$248,753	\$73,689	\$149,311	\$94,070	1.587	1,258	\$118.69	2-1
76-1130-0019-00-5	514 HOWARD AVE	05/23/22	\$366,750	WD	03-ARM'S LENGTH	\$366,750	\$94,000	25.63	\$275,942	\$55,815	\$310,935	\$118,284	2.629	1,596	\$194.82	2-1
76-1130-0024-00-9	532 HOWARD AVE	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,300	32.13	\$216,160	\$55,675	\$169,325	\$86,236	1.964	1,034	\$163.76	2-1
76-1130-0056-00-8	536 LA SALLE AVE	11/29/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$77,600	35.29	\$227,002	\$53,951	\$165,949	\$92,988	1.785	1,386	\$119.73	2-1
76-1130-0069-00-2	527 MADISON AVE	05/19/22	\$192,900	WD	03-ARM'S LENGTH	\$192,900	\$79,700	41.32	\$213,395	\$64,305	\$128,595	\$80,113	1.605	902	\$142.57	2-1
76-1180-0002-00-0	312 STATE ST	04/13/21	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$201,900	47.52	\$572,245	\$60,513	\$364,387	\$274,977	1.325	1,449	\$251.47	2-1
76-1180-0002-00-0	312 STATE ST	11/11/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$215,200	44.37	\$572,245	\$60,513	\$424,487	\$274,977	1.544	1,449	\$292.95	2-1
76-1260-0004-00-6	2412 NILES AVE	07/08/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$96,900	40.21	\$286,735	\$51,553	\$189,447	\$126,374	1.499	1,490	\$127.15	2-1
76-1260-0005-01-1	2400 NILES AVE	06/08/22	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$119,100	26.53	\$355,400	\$78,298	\$370,702	\$148,900	2.490	2,455	\$151.00	2-1
76-1350-0001-00-6	1100 STATE ST	02/14/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$147,500	37.34	\$403,392	\$98,071	\$296,929	\$164,063	1.810	2,376	\$124.97	2-1
76-1350-0005-00-1	1123 LAKE BLVD	06/10/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$203,900	37.07	\$546,690	\$176,617	\$373,383	\$198,857	1.878	2,152	\$173.51	2-1
76-1350-0005-01-0	1121 LAKE BLVD	07/01/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$158,600	26.43	\$463,053	\$173,889	\$426,111	\$155,381	2.742	2,289	\$186.16	2-1
76-1350-0006-00-8	1117 LAKE BLVD	09/24/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$236,200	41.44	\$701,938	\$292,546	\$277,454	\$219,985	1.261	3,156	\$87.91	2-1
76-1400-0003-00-9	2571 OLD LAKE SHORE RD	10/25/21	\$1,825,000	WD	03-ARM'S LENGTH	\$1,671,065	\$563,600	33.73	\$1,570,138	\$437,072	\$1,233,993	\$608,848	2.027	2,871	\$429.81	2-1
76-1600-0001-00-9	603 WAYNE ST	06/29/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$110,500	45.47	\$317,980	\$57,784	\$185,216	\$139,815	1.325	2,104	\$88.03	2-1
76-1600-0006-00-1	617 WAYNE ST	05/16/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$87,600	35.05	\$246,005	\$36,743	\$213,157	\$112,446	1.896	1,746	\$122.08	2-1
76-1600-0008-00-3	1009 PEARL ST	07/25/22	\$342,900	WD	03-ARM'S LENGTH	\$342,900	\$78,800	22.98	\$229,330	\$43,563	\$299,337	\$99,821	2.999	1,223	\$244.76	2-1
76-1600-0016-00-6	1111 PEARL ST	10/08/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$113,000	34.77	\$340,361	\$68,981	\$256,019	\$145,825	1.756	1,478	\$173.22	2-1
76-1600-0016-00-6	1111 PEARL ST	11/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$117,400	33.54	\$340,361	\$68,981	\$281,019	\$145,825	1.927	1,478	\$190.13	2-1
76-1600-0045-00-6	1215 GUERNSEY CT	11/23/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$72,900	24.71	\$217,582	\$51,274	\$243,726	\$89,365	2.727	1,104	\$220.77	2-1
76-1650-0008-00-0	531 WINCHESTER AVE	10/14/21	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$63,300	35.07	\$199,004	\$46,879	\$133,621	\$81,744	1.635	1,058	\$126.30	2-1
76-1750-0037-00-6	233 WARD AVE	03/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,200	41.78	\$219,562	\$56,224	\$123,776	\$87,769	1.410	827	\$149.67	2-1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
76-1750-0044-00-2	217 WARD AVE	11/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,600	34.63	\$194,915	\$73,418	\$101,582	\$65,286	1.556	980	\$103.66	2-1
76-1750-0048-00-8	213 WARD AVE	07/13/22	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$72,800	43.72	\$200,425	\$62,097	\$104,403	\$74,330	1.405	1,062	\$98.31	2-1
76-1750-0066-00-6	206 WARD AVE	05/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$45,800	41.64	\$129,717	\$49,600	\$60,400	\$43,051	1.403	580	\$104.14	2-1
76-2250-0003-00-8	903 MICHIGAN AVE	09/10/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$125,800	37.55	\$388,428	\$69,979	\$265,021	\$171,117	1.549	2,532	\$104.67	2-1
76-2250-0005-00-1	913 MICHIGAN AVE	04/15/22	\$169,750	WD	03-ARM'S LENGTH	\$169,750	\$81,700	48.13	\$218,782	\$65,382	\$104,368	\$82,429	1.266	1,080	\$96.64	2-1
76-2250-0017-00-9	1017 MICHIGAN AVE	03/31/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$61,900	40.72	\$184,730	\$68,241	\$83,759	\$62,595	1.338	853	\$98.19	2-1
76-2250-0022-00-2	1018 MICHIGAN AVE	09/28/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$73,600	27.26	\$257,364	\$62,867	\$207,133	\$104,512	1.982	1,283	\$161.44	2-1
76-2250-0025-00-1	1012 MICHIGAN AVE	06/06/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,100	41.14	\$250,887	\$66,546	\$152,454	\$99,055	1.539	1,625	\$93.82	2-1
76-2250-0028-00-1	934 MICHIGAN AVE	05/23/22	\$283,600	WD	03-ARM'S LENGTH	\$283,600	\$89,400	31.52	\$247,593	\$67,171	\$216,429	\$96,949	2.232	1,736	\$124.67	2-1
76-2250-0032-00-8	912 MICHIGAN AVE	04/15/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$94,400	41.13	\$293,688	\$64,952	\$164,548	\$122,910	1.339	1,511	\$108.90	2-1
76-2320-0001-00-0	602 HOWARD AVE	07/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$69,500	28.96	\$208,275	\$60,653	\$179,347	\$79,324	2.261	910	\$197.08	2-1
76-2320-0009-00-1	1905 S STATE ST	01/12/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$70,900	37.34	\$207,734	\$56,655	\$133,245	\$81,182	1.641	1,014	\$131.41	2-1
76-2320-0011-00-5	1909 S STATE ST	06/10/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,700	34.21	\$185,130	\$56,864	\$138,136	\$68,923	2.004	837	\$165.04	2-1
76-2320-0013-00-8	1913 S STATE ST	11/03/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$71,300	33.95	\$217,529	\$53,378	\$156,622	\$88,206	1.776	1,276	\$122.74	2-1
76-2320-0026-00-2	2111 S STATE ST	10/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,200	41.87	\$288,588	\$73,672	\$151,328	\$115,484	1.310	1,411	\$107.25	2-1
76-2320-0031-00-6	617 CLIFF ST	07/14/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,500	31.75	\$256,241	\$68,635	\$216,365	\$100,809	2.146	867	\$249.56	2-1
76-2320-0042-00-8	2010 FORRES AVE	09/21/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$126,800	29.84	\$363,602	\$72,015	\$352,985	\$156,683	2.253	2,189	\$161.25	2-1
76-2320-0063-00-5	1813 FORRES AVE	11/01/21	\$398,500	WD	03-ARM'S LENGTH	\$398,500	\$108,100	27.13	\$305,552	\$68,023	\$330,477	\$127,635	2.589	1,690	\$195.55	2-1
76-2320-0077-01-4	2006 NILES AVE	05/20/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$100,600	30.95	\$273,567	\$112,505	\$212,495	\$86,546	2.455	2,277	\$93.32	2-1
76-2320-0085-00-9	1908 NILES AVE	06/10/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$176,300	41.00	\$499,252	\$119,078	\$310,922	\$204,285	1.522	2,681	\$115.97	2-1
76-2390-0014-00-5	1336 HARRISON AVE	03/11/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$83,300	29.33	\$243,842	\$51,594	\$232,406	\$103,304	2.250	1,725	\$134.73	2-1
76-2390-0016-00-8	1328 HARRISON AVE	07/27/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$126,800	34.09	\$346,262	\$34,935	\$337,065	\$167,290	2.015	1,584	\$212.79	2-1
76-2650-0002-00-7	1021 HARRISON AVE	07/01/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$84,100	37.88	\$248,721	\$50,753	\$171,247	\$106,377	1.610	1,618	\$105.84	2-1
76-2650-0005-00-6	1013 HARRISON AVE	06/10/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$80,600	35.20	\$227,655	\$52,032	\$176,968	\$94,370	1.875	1,154	\$153.35	2-1
76-2650-0026-00-3	818 HARRISON AVE	07/26/21	\$185,200	WD	03-ARM'S LENGTH	\$185,200	\$66,800	36.07	\$199,230	\$44,540	\$140,660	\$83,122	1.692	1,474	\$95.43	2-1
76-2650-0027-00-0	822 HARRISON AVE	06/23/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,300	32.04	\$224,271	\$39,943	\$195,057	\$99,048	1.969	1,424	\$136.98	2-1
76-2650-0031-00-7	908 HARRISON AVE	04/23/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$81,400	31.92	\$242,035	\$50,203	\$204,797	\$103,080	1.987	1,424	\$143.82	2-1
76-2650-0032-00-3	914 HARRISON AVE	12/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,200	35.09	\$229,280	\$50,203	\$169,797	\$96,226	1.765	1,302	\$130.41	2-1
