

North LV Overall

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	Other Parcels in Sale	Land Table	Rate Group 1
01-117-0010-000	1947 WASHINGTON ST	11/18/22	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$73,900	41.54	\$191,946	\$33,954	\$48,000	60.0	125.0	0.17	0.17	\$566	\$197,407	\$4.53	60.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-117-0042-000	1817 ST CLAIR BLVD	05/19/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$52,700	30.29	\$139,145	\$82,855	\$48,000	60.0	120.0	0.17	0.17	\$1,381	\$502,152	\$11.53	60.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-117-0050-000	1945 ST CLAIR BLVD	08/11/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,500	45.00	\$271,181	\$96,819	\$78,000	120.0	240.0	0.33	0.17	\$807	\$293,391	\$6.74	120.00	4100N	01-117-0049-000	RESIDENTIAL NORTH	117,129 SITE
01-117-0059-000	984 LEE ST	08/17/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,000	38.42	\$187,799	\$50,201	\$48,000	120.0	100.5	0.28	0.28	\$418	\$181,231	\$4.16	120.04	4100N		RESIDENTIAL NORTH	117,129 SITE
01-123-0018-000	480 DIXIE BLVD	07/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,200	30.15	\$102,396	\$75,604	\$48,000	50.0	120.0	0.14	0.14	\$1,512	\$547,855	\$12.58	50.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-123-0020-000	470 DIXIE BLVD	06/14/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,400	43.12	\$198,698	\$54,302	\$48,000	105.0	120.0	0.29	0.29	\$517	\$187,896	\$4.31	105.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-123-0027-000	485 MAPLE ST	06/29/23	\$133,000	OTH	03-ARM'S LENGTH	\$133,000	\$54,000	40.60	\$123,852	\$57,148	\$48,000	50.0	120.0	0.14	0.14	\$1,143	\$414,116	\$9.51	50.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-129-0006-000	2128 LEE ST	06/21/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$46,600	30.66	\$121,376	\$78,624	\$48,000	72.8	196.0	0.33	0.33	\$1,080	\$239,707	\$5.50	72.80	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0015-001	661 GOLFVIEW	04/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,900	34.47	\$228,109	\$74,891	\$48,000	60.0	216.9	0.30	0.30	\$1,248	\$250,472	\$5.75	60.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0015-040	621 GOLFVIEW	04/07/23	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$99,500	40.63	\$226,463	\$66,437	\$48,000	60.0	233.7	0.32	0.32	\$1,107	\$206,326	\$4.74	60.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0040-000	1725 MICHIGAN ST	10/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,300	47.88	\$100,544	\$27,456	\$48,000	37.0	140.8	0.12	0.12	\$742	\$228,800	\$5.25	37.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0064-100	2060 WASHINGTON	07/21/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,500	55.71	\$39,000	\$35,000	\$48,000	70.0	200.0	0.32	0.32	\$500	\$109,034	\$2.50	70.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0066-000	2030 WASHINGTON ST	04/19/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,200	47.45	\$135,268	\$22,732	\$48,000	80.0	120.0	0.22	0.22	\$284	\$103,327	\$2.37	80.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0069-250	1950 BLAUVELT	01/13/23	\$0	MLC	03-ARM'S LENGTH	\$250,000	\$109,600	43.84	\$283,628	\$14,372	\$48,000	65.0	183.8	0.27	0.27	\$221	\$52,453	\$1.20	65.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0078-000	2131 MICHIGAN ST	11/20/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$61,600	35.81	\$140,248	\$79,752	\$48,000	59.0	276.7	0.38	0.38	\$1,352	\$212,672	\$4.88	59.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0080-000	2111 MICHIGAN ST	02/21/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$79,900	40.56	\$180,029	\$64,971	\$48,000	72.3	133.8	0.22	0.22	\$899	\$292,662	\$6.72	72.27	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0082-000	2114 MICHIGAN ST	07/22/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$81,200	46.67	\$210,551	\$11,449	\$48,000	50.0	120.0	0.14	0.14	\$229	\$82,964	\$1.90	50.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0084-000	2001 MEADOW LN	09/13/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,900	35.07	\$183,037	\$69,963	\$48,000	75.0	142.4	0.25	0.25	\$933	\$285,563	\$6.56	75.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0088-000	2000 MEADOW LN	09/13/22	\$0	MLC	03-ARM'S LENGTH	\$35,000	\$17,000	48.57	\$48,000	\$35,000	\$48,000	90.4	153.2	0.32	0.32	\$387	\$110,063	\$2.53	90.40	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0098-000	1814 MICHIGAN ST	07/12/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,100	36.94	\$135,231	\$72,769	\$48,000	48.7	149.9	0.17	0.17	\$1,494	\$433,149	\$9.94	48.70	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0099-010	1812 MICHIGAN	08/28/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,500	55.71	\$39,000	\$35,000	\$48,000	63.0	151.3	0.22	0.22	\$556	\$159,817	\$3.67	63.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0104-000	1769 ST CLAIR RIVER DR	09/22/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$91,000	38.40	\$205,191	\$79,809	\$48,000	60.0	145.4	0.20	0.20	\$1,330	\$399,045	\$9.16	60.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0109-050	1750 MICHIGAN	11/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,300	51.64	\$171,995	\$16,005	\$48,000	120.0	128.5	0.35	0.35	\$133	\$45,212	\$1.04	120.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-129-0116-000	1720 MICHIGAN ST	04/21/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,200	35.13	\$129,026	\$78,974	\$48,000	64.0	120.0	0.18	0.18	\$1,234	\$448,716	\$10.30	64.00	4100N		RESIDENTIAL NORTH	117,129 SITE
