

North Land Value

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	Liber/Page	Other Parcels in Sale
01-107-0021-000	757 MILL ST	07/16/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$70,900	43.00	\$182,811	\$21,089	\$39,000	58.9	117.6	0.16	0.16	\$358	\$132,635	\$3.04	58.90	4100N	5416-299	
01-117-0010-000	1947 WASHINGTON ST	11/18/22	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$73,900	41.54	\$176,099	\$40,801	\$39,000	60.0	125.0	0.17	0.17	\$680	\$237,215	\$5.45	60.00	4100N	5583-72	
01-117-0027-000	1954 ST CLAIR BLVD	10/26/21	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$90,000	33.64	\$196,840	\$56,160	\$39,000	60.0	125.0	0.17	0.17	\$936	\$326,512	\$7.50	60.00	4100N	5453-25	
01-117-0042-000	1817 ST CLAIR BLVD	05/19/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$52,700	30.29	\$126,359	\$86,641	\$39,000	60.0	120.0	0.17	0.17	\$1,444	\$525,097	\$12.05	60.00	4100N	5535-165	
01-117-0046-000	737 DIXIE BLVD	10/29/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$90,300	45.17	\$235,255	\$3,645	\$39,000	100.0	120.0	0.28	0.28	\$36	\$13,255	\$0.30	100.00	4100N	5459-787	
01-117-0059-000	984 LEE ST	08/17/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,000	38.42	\$172,792	\$56,208	\$39,000	120.0	100.5	0.28	0.28	\$468	\$202,917	\$4.66	120.04	4100N	5556-419	
01-123-0013-000	490 DIXIE BLVD	03/15/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,000	34.17	\$102,051	\$56,949	\$39,000	50.0	120.0	0.14	0.14	\$1,139	\$412,674	\$9.47	50.00	4100N	5523-221	
01-123-0018-000	480 DIXIE BLVD	07/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,200	30.15	\$91,434	\$77,566	\$39,000	50.0	120.0	0.14	0.14	\$1,551	\$562,072	\$12.90	50.00	4100N	5550-931	
01-123-0035-000	478 MAPLE ST	03/21/22	\$148,400	WD	03-ARM'S LENGTH	\$148,400	\$59,600	40.27	\$125,486	\$45,257	\$68,000	100.0	240.0	0.28	0.14	\$453	\$163,975	\$3.76	100.00	4100N	5509-17	01-123-0034-000
01-129-0006-000	2128 LEE ST	06/21/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$46,600	30.66	\$109,403	\$81,597	\$39,000	72.8	196.0	0.33	0.33	\$1,121	\$248,771	\$5.71	72.80	4100N	5541-957	
01-129-0013-100	1050 LEE ST	02/18/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$68,900	34.47	\$177,223	\$61,677	\$39,000	67.7	132.0	0.21	0.21	\$911	\$300,863	\$6.91	67.69	4100N	5496-272	
01-129-0015-001	661 GOLFVIEW	04/06/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,900	34.47	\$210,335	\$83,665	\$39,000	60.0	216.9	0.30	0.30	\$1,394	\$279,816	\$6.42	60.00	4100N	5527-395	
01-129-0017-000	630 MILL ST	09/16/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,200	47.08	\$156,878	\$12,122	\$39,000	87.0	121.1	0.24	0.24	\$139	\$50,091	\$1.15	87.00	4100N	5455-185	
01-129-0040-000	1725 MICHIGAN ST	10/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$38,300	47.88	\$89,538	\$29,462	\$39,000	37.0	140.8	0.12	0.12	\$796	\$245,517	\$5.64	37.00	4100N	5577-396	
01-129-0064-100	WASHINGTON ST	09/27/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$16,500	71.74	\$39,000	\$23,000	\$39,000	70.0	200.0	0.32	0.32	\$329	\$71,651	\$1.64	70.00	4100N	5429-900	
01-129-0066-000	2030 WASHINGTON ST	04/19/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,200	47.45	\$122,729	\$26,261	\$39,000	80.0	120.0	0.22	0.22	\$328	\$119,368	\$2.74	80.00	4100N	5532-394	
01-129-0069-050	458 MAPLE ST	03/29/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$78,900	35.70	\$212,149	\$47,851	\$39,000	70.3	139.8	0.23	0.23	\$680	\$211,730	\$4.86	70.32	4100N	5515-712	
01-129-0069-250	1950 BLAUVELT	01/13/23	\$0	MLC	03-ARM'S LENGTH	\$250,000	\$109,600	43.84	\$263,040	\$25,960	\$39,000	65.0	183.8	0.27	0.27	\$399	\$94,745	\$2.18	65.00	4100N	5595-23	
01-129-0082-000	2114 MICHIGAN ST	07/22/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$81,200	46.67	\$193,793	\$19,207	\$39,000	50.0	120.0	0.14	0.14	\$384	\$139,181	\$3.20	50.00	4100N	5548-887	
01-129-0084-000	2001 MEADOW LN	09/13/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,900	35.07	\$168,934	\$75,066	\$39,000	75.0	142.4	0.25	0.25	\$1,001	\$306,392	\$7.03	75.00	4100N	5567-575	
01-129-0088-000	2000 MEADOW LN	09/13/22	\$0	MLC	03-ARM'S LENGTH	\$35,000	\$17,000	48.57	\$39,000	\$35,000	\$39,000	40.4	153.2	0.32	0.32	\$387	\$110,063	\$2.53	90.40	4100N	5564-818	