76-2850-0002-00-0	403 STATE ST	05/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,500	44.83	\$359,083	\$28,852	\$271,148	\$177,448	1.528	1,264	\$214.52	2-1
76-2850-0006-00-5	403 STATE ST	08/12/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$138,700	44.03	\$336,215	\$24,730	\$290,270	\$167,375	1.734	1,172	\$247.67	2-1
76-3030-0013-00-1	210 VAIL CT	08/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,900	40.42	\$236,887	\$85,871	\$129,129	\$81,148	1.591	984	\$131.23	2-1
76-3160-0031-00-8	1012 PEARL ST	08/15/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$125,300	20.88	\$505,585	\$82,003	\$517,997	\$227,610	2.276	2,480	\$208.87	2-1
76-3160-0046-00-5	820 COURT ST	04/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,300	31.79	\$226,497	\$37,164	\$202,836	\$101,737	1.994	1,385	\$146.45	2-1
76-3160-0047-00-1	822 COURT ST	11/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,300	30.92	\$220,016	\$34,271	\$215,729	\$99,809	2.161	1,569	\$137.49	2-1
76-3160-0064-00-3	908 WAYNE ST	10/08/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$104,400	40.15	\$302,974	\$68,367	\$191,633	\$126,065	1.520	1,365	\$140.39	2-1
76-3160-0080-00-9	923 COURT ST	07/19/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,700	36.93	\$227,088	\$38,768	\$166,232	\$101,193	1.643	1,310	\$126.89	2-1
76-3160-0081-00-5	921 COURT ST	01/20/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$79,400	31.77	\$237,014	\$38,300	\$211,600	\$106,778	1.982	1,590	\$133.08	2-1
76-3160-0085-00-1	907 COURT ST	05/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,300	41.28	\$206,273	\$37,164	\$142,836	\$90,870	1.572	1,720	\$83.04	2-1
76-3160-0092-00-7	714 PRICE ST	06/23/22	\$348,553	WD	03-ARM'S LENGTH	\$348,553	\$91,800	26.34	\$258,699	\$42,049	\$306,504	\$116,416	2.633	1,470	\$208.51	2-1
76-3160-0102-00-2	909 MAIN ST	12/09/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$103,300	35.87	\$304,994	\$82,783	\$205,217	\$119,404	1.719	3,908	\$52.51	2-1
76-3160-0118-00-6	1014 COURT ST	05/26/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$80,200	34.87	\$240,228	\$38,873	\$191,127	\$108,197	1.766	1,548	\$123.47	2-1
76-3160-0119-00-2	723 HOYT ST	08/18/22	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$85,100	31.64	\$232,361	\$57,037	\$211,963	\$94,210	2.250	1,380	\$153.60	2-1
76-3160-0132-00-9	1020 CHURCH ST	12/08/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,000	36.00	\$227,597	\$55,726	\$169,274	\$92,354	1.833	1,286	\$131.63	2-1
76-3160-0138-00-7	806 JONES ST	07/28/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,000	37.78	\$205,318	\$57,099	\$122,901	\$79,645	1.543	1,152	\$106.68	2-1
76-3160-0145-00-3	1021 CHURCH ST	10/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,700	32.76	\$171,221	\$46,956	\$123,044	\$66,773	1.843	845	\$145.61	2-1
76-3170-0002-00-5	820 LAKE BLVD	10/25/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$272,000	40.60	\$865,831	\$247,359	\$422,641	\$332,333	1.272	3,669	\$115.19	2-1
76-3170-0009-03-4	1002 LAKE BLVD	02/27/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$175,400	25.79	\$482,626	\$160,252	\$519,748	\$173,226	3.000	1,488	\$349.29	2-1
76-3170-0048-00-5	900 STATE ST	05/19/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$119,300	34.58	\$334,464	\$90,342	\$254,658	\$131,178	1.941	2,329	\$109.34	2-1
76-3170-0056-00-8	923 LAKE BLVD	08/23/21	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$207,000	32.39	\$607,727	\$142,350	\$496,650	\$250,068	1.986	2,182	\$227.61	2-1
76-3170-0070-03-5	500 JONES ST	05/04/22	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$215,500	24.91	\$582,443	\$118,110	\$746,890	\$249,507	2.993	1,805	\$413.79	2-1
76-3170-0077-00-5	611 HOYT ST	10/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,000	34.58	\$237,685	\$60,944	\$179,056	\$94,971	1.885	1,395	\$128.36	2-1
76-3170-0079-00-8	1013 STATE ST	09/12/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$107,500	27.22	\$299,337	\$57,014	\$337,986	\$130,211	2.596	1,888	\$179.02	2-1
76-3170-0080-00-6	1007 STATE ST	08/25/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$131,500	29.55	\$361,307	\$97,446	\$347,554	\$141,785	2.451	2,096	\$165.82	2-1
76-3170-0105-00-9	1117 STATE ST	08/19/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$123,700	19.33	\$498,063	\$109,373	\$530,627	\$208,861	2.541	2,780	\$190.87	2-1
76-3170-0111-00-9	1212 STATE ST	03/30/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$212,500	23.61	\$637,561	\$107,185	\$792,815	\$284,995	2.782	2,726	\$290.83	2-1
76-3170-0115-02-1	1219 LAKE BLVD	07/09/21	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$186,700	38.90	\$517,377	\$243,152	\$236,848	\$155,633	1.522	2,268	\$104.43	2-1
76-3170-0120-00-8	1219 STATE ST	08/12/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$251,491	\$62,430	\$157,570	\$101,591	1.551	1,542	\$102.19	2-1
76-3750-0002-00-9	724 HOYT ST	08/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$94,600	35.04	\$268,185	\$33,980	\$236,020	\$125,849	1.875	2,051	\$115.08	2-1
76-4660-0029-01-9	504 KINGSLEY AVE	09/20/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,200	30.30	\$338,556	\$106,992	\$293,008	\$131,421	2.230	1,346	\$217.69	2-1
76-4660-0032-00-1	2405 LAKEVIEW AVE	09/03/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$78,100	41.13	\$235,295	\$65,866	\$124,034	\$91,042	1.362	1,128	\$109.96	2-1
76-4660-0041-02-7	519 WHITTLESEY AVE	05/19/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$77,100	31.73	\$217,261	\$97,457	\$145,543	\$64,376	2.261	1,264	\$115	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
76-5030-0005-00-0	1021 MORRISON AVE	04/19/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$79,300	28.32	\$298,881	\$116,213	\$163,787	\$98,156	1.669	1,160	\$141.20	2-1
76-5030-0007-00-2	1029 MORRISON AVE	06/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,300	43.65	\$245,449	\$48,088	\$151,912	\$106,051	1.432	1,554	\$97.76	2-1
76-5990-0014-00-0	832 WISCONSIN AVE	03/10/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,700	36.51	\$296,668	\$79,793	\$215,207	\$116,537	1.847	1,460	\$147.40	2-1
76-5990-0017-00-9	835 WISCONSIN AVE	07/11/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$127,600	44.31	\$353,422	\$68,200	\$219,800	\$153,263	1.434	2,190	\$100.37	2-1
76-5990-0045-00-2	951 WISCONSIN AVE	03/16/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$58,400	35.83	\$167,591	\$59,308	\$103,692	\$58,185	1.782	996	\$104.11	2-1
76-7050-0006-01-0	1114 MICHIGAN AVE	06/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,300	33.15	\$169,568	\$44,840	\$155,160	\$67,022	2.315	792	\$195.91	2-1
76-7050-0008-00-4	1118 MICHIGAN AVE	10/07/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$62,000	45.26	\$175,875	\$32,476	\$104,524	\$77,055	1.356	1,003	\$104.21	2-1
76-7280-0001-00-4	612 WINCHESTER AVE	01/05/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,200	41.68	\$222,594	\$57,817	\$132,183	\$88,542	1.493	1,088	\$121.49	2-1
76-7280-0023-00-8	1613 S STATE ST	06/24/22	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$137,900	31.41	\$416,154	\$62,631	\$376,369	\$189,964	1.981	2,140	\$175.87	2-1
76-7280-0027-00-3	1700 NILES AVE	08/10/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$130,100	34.69	\$380,785	\$87,629	\$287,371	\$157,526	1.824	2,200	\$130.62	2-1
76-7330-0004-00-3	2212 LAKEVIEW AVE	06/04/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$113,200	28.30	\$333,776	\$97,650	\$302,350	\$126,881	2.383	1,530	\$197.61	2-1
76-8550-0005-00-2	404 ARCHER AVE	12/20/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$94,500	23.92	\$305,007	\$84,299	\$310,701	\$118,596	2.620	1,822	\$170.53	2-1
76-8550-0028-00-2	1808 LAKEVIEW AVE	03/11/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$105,800	31.12	\$290,891	\$70,014	\$269,986	\$118,687	2.275	1,428	\$189.07	2-1
76-8550-0032-00-0	419 LA SALLE AVE	09/02/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$86,900	35.61	\$248,214	\$78,033	\$165,967	\$91,446	1.815	1,208	\$137.39	2-1
Totals:			\$43,807,720			\$43,653,785	\$14,841,800		\$43,011,154		\$33,250,628	\$17,537,031			\$152.52	
										Sale. Ratio =>	34.00	E.C.F. =>	1.896	Std. Deviation=>	0.444131262	
										Std. Dev. =>	6.67	Ave. E.C.F. =>	1.904	Ave. Variance=>	35.5014	