01-131-0006-000	370 NORTH AVE	02/07/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$86,500	55.81	\$195,065	\$7,935	\$48,000	50.0	200.0	0.23	0.23	\$159	\$34,500	\$0.79	50.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-131-0027-001	355 COLONIAL	10/06/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,700	38.11	\$151,751	\$71,249	\$48,000	75.0	127.4	0.22	0.22	\$950	\$325,338	\$7.47	75.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-131-0030-000	365 COLONIAL	02/06/24	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$83,100	37.43	\$187,766	\$82,234	\$48,000	75.0	111.8	0.19	0.19	\$1,096	\$426,083	\$9.78	75.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-131-0034-000	370 COLONIAL	08/31/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,700	37.54	\$169,042	\$53,958	\$48,000	75.3	107.9	0.19	0.19	\$717	\$290,097	\$6.66	75.28	4100N		RESIDENTIAL NORTH	107,115,131,139
01-131-0072-000	2421 ST CLAIR RIVER DR	05/31/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$114,200	43.92	\$258,604	\$61,396	\$60,000	100.0	179.6	0.41	0.41	\$614	\$149,019	\$3.42	100.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-137-0001-000	2015 ST CLAIR RIVER DR	12/22/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$59,700	43.26	\$157,079	\$52,921	\$72,000	82.5	219.5	0.42	0.42	\$641	\$127,214	\$2.92	82.50	4100N		RESIDENTIAL NORTH	107,115,131,139
01-145-0010-000	2113 ST CLAIR RIVER	08/10/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$74,100	56.56	\$159,592	\$19,408	\$48,000	50.0	120.0	0.14	0.14	\$388	\$140,638	\$3.23	50.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-145-0023-001	351 CENTER ST	08/25/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$101,700	53.53	\$232,975	\$29,025	\$72,000	150.0	311.4	1.07	1.07	\$194	\$27,076	\$0.62	150.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-145-0026-000	351 NORTH AVE	04/13/22	\$0	MLC	03-ARM'S LENGTH	\$87,800	\$37,100	42.26	\$97,379	\$38,421	\$48,000	47.0	100.0	0.11	0.11	\$817	\$355,750	\$8.17	47.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-145-0026-000	351 NORTH AVE	01/23/23	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$37,100	35.85	\$97,379	\$54,121	\$48,000	47.0	100.0	0.11	0.11	\$1,152	\$501,120	\$11.50	47.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-145-0043-000	375 NORTH AVE	06/16/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,300	31.35	\$127,024	\$90,976	\$48,000	75.0	100.0	0.17	0.17	\$1,213	\$528,930	\$12.14	75.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-151-0013-000	2325 LOCUST LN	04/26/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,400	49.94	\$171,461	\$41,539	\$48,000	75.0	117.0	0.20	0.20	\$554	\$206,662	\$4.74	75.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-151-0017-000	376 VIRGINIA AVE	05/25/22	\$158,900	WD	03-ARM'S LENGTH	\$158,900	\$52,000	32.72	\$134,187	\$72,713	\$48,000	90.0	118.2	0.24	0.24	\$808	\$298,004	\$6.84	90.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-151-0026-000	393 VIRGINIA AVE	09/23/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,700	51.75	\$57,456	\$30,544	\$48,000	49.0	125.3	0.14	0.14	\$623	\$216,624	\$4.97	49.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-151-0027-000	392 SHERWOOD LN	09/29/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$44,800	32.46	\$103,321	\$82,679	\$48,000	40.0	122.0	0.11	0.11	\$2,067	\$738,205	\$16.95	40.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-163-0001-000	820 GOLFVIEW AVE	09/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$222,333	\$40,667	\$48,000	120.0	100.0	0.28	0.28	\$339	\$147,880	\$3.39	120.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-163-0018-000	925 GOLFVIEW AVE	08/12/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,600	34.36	\$139,570	\$64,430	\$48,000	59.0	119.0	0.16	0.16	\$1,092	\$400,186	\$9.19	59.00	4100N		RESIDENTIAL NORTH	107,115,131,139
01-163-0029-000	719 MILL	06/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,600	32.00	\$129,906	\$85,094	\$60,000	120.0	120.0	0.33	0.33	\$709	\$257,082	\$5.90	120.00	4100N		RESIDENTIAL NORTH	107,115,131,139
Totals:			\$6,404,200			\$6,777,000	\$2,742,500		\$6,583,603	\$2,293,397	\$2,118,000	3,092.0		10.53	10.36								
								Sale. Ratio ==>	40.47					Average				Average					
								Std. Dev. ==>	7.81					per FF==>				per SqFt==>					
Site value										\$54,605			\$742		Average		217,858.55			\$5.00			

Remove 01-117-0045-000 due to negative land value

Remove 01-117-0011-000 sold to LLC not a typical sale

Remove 01-131-0073-000 outlier

01-131-0063-000/0064-000 adjusted land residual for multiple parcel sale

Remove 01-145-0069-000 outlier

Overall site value \$54,600