2024 ECF: 2-1 = 1.896



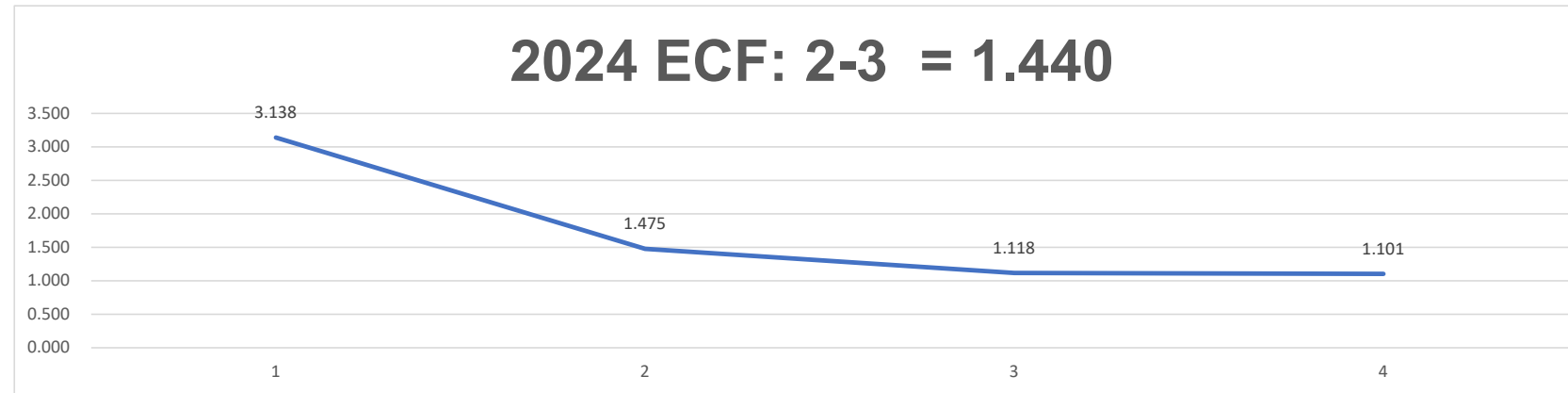
HISTORICAL		
2021	ECF	1.513
2022	ECF	1.508
2023	ECF	1.762
2024	ECF	1.896

2-1: OLD ST. JOE

2024 ECF: ISLAND POINTE NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
76-1400-0004-00-5	211 N SUNNYBANK RD	09/28/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$96,100	22.09	\$244,390	\$96,480	\$338,520	\$107,885	3.138	1,653	\$204.79	2-3	
76-3610-0004-00-6	308 ANCHORS WAY	05/20/21	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$180,200	40.95	\$412,873	\$109,696	\$330,304	\$223,912	1.475	1,251	\$264.03	2-3	
76-3610-0041-00-9	412 ISLAND POINTE DR	03/18/22	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$191,100	47.78	\$467,311	\$80,495	\$319,505	\$285,684	1.118	2,128	\$150.14	2-3	
76-3610-0049-00-0	428 ISLAND POINTE DR	07/15/22	\$406,938	WD	19-MULTI PARCEL ARM'S LENGTH	\$406,938	\$194,500	47.80	\$481,058	\$84,375	\$322,563	\$292,971	1.101	2,128	\$151.58	2-3	
Totals:			\$1,681,938			\$1,681,938	\$661,900		\$1,605,632		\$1,310,892	\$910,452			\$192.64		
							Sale. Ratio =>	39.35					E.C.F. =>	1.440	Std. Deviation=>		0.96860932
							Std. Dev. =>	12.14					Ave. E.C.F. =>	1.708	Ave. Variance=>		71.4854

HISTORICAL		
2021	ECF	1.317
2022	ECF	1.242
2023	ECF	1.322
2024	ECF	1.440

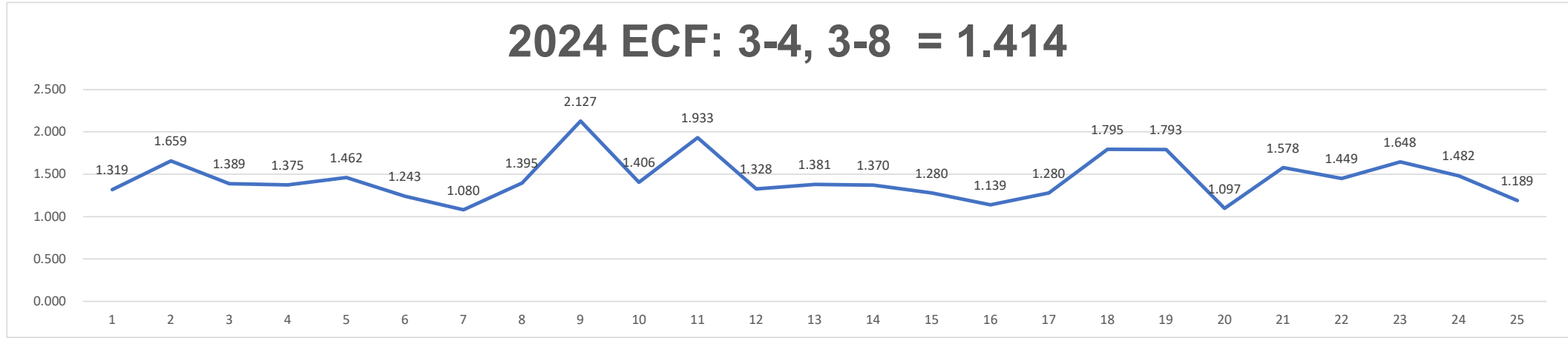


2-3: ISLAND POINTE

2024 ECF: HIGH SCHOOL AREA & SOUTHTOWN NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
76-0750-0005-00-1	2812 EVERGREEN DR	09/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$107,500	33.91	\$325,633	\$123,455	\$193,545	\$144,413	1.340	1,653	\$117.09	3-8	
76-1170-0009-00-9	320 WALLACE AVE	10/25/22	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$71,700	31.04	\$193,823	\$69,849	\$161,151	\$88,553	1.820	1,016	\$158.61	3-4	
76-1170-0010-00-7	324 WALLACE AVE	05/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,300	34.09	\$204,010	\$69,849	\$145,151	\$95,829	1.515	848	\$171.17	3-4	
76-1170-0014-00-2	317 KINGSLEY AVE	03/01/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$70,100	31.17	\$213,477	\$79,202	\$145,698	\$95,911	1.519	936	\$155.66	3-4	
76-1220-0001-00-8	2880 VERONICA DR	08/31/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$132,700	32.37	\$367,664	\$83,450	\$326,550	\$203,010	1.609	2,064	\$158.21	3-8	
76-1220-0002-00-4	317 N VERONICA CT	06/08/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$111,600	39.72	\$321,293	\$79,559	\$201,441	\$172,667	1.167	1,589	\$126.77	3-8	
76-1220-0008-00-2	2906 VERONICA CT	12/22/21	\$275,000	OTH	03-ARM'S LENGTH	\$275,000	\$117,200	42.62	\$338,585	\$80,753	\$194,247	\$184,166	1.055	2,157	\$90.05	3-8	
76-1220-0015-00-9	318 S VERONICA CT	07/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,900	39.16	\$278,184	\$80,899	\$169,101	\$140,918	1.200	1,618	\$104.51	3-8	
76-1700-0004-00-4	706 BOTHAM AVE	09/23/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$84,700	33.61	\$235,275	\$69,739	\$182,261	\$118,240	1.541	1,176	\$154.98	3-8	
76-1700-0031-00-1	714 COLUMBIA AVE	02/11/22	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$69,500	31.17	\$232,504	\$68,715	\$154,285	\$116,992	1.319	1,528	\$100.97	3-8	
76-4300-0009-00-7	2205 PIONEER RD	12/16/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,300	30.89	\$279,622	\$88,411	\$226,589	\$136,579	1.659	1,602	\$141.44	3-4	
76-4300-0019-00-2	2209 LAKE SHORE DR	09/13/21	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$106,100	33.52	\$318,187	\$100,959	\$215,541	\$155,163	1.389	1,108	\$194.53	3-4	
76-4300-0025-00-2	2218 PIONEER RD	05/11/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,100	36.12	\$258,107	\$85,136	\$169,864	\$123,551	1.375	1,211	\$140.27	3-4	
76-4300-0029-00-8	2219 LAKE SHORE DR	08/22/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$100,100	24.72	\$392,448	\$110,214	\$294,786	\$201,596	1.462	1,464	\$201.36	3-4	
76-4460-0001-00-6	2609 LAKEVIEW AVE	02/08/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$118,700	32.97	\$392,298	\$104,906	\$255,094	\$205,280	1.243	1,760	\$144.94	3-8	
76-4460-0003-00-9	2615 LAKEVIEW AVE	12/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$109,200	39.00	\$323,970	\$131,603	\$148,397	\$137,405	1.080	2,227	\$66.64	3-8	
76-4460-0020-00-1	521 BOTHAM AVE	04/09/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$59,700	34.71	\$172,375	\$67,911	\$104,089	\$74,617	1.395	1,008	\$103.26	3-8	
76-4670-0059-00-4	2507 LAKEVIEW AVE	07/18/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$87,000	25.66	\$248,827	\$75,207	\$263,793	\$124,014	2.127	1,176	\$224.31	3-8	
76-4670-0062-01-3	511 GRANADA AVE	02/14/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$99,300	35.21	\$281,178	\$78,543	\$203,457	\$144,739	1.406	2,014	\$101.02	3-8	
76-4670-0071-00-4	524 GRANADA AVE	07/07/22	\$402,000	WD	03-ARM'S LENGTH	\$402,000	\$104,700	26.04	\$316,532	\$91,934	\$310,066	\$160,427	1.933	1,961	\$158.12	3-8	
76-4670-0076-00-6	514 GRANADA AVE	07/01/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,200	37.03	\$201,145	\$81,647	\$113,353	\$85,356	1.328	931	\$121.75	3-8	
76-5080-0004-00-0	2808 SUNNYDALE DR	05/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$108,200	37.31	\$292,574	\$101,856	\$188,144	\$136,227	1.381	2,484	\$75.74	3-8	
76-5080-0008-00-5	2801 SUNNYDALE DR	08/30/21	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$96,600	31.99	\$306,391	\$98,207	\$203,793	\$148,703	1.370	1,757	\$115.99	3-8	
76-5080-0011-00-6	2809 SUNNYDALE DR	02/11/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$96,700	37.92	\$269,251	\$102,543	\$152,457	\$119,077	1.280	1,587	\$96.07	3-8	
76-5080-0014-00-5	2804 S STATE ST	06/04/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$102,900	40.35	\$291,002	\$97,992	\$157,008	\$137,864	1.139	1,548	\$101.43	3-8	
76-6680-0007-00-2	2816 SUNNYDALE DR	10/12/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$90,400	31.72	\$301,545	\$108,160	\$176,840	\$138,132	1.280	1,643	\$107.63	3-8	
76-7170-0002-00-7	2607 S STATE ST	02/13/23	\$348,500	WD	03-ARM'S LENGTH	\$348,500	\$100,100	28.72	\$292,217	\$92,605	\$255,895	\$142,580	1.795	1,431	\$178.82	3-8	
76-7170-0029-00-2	2621 S STATE ST	10/01/21	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$77,300	30.25	\$218,867	\$88,281	\$167,219	\$93,276	1.793	992	\$168.57	3-8	
76-7170-0034-00-6	710 PETRIE AVE	04/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94	\$179,921	\$64,782	\$90,218	\$82,242	1.097	1,088	\$82.92	3-8	
76-7170-0045-00-8	719 BOTHAM AVE	02/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,300	31.15	\$185,074	\$67,930	\$132,070	\$83,674	1.578	1,088	\$121.39	3-8	
76-7170-0050-00-1	707 BOTHAM AVE	06/11/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,700	34.97	\$180,912	\$64,782	\$120,218	\$82,950	1.449	921	\$130.53	3-8	
76-7300-0004-00-1	519 COLUMBIA AVE	04/28/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$114,300	31.84	\$322,094	\$113,502	\$245,498	\$148,994	1.648	2,102	\$116.79	3-8	
76-7300-0008-00-7	2717 SUNNYDALE DR	11/09/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$87,600	34.22	\$247,003	\$92,856	\$163,144	\$110,105	1.482	1,118	\$145.92	3-8	
76-8250-0019-00-4	2804 VERONICA DR	08/27/21	\$817,000	WD	03-ARM'S LENGTH	\$817,000	\$248,800	30.45	\$913,568	\$272,325	\$544,675	\$458,031	1.189	3,276	\$166.26	3-8	
Totals:			\$9,963,400			\$9,963,400	\$3,294,400		\$9,895,556		\$6,775,638	\$4,791,281			\$133.64		
								Sale. Ratio =>	33.07								
								Std. Dev. =>	4.29								
									E.C.F. =>	1.414			Std. Deviation=>	0.2522454			
									Ave. E.C.F. =>	1.440			Ave. Variance=>	19.5788			

HISTORICAL		
2021	ECF	1.115
2022	ECF	1.108
2023	ECF	1.197
2024	ECF	1.414



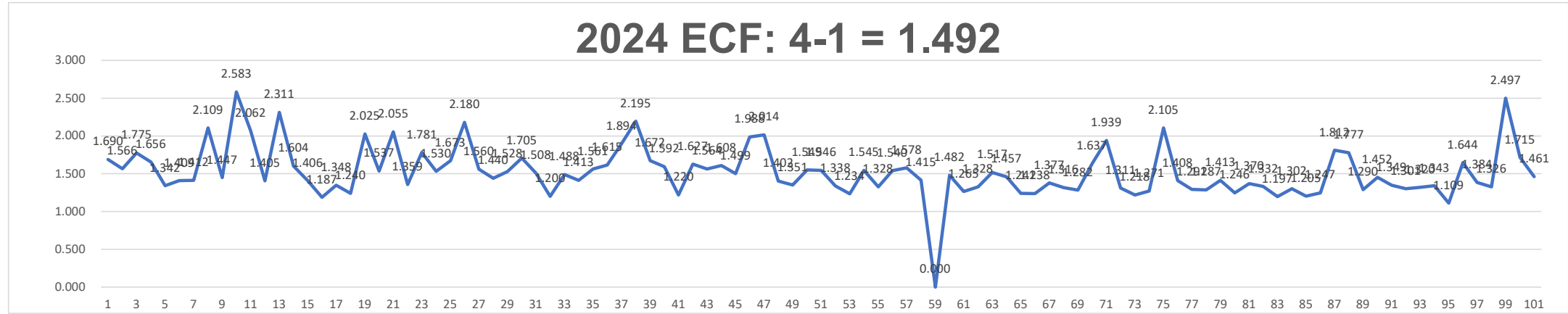
3-4: HIGH SCHOOL AREA
3-8: SOUTHTOWN

2024 ECF: EAST OF NILES AVE NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
76-0034-0079-03-3	2835 LAKE SHORE DR	11/04/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$161,000	33.89	\$430,332	\$109,681	\$365,319	\$216,218	1.690	2,520	\$144.97	4-1
76-0820-0002-01-5	1339 LEWIS AVE	10/08/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$95,400	34.44	\$268,152	\$110,678	\$166,322	\$106,186	1.566	1,336	\$124.49	4-1
76-0900-0038-00-3	2515 PIXLEY AVE	12/03/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$72,700	25.96	\$240,839	\$41,927	\$238,073	\$134,128	1.775	1,190	\$200.06	4-1
76-0910-0009-00-1	826 LEWIS AVE	08/18/22	\$209,000	OTH	03-ARM'S LENGTH	\$209,000	\$73,800	35.31	\$193,013	\$56,227	\$152,773	\$92,236	1.656	1,237	\$123.50	4-1
76-0910-0012-00-1	840 LEWIS AVE	09/10/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$70,300	40.40	\$186,440	\$55,770	\$118,230	\$88,112	1.342	1,023	\$115.57	4-1
76-0910-0015-00-1	852 LEWIS AVE	08/04/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,100	38.47	\$197,036	\$55,706	\$134,294	\$95,300	1.409	954	\$140.77	4-1
76-0910-0019-00-6	912 LEWIS AVE	06/08/21	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$74,300	37.91	\$203,107	\$54,542	\$141,458	\$100,179	1.412	1,464	\$96.62	4-1
76-0910-0036-01-6	939 LEWIS AVE	02/15/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$76,200	27.71	\$211,053	\$59,486	\$215,514	\$102,203	2.109	1,157	\$186.27	4-1
76-0910-0040-00-5	921 LEWIS AVE	07/14/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$81,600	35.48	\$234,345	\$55,488	\$174,512	\$120,605	1.447	1,600	\$109.07	4-1
76-0910-0043-00-4	909 LEWIS AVE	11/25/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$67,700	25.07	\$182,842	\$65,383	\$204,617	\$79,204	2.583	854	\$239.60	4-1
76-0910-0053-00-0	841 LEWIS AVE	06/08/22	\$253,103	WD	03-ARM'S LENGTH	\$253,103	\$77,800	30.74	\$198,169	\$57,455	\$195,648	\$94,885	2.062	1,443	\$135.58	4-1
76-0930-0024-00-4	912 WOLCOTT AVE	08/30/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$52,000	37.68	\$142,514	\$57,069	\$80,931	\$57,616	1.405	720	\$112.40	4-1
76-0930-0041-00-6	921 WOLCOTT AVE	07/28/22	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$94,500	28.65	\$248,438	\$102,460	\$227,440	\$98,434	2.311	1,346	\$168.97	4-1
76-0930-0046-00-8	909 WOLCOTT AVE	07/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,400	36.20	\$189,049	\$54,983	\$145,017	\$90,402	1.604	1,122	\$129.25	4-1
76-0930-0062-00-3	813 WOLCOTT AVE	10/16/21	\$210,000	OTH	03-ARM'S LENGTH	\$210,000	\$79,700	37.95	\$218,163	\$60,026	\$149,974	\$106,633	1.406	1,488	\$100.79	4-1
76-0970-0003-00-6	2308 LANGLEY AVE	03/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,800	41.52	\$294,325	\$71,925	\$178,075	\$149,966	1.187	2,394	\$74.38	4-1
76-0970-0019-00-0	1100 KINGSLEY AVE	10/15/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,700	40.85	\$213,004	\$69,969	\$130,031	\$96,450	1.348	1,102	\$118.00	4-1
76-0970-0021-00-4	1106 KINGSLEY AVE	05/24/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,200	41.22	\$201,998	\$67,924	\$112,076	\$90,407	1.240	1,347	\$83.20	4-1
76-1130-0013-00-7	511 HOWARD AVE	04/15/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$206,513	\$60,193	\$199,807	\$98,665	2.025	1,409	\$141.81	4-1
76-1500-0005-00-8	2403 NILES AVE	07/23/21	\$245,900	WD	03-ARM'S LENGTH	\$245,900	\$76,800	31.23	\$239,322	\$57,285	\$188,615	\$122,749	1.537	1,532	\$123.12	4-1
76-1500-0008-00-7	2335 NILES AVE	05/14/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$97,100	27.74	\$269,027	\$58,916	\$291,084	\$141,680	2.055	1,948	\$149.43	4-1
76-1560-0004-00-5	1223 HILLCREST AVE	05/03/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$76,600	38.32	\$211,683	\$71,101	\$128,799	\$94,796	1.359	1,193	\$107.96	4-1
76-1560-0004-00-5	1223 HILLCREST AVE	07/28/22	\$239,900	OTH	03-ARM'S LENGTH	\$239,900	\$80,400	33.51	\$211,683	\$71,101	\$168,799	\$94,796	1.781	1,193	\$141.49	4-1
76-2800-0006-00-9	2510 WILLA DR	03/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,100	37.64	\$244,468	\$68,092	\$181,908	\$118,932	1.530	1,236	\$147.17	4-1
76-2800-0008-00-1	2516 WILLA DR	01/11/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,200	34.38	\$193,799	\$67,290	\$142,710	\$85,306	1.673	927	\$153.95	4-1
76-2800-0017-00-1	2515 WILLA DR	10/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$70,500	30.00	\$181,663	\$68,169	\$166,831	\$76,530	2.180	1,049	\$159.04	4-1
76-2800-0045-00-4	2505 THAYER DR	11/28/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$65,000	36.31	\$173,506	\$67,611	\$111,389	\$71,406	1.560	806	\$138.20	4-1
76-2800-0047-00-7	1000 NAPIER AVE	11/10/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,800	38.38	\$265,207	\$87,082	\$172,918	\$120,111	1.440	1,336	\$129.43	4-1
76-2800-0059-00-5	2522 MORTON AVE	06/25/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$75,700	35.05	\$212,004	\$80,825	\$135,175	\$88,455	1.528	1,316	\$102.72	4-1
76-2800-0060-00-3	2524 MORTON AVE	12/20/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$72,800	33.39	\$198,069	\$64,734	\$153,266	\$89,909	1.705	1,087	\$141.00	4-1
76-2810-0068-00-1	1104 NAPIER AVE	09/29/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$69,100	37.35	\$182,771	\$49,795	\$135,205	\$89,667	1.508	1,156	\$116.96	4-1
76-3050-0001-00-8	2121 NILES AVE	11/05/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$291,419	\$126,552	\$133,448	\$111,171	1.200	1,089	\$122.54	4-1
76-3060-0070-00-7	901 KINGSLEY AVE	02/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,400	38.20	\$199,533	\$65,683	\$134,317	\$90,256	1.488	936	\$143.50	4-1
76-3100-0022-00-5	2605 PIXLEY AVE	05/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,100	38.07	\$154,745	\$54,619	\$95,381	\$67,516	1.413	720	\$132.47	4-1
76-3100-0022-00-5	2605 PIXLEY AVE	09/07/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$58,700	36.69	\$154,745	\$54,619	\$105,381	\$67,516	1.561	720	\$146.36	4-1
76-3100-0023-00-1	2609 PIXLEY AVE	12/14/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$65,100	35.57	\$172,184	\$50,676	\$132,324	\$81,934	1.615	976	\$135.58	4-1
76-3100-0025-00-4	2615 PIXLEY AVE	12/14/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$58,200	31.80	\$154,264	\$50,676	\$132,324	\$69,850	1.894	752	\$175.96	4-1
76-3100-0025-00-4	2615 PIXLEY AVE	10/21/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$59,900	29.36	\$154,264	\$50,676	\$153,324	\$69,850	2.195	752	\$203.89	4-1
76-3100-0026-00-1	2617 PIXLEY AVE	10/29/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,000	34.84	\$143,202	\$50,676	\$104,324	\$62,391	1.672	743	\$140.41	4-1
76-3100-0027-00-7	2619 PIXLEY AVE	04/15/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,700	35.94	\$147,845	\$50,676	\$104,324	\$65,522	1.592	743	\$140.41	4-1
76-3100-0036-00-6	2620 WILLA DR	08/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,300	39.06	\$203,274	\$72,218	\$107,782	\$88,372	1.220	1,197	\$90.04	4-1
76-3100-0043-00-2	2600 WILLA DR	08/08/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,300	35.72	\$234,162	\$71,335	\$178,665	\$109,796	1.627	1,398	\$127.80	4-1
76-3100-0046-00-1	2605 WILLA DR	06/18/21	\$196,400	WD	03-ARM'S LENGTH	\$196,400	\$67,000	34.11	\$189,671	\$66,641	\$129,759	\$82,960	1.564	1,143	\$113.52	4-1
76-3100-0052-00-1	2621 WILLA DR	07/14/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,000	31.63	\$203,612	\$68,523	\$146,477	\$91,092	1.608	1,141	\$128.38	4-1
76-3100-0060-00-4	2614 THAYER DR	09/02/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$73,700	37.41	\$195,573	\$65,830	\$131,170	\$87,487	1.499	1,151	\$113.96	4-1
76-3100-0061-00-1	2612 THAYER DR	05/13/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$85,800	33.00	\$211,790	\$70,236	\$189,764	\$95,451	1.988	1,104	\$171.89	4-1
76-3100-0074-00-5	911 BOTHAM AVE	07/19/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$76,400	29.38	\$211,397	\$75,717	\$184,283	\$91,490	2.014	1,200	\$153.57	4-1
76-3110-0011-00-1	818 BOTHAM AVE	08/10/21	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$69,600	37.22	\$194,085	\$63,907	\$123,093	\$87,780	1.402	972	\$126.64	4-1
76-3110-0011-00-1	818 BOTHAM AVE	01/14/22	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$69,600	38.14	\$194,085	\$63,907	\$118,593	\$87,780	1.351	972	\$122.01	4-1
76-3110-0018-00-5	815 COLUMBIA AVE	10/29/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$69,600	36.65	\$184,294	\$59,181	\$130,719	\$84,365	1.549	864	\$151.30	4-1
76-3110-0035-00-7	2707 WILLA DR	09/16/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$92,200	36.30	\$246,771	\$76,653	\$177,347	\$114,712	1.546	1,224	\$144.89	4-1
76-3110-0042-00-3	2723 WILLA DR	02/01/22	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$77,100	36.71	\$224,653	\$74,659	\$135,341	\$101,142	1.338	1,223	\$110.66	4-1
76-3110-0046-00-9	2716 THAYER DR	06/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,800	41.22	\$254,813	\$107,219	\$122,781	\$99,524	1.234	1,160	\$105.85	4-1
76-3110-0046-00-9	2716 THAYER DR	02/21/23	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$94,800	36.32	\$254,813	\$107,219	\$153,781	\$99,524	1.545	1,160	\$132.57	4-1
76-3110-0049-00-8	2710 THAYER DR	11/10/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,600	39.35	\$230,917	\$78,901	\$136,099	\$102,506	1.328	1,024	\$132.91	4-1
76-3110-0057-00-1	2713 THAYER DR	02/15/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,600	36.35	\$224,351	\$76,431	\$153,569	\$99,744	1.540	1,092	\$140.63	4-1
76-3110-0062-00-4	2725 THAYER DR	07/13/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,500	36.22	\$215,973	\$75,401	\$149,599	\$94,789	1.578	1,026	\$145.81	4-1
76-3110-0076-00-5	2709 MORTON AVE	08/10/21	\$266,500	WD	03-ARM'S LENGTH	\$266,500	\$93,300	35.01	\$274,668	\$96,844	\$169,656	\$119,908	1.415	1,297	\$130.81	4-1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
76-3450-0016-00-1	2900 MORTON AVE	04/16/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$113,800	37.31	\$305,125	\$77,840	\$227,160	\$153,260	1.482	2,280	\$99.63	4-1	
76-3470-0002-00-4	2904 WILLA DR	07/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,500	34.50	\$336,515	\$87,611	\$212,389	\$167,838	1.265	2,108	\$100.75	4-1	
76-3670-0003-00-3	2214 S STATE ST	04/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$97,200	41.36	\$261,208	\$10,020	\$224,980	\$169,378	1.328	904	\$248.87	4-1	
76-3670-0007-00-0	2214 S STATE ST	04/08/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$114,600	36.38	\$308,210	\$13,360	\$301,640	\$198,820	1.517	1,080	\$279.30	4-1	
76-3670-0011-00-0	2214 S STATE ST	06/24/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$117,900	39.97	\$300,054	\$13,360	\$281,640	\$193,320	1.457	1,075	\$261.99	4-1	
76-3670-0017-00-0	2214 S STATE ST	08/22/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$165,900	46.08	\$426,204	\$21,281	\$338,719	\$273,043	1.241	1,601	\$211.57	4-1	
76-3670-0018-00-0	2214 S STATE ST	10/14/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$160,000	44.44	\$427,091	\$20,181	\$339,819	\$274,383	1.238	1,495	\$227.30	4-1	
76-3670-0019-00-0	2214 S STATE ST	04/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,600	42.16	\$327,499	\$13,360	\$291,640	\$211,827	1.377	1,169	\$249.48	4-1	
76-4490-0024-00-8	1307 MARION AVE	10/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,800	33.92	\$273,533	\$65,100	\$184,900	\$140,548	1.316	1,247	\$148.28	4-1	
76-4510-0001-00-6	1507 LANGLEY AVE	01/24/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$80,700	40.15	\$219,416	\$83,852	\$117,148	\$91,412	1.282	954	\$122.80	4-1	
76-4510-0016-00-3	1415 MARGARET PL	09/11/22	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$80,600	35.90	\$210,671	\$77,162	\$147,338	\$90,026	1.637	1,140	\$129.24	4-1	
76-4510-0037-00-1	1511 BERNICE AVE	02/17/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$89,400	27.51	\$267,847	\$82,039	\$242,961	\$125,292	1.939	1,462	\$166.18	4-1	
76-4540-0019-00-4	2409 LANGLEY AVE	06/07/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,300	42.94	\$378,925	\$129,919	\$220,081	\$167,907	1.311	2,150	\$102.36	4-1	
76-4830-0023-00-3	2019 SUNSET DR	05/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,400	37.40	\$245,307	\$76,009	\$138,991	\$114,159	1.218	1,474	\$94.30	4-1	
76-4830-0036-00-8	1208 MOHAWK LN	08/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,600	36.71	\$244,555	\$107,578	\$117,422	\$92,365	1.271	1,186	\$99.01	4-1	
76-4830-0050-00-1	1205 MOHAWK LN	04/30/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$74,200	29.68	\$196,272	\$68,221	\$181,779	\$86,346	2.105	1,208	\$150.48	4-1	
76-4880-0001-00-6	1905 LANGLEY AVE	12/30/22	\$353,500	WD	03-ARM'S LENGTH	\$353,500	\$138,400	39.15	\$366,801	\$104,737	\$248,763	\$176,712	1.408	2,238	\$111.15	4-1	
76-4880-0006-01-6	1410 MANLEY CT	08/17/22	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$334,400	43.71	\$852,792	\$173,287	\$591,713	\$458,196	1.291	2,780	\$212.85	4-1	
76-4980-0004-00-1	1106 FLANDERS PL	05/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$148,200	42.34	\$386,685	\$109,284	\$240,716	\$187,054	1.287	2,203	\$109.27	4-1	
76-4980-0005-00-8	1108 FLANDERS PL	03/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$160,400	36.04	\$461,108	\$119,687	\$325,313	\$230,223	1.413	2,976	\$109.31	4-1	
76-4980-0010-00-1	1105 FLANDERS PL	03/23/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,100	44.76	\$429,930	\$117,763	\$262,237	\$210,497	1.246	1,941	\$135.10	4-1	
76-5120-0004-00-2	1328 LEWIS AVE	07/02/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$80,300	37.88	\$223,201	\$76,687	\$135,313	\$98,796	1.370	1,172	\$115.45	4-1	
76-5800-0001-00-3	1340 MARGARET PL	08/24/22	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$168,000	41.28	\$440,093	\$114,183	\$292,817	\$219,764	1.332	1,950	\$150.16	4-1	
76-6790-0001-00-8	2721 HIGHLAND CT	06/08/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$235,700	44.90	\$615,318	\$146,414	\$378,586	\$316,186	1.197	2,596	\$145.83	4-1	
76-6790-0003-00-1	2707 HIGHLAND CT	06/24/21	\$934,000	WD	03-ARM'S LENGTH	\$932,000	\$388,000	41.63	\$1,022,080	\$284,946	\$647,054	\$497,056	1.302	4,882	\$132.54	4-1	
76-6840-0004-00-7	1403 LEWIS AVE	08/15/22	\$225,000	OTH	03-ARM'S LENGTH	\$225,000	\$98,200	43.64	\$257,544	\$84,218	\$140,782	\$116,875	1.205	1,854	\$75.93	4-1	
76-6840-0026-00-1	1410 LEWIS AVE	03/02/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$156,700	31.34	\$553,231	\$218,684	\$281,316	\$225,588	1.247	2,250	\$125.03	4-1	
76-6900-0015-00-6	1424 MICHIGAN AVE	08/20/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$74,000	30.08	\$215,822	\$79,953	\$166,047	\$91,618	1.812	910	\$182.47	4-1	
76-6950-0001-03-6	1215 HARRIET AVE	06/25/21	\$1,385,000	OTH	03-ARM'S LENGTH	\$1,385,000	\$429,800	31.03	\$1,187,567	\$192,087	\$1,192,913	\$671,261	1.777	4,406	\$270.75	4-1	
76-6950-0013-00-0	2103 LANGLEY AVE	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,500	37.38	\$230,600	\$72,638	\$137,362	\$106,515	1.290	1,319	\$104.14	4-1	
76-6950-0015-00-2	2115 LANGLEY AVE	07/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,400	38.50	\$243,155	\$92,727	\$147,273	\$101,435	1.452	1,202	\$122.52	4-1	
76-6950-0025-00-8	2211 LANGLEY AVE	07/15/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$121,700	38.04	\$340,497	\$113,260	\$206,640	\$153,228	1.349	1,630	\$126.77	4-1	
76-6950-0027-00-1	2215 LANGLEY AVE	04/06/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$106,500	38.45	\$305,990	\$70,137	\$206,863	\$159,038	1.301	1,698	\$121.83	4-1	
76-7230-0012-00-0	2817 WILLA DR	09/24/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$86,300	31.27	\$299,621	\$84,988	\$191,012	\$144,729	1.320	1,259	\$151.72	4-1	
76-7240-0049-00-8	2824 MORTON AVE	02/24/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,200	38.76	\$241,440	\$67,893	\$157,107	\$117,024	1.343	1,280	\$122.74	4-1	
76-8600-0005-00-2	909 NAPIER AVE	08/06/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$69,100	43.73	\$191,605	\$58,365	\$99,635	\$89,845	1.109	1,143	\$87.17	4-1	
76-8600-0006-00-9	907 NAPIER AVE	05/12/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$74,600	35.36	\$196,074	\$58,487	\$152,513	\$92,776	1.644	947	\$161.05	4-1	
76-8600-0032-00-0	910 KINGSLEY AVE	07/15/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$89,000	38.03	\$245,762	\$70,243	\$163,757	\$118,354	1.384	1,655	\$98.95	4-1	
76-8600-0035-00-9	918 KINGSLEY AVE	12/22/22	\$192,000	OTH	03-ARM'S LENGTH	\$192,000	\$76,700	39.95	\$206,177	\$72,529	\$119,471	\$90,120	1.326	1,284	\$93.05	4-1	
76-8650-0007-00-1	1323 WOLCOTT AVE	06/06/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$66,600	27.18	\$173,322	\$68,504	\$176,496	\$70,680	2.497	1,038	\$170.03	4-1	
76-8650-0009-00-4	1315 WOLCOTT AVE	11/05/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$73,000	33.33	\$198,503	\$67,725	\$151,275	\$88,185	1.715	1,244	\$121.60	4-1	
76-8650-0023-00-7	1214 WOLCOTT AVE	12/15/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$62,900	37.22	\$170,510	\$67,725	\$101,275	\$69,309	1.461	864	\$117.22	4-1	
Totals:			\$27,263,903			\$27,261,903	\$9,929,200		\$27,147,497		\$19,523,291	\$13,087,583			\$140.06		
								Sale. Ratio =>	36.42								
								Std. Dev. =>	4.59								
										E.C.F. =>	1.492			Std. Deviation=>	0.297668916		
										Ave. E.C.F. =>	1.535			Ave. Variance=>	22.3305		

HISTORICAL		
2021	ECF	1.318
2022	ECF	1.130
2023	ECF	1.218
2024	ECF	1.492

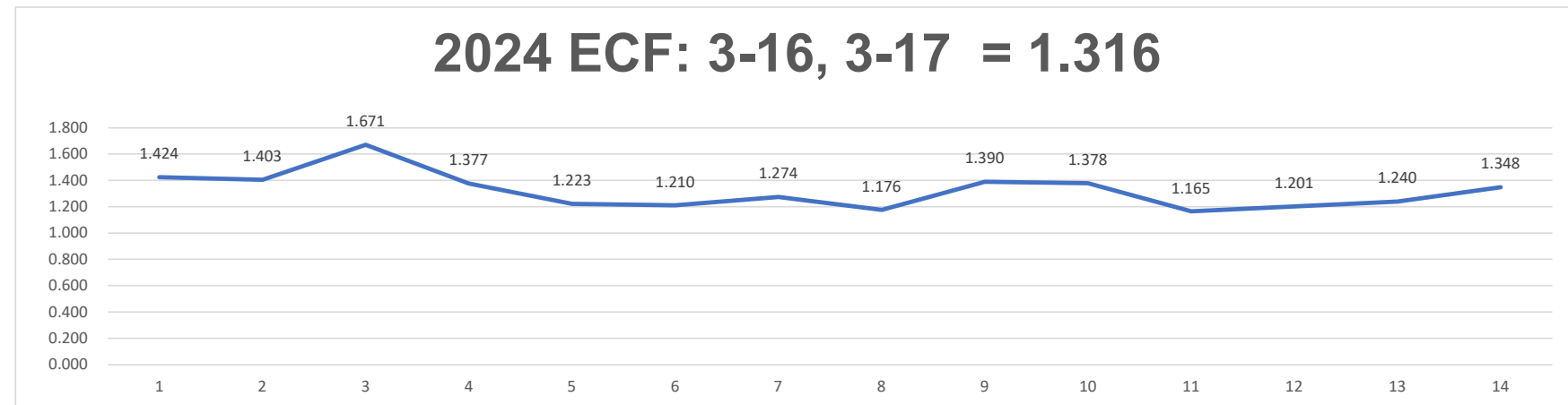


4-1: EAST OF NILES AVE

2024 ECF: SITE CONDOS & EDGEWATER & HARBOR SHORES NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
76-0840-0006-00-7	517 ARCHER AVE	04/29/22	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$129,500	31.02	\$382,910	\$74,070	\$343,430	\$241,093	1.424	1,591	\$215.86	3-17	
76-1900-0103-00-5	361 RIDGEWAY	04/08/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$311,900	35.65	\$817,800	\$219,290	\$655,710	\$467,221	1.403	2,596	\$252.58	3-16	
76-1900-0103-00-5	361 RIDGEWAY	10/27/22	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$311,700	31.17	\$817,800	\$219,290	\$780,710	\$467,221	1.671	2,596	\$300.74	3-16	
76-1915-0010-00-5	447 DUNE RIDGE S	03/04/22	\$599,000	OTH	03-ARM'S LENGTH	\$599,000	\$204,600	34.16	\$567,935	\$152,183	\$446,817	\$324,553	1.377	2,750	\$162.48	3-17	
76-1915-0013-00-4	454 DUNE RIDGE S	05/13/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$245,100	39.22	\$648,006	\$139,584	\$485,416	\$396,895	1.223	1,921	\$252.69	3-17	
76-1915-0015-00-7	474 DUNE RIDGE S	04/25/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$260,600	38.61	\$705,865	\$151,371	\$523,629	\$432,860	1.210	2,401	\$218.09	3-17	
76-1915-0024-02-2	519 DUNE RIDGE N	03/18/22	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$165,600	36.24	\$458,723	\$122,960	\$334,040	\$262,110	1.274	1,995	\$167.44	3-17	
76-1915-0042-00-4	583 SUMMER RIDGE PKWY	08/18/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$276,200	35.41	\$839,877	\$110,741	\$669,259	\$569,193	1.176	2,991	\$223.76	3-17	
76-1915-0043-00-1	569 SUMMER RIDGE PKWY	08/15/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$167,100	34.81	\$450,918	\$110,036	\$369,964	\$266,106	1.390	1,728	\$214.10	3-17	
76-1915-0062-00-5	419 DUNE RIDGE S	03/02/22	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$221,600	34.46	\$607,117	\$132,916	\$510,084	\$370,180	1.378	1,857	\$274.68	3-17	
76-1915-0069-00-0	544 DUNEWOOD	01/13/23	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$245,100	36.86	\$715,323	\$160,968	\$504,032	\$432,752	1.165	2,705	\$186.33	3-17	
76-1915-0087-00-8	525 DUNEWOOD	06/22/21	\$602,100	WD	03-ARM'S LENGTH	\$602,100	\$223,000	37.04	\$634,038	\$119,746	\$482,354	\$401,477	1.201	2,236	\$215.72	3-17	
76-1915-0096-00-7	603 SUMMER RIDGE PKWY	07/26/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$192,300	36.98	\$533,834	\$100,264	\$419,736	\$338,462	1.240	2,066	\$203.16	3-17	
76-1915-0097-00-3	615 SUMMER RIDGE PKWY	12/12/22	\$752,450	WD	03-ARM'S LENGTH	\$752,450	\$233,500	31.03	\$720,453	\$109,552	\$642,898	\$476,894	1.348	2,770	\$232.09	3-17	
Totals:			\$9,091,050			\$9,091,050	\$3,187,800		\$8,900,599		\$7,168,079	\$5,447,016			\$222.84		
							Sale. Ratio =>	35.07					E.C.F. =>	1.316	Std. Deviation=>		0.136534116
							Std. Dev. =>	2.65					Ave. E.C.F. =>	1.320	Ave. Variance=>		10.7332

HISTORICAL		
2021	ECF	1.093
2022	ECF	1.047
2023	ECF	1.201
2024	ECF	1.316



3-16: SITE CONDOS
3-17: EDGEWATER & HARBOR SHORES

E.C.F.s for Neighborhood: 00001 ' 0001'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1-1 'NEIGHBORHOOD 1-1'

1901

Residential : 1.969
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1-2 'Neighborhood 1-2'

1902

Residential : 1.202
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1-4 'Neighborhood 1-4'

Condo - Water

Residential : 1.469
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1-6 'Neighborhood 1-6'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 1/2 S		1.331	1.331	1.331	1.331	1.331	1.331
1 1/4 S		1.331	1.331	1.331	1.331	1.331	1.331
1 3/4 S		1.331	1.331	1.331	1.331	1.331	1.331
1 S		1.331	1.331	1.331	1.331	1.331	1.331
2 S		1.331	1.331	1.331	1.331	1.331	1.331
3 S		1.331	1.331	1.331	1.331	1.331	1.331
boat dock		1.331	1.331	1.331	1.331	1.331	1.331
Ranch		1.331	1.331	1.331	1.331	1.331	1.331
BI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1-7 'Neighborhood 1-7'

Residential : 1.969
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 1-8 'Neighborhood 1-8'

Residential : 1.969
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2-1 'NEIGHBORHOOD 2-1'

Residential : 1.896
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2-3 'Neighborhood 2-3'

Residential : 1.440
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3-16 'Neighborhood 3-16'

Residential : 1.316
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3-17 'Neighborhood 3-17 Edgewater'

Residential : 1.316
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3-4 'Neighborhood 3-4'

Residential : 1.414
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3-8 'Neighborhood 3-8'

Residential : 1.414
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 4-1 'Neighborhood 4-1'

Residential : 1.492
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM1 'COM-COMMERCIAL'

Residential : 0.764
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM2 'COM-DDA'

Residential : 0.764
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 0.664

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM3 'COM-SOUTHTOWN'

Residential : 0.764
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM4 'COM-EDGEWATER'

Residential : 0.764
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM5 'COM-APARTMENTS'

Residential : 0.764
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: COM6 'MARINA'

Residential : 0.764
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 0.664

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IND 'INDUSTRIAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 S		0.000	0.000	0.000	0.000	0.000	0.000
2 S		0.000	0.000	0.000	0.000	0.000	0.000
1 1/4 S		0.000	0.000	0.000	0.000	0.000	0.000
1 1/2 S		0.000	0.000	0.000	0.000	0.000	0.000
1 3/4 S		0.000	0.000	0.000	0.000	0.000	0.000
3 S		0.000	0.000	0.000	0.000	0.000	0.000
boat dock		0.000	0.000	0.000	0.000	0.000	0.000
Ranch		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000
TRI-LEVEL		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.764
Industrial Bldgs : 0.664

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: PP 'PERSONAL PROP'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SLIP 'BOAT SLIP'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

ECF 2024

RESIDENTIAL	# OF PARCELS	ECF	DESCRIPTION
1-1	80	1.969	RIDGEWAY WEST
1-2	53	1.202	RIDGEWAY EAST
1-4	315	1.469	CONDOMINIUMS
1-7	148	1.969	LAKE INFLUENCE
1-8	53	1.969	BEACH AREA
2-1	1474	1.896	OLD ST JOE
2-3	85	1.44	ISLAND POINTE
3-4	80	1.414	HIGH SCHOOL AREA
3-8	279	1.414	SOUTHTOWN
3-16	30	1.316	SITE CONDOS
3-17	224	1.316	EDGEWATER/HARBOR SHORES
4-1	1024	1.492	EAST OF NILES AVE

COMMERCIAL	# OF PARCELS	ECF	
COM1	248	0.764	COMMERCIAL
COM2	135	0.764	DDA
COM3	104	0.764	SOUTHTOWN
COM 4	59	0.764	EDGEWATER
COM5	22	0.764	APARTMENTS
COM6	18	0.764	MARINAS

INDUSTRIAL	# OF PARCELS	ECF
IND1	28	0.664