01-129-0095-000	1835 ST CLAIR RIVER DR	03/18/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$59,100	42.24	\$150,938	\$27,962	\$39,000	45.6	150.0	0.16	0.16	\$613	\$178,102	\$4.09	45.64	4100N	5507-913	
01-129-0104-000	1769 ST CLAIR RIVER DR	05/21/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,500	35.64	\$189,723	\$44,277	\$39,000	60.0	145.4	0.20	0.20	\$738	\$221,385	\$5.08	60.00	4100N	5378-224	
01-129-0109-050	1750 MICHIGAN	11/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,300	51.64	\$157,850	\$21,150	\$39,000	120.0	128.5	0.35	0.35	\$176	\$59,746	\$1.37	120.00	4100N	5596-350	
01-131-0003-000	378 NORTH AVE	09/07/21	\$0	MLC	03-ARM'S LENGTH	\$160,000	\$40,600	25.38	\$117,506	\$81,494	\$39,000	50.0	200.0	0.23	0.23	\$1,630	\$354,322	\$8.13	50.00	4100N	5421-586	
01-131-0034-000	370 COLONIAL	08/31/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,700	37.54	\$155,063	\$58,937	\$39,000	75.3	107.9	0.19	0.19	\$783	\$316,866	\$7.27	75.28	4100N	5471-144	
01-131-0059-000	390 SHERWOOD LN	11/12/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$46,400	28.64	\$155,034	\$45,966	\$39,000	125.0	52.0	0.15	0.15	\$368	\$308,497	\$7.08	125.00	4100N	5467-373	
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	\$139,973	\$56,527	\$58,500	82.5	210.0	0.42	0.42	\$685	\$135,882	\$3.12	82.50	4100N	5604-991	
01-139-0001-000	960 GOLFVIEW AVE	05/19/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$46,500	32.07	\$126,956	\$57,044	\$39,000	60.5	219.0	0.33	0.33	\$878	\$174,446	\$4.00	65.00	4100N	5377-990	
01-145-0005-000	2031 ST CLAIR RIVER DR	09/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$77,700	43.17	\$201,214	\$11,786	\$39,000	58.8	120.0	0.16	0.16	\$302	\$109,790	\$2.52	58.80	4100N	5436-694	
01-145-0024-000	349 SOUTHW AVE	05/10/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$68,800	49.18	\$171,701	\$16,949	\$48,750	180.0	51.2	0.21	0.21	\$94	\$79,948	\$1.84	180.00	4100N	5371-85	
01-145-0026-000	351 NORTH AVE	04/13/22	\$0	MLC	03-ARM'S LENGTH	\$87,800	\$37,100	42.26	\$86,481	\$40,319	\$39,000	47.0	100.0	0.11	0.11	\$858	\$373,324	\$8.57	47.00	4100N	5513-1	
01-145-0026-000	351 NORTH AVE	01/23/23	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$37,100	35.85	\$86,481	\$56,019	\$39,000	47.0	100.0	0.11	0.11	\$1,192	\$518,694	\$11.91	47.00	4100N	5597-375	
01-151-0005-100	346 VIRGINIA AVE	06/30/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,700	40.35	\$209,981	\$29,019	\$39,000	70.0	96.0	0.15	0.15	\$415	\$188,435	\$4.33	70.00	4100N	5403-607	
01-151-0010-000	2445 LOCUST LN	06/10/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,900	36.43	\$108,026	\$45,974	\$39,000	80.0	116.2	0.21	0.21	\$575	\$215,840	\$4.96	80.00	4100N	5460-613	
01-151-0017-000	376 VIRGINIA AVE	05/25/22	\$158,900	WD	03-ARM'S LENGTH	\$158,900	\$52,000	32.72	\$121,876	\$76,024	\$39,000	90.0	118.2	0.24	0.24	\$845	\$311,574	\$7.15	90.00	4100N	5534-325	
01-151-0025-000	397 VIRGINIA AVE	03/07/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$39,400	29.74	\$99,933	\$71,567	\$39,000	36.0	119.1	0.10	0.10	\$1,988	\$730,276	\$16.76	36.00	4100N	5502-665	
01-151-0026-000	393 VIRGINIA AVE	09/23/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,700	51.75	\$48,033	\$30,967	\$39,000	49.0	125.3	0.14	0.14	\$632	\$219,624	\$5.04	49.00	4100N	5570-11	
01-163-0001-000	820 GOLFVIEW AVE	09/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$205,424	\$48,576	\$39,000	120.0	100.0	0.28	0.28	\$405	\$176,640	\$4.06	120.00	4100N	5565-482	
01-163-0008-000	840 GOLFVIEW	11/26/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,100	33.23	\$185,998	\$82,752	\$48,750	148.8	119.0	0.41	0.41	\$556	\$203,823	\$4.68	148.76	4100N	5465-133	
01-163-0018-000	925 GOLFVIEW AVE	08/12/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,600	34.36	\$126,721	\$68,269	\$39,000	59.0	119.0	0.16	0.16	\$1,157	\$424,031	\$9.73	59.00	4100N	5565-439	
01-163-0029-000	719 MILL	06/29/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,600	32.00	\$115,970	\$87,780	\$48,750	120.0	120.0	0.33	0.33	\$732	\$265,196	\$6.09	120.00	4100N	5545-457	
01-976-0007-000	600 CHERRY ST	01/21/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$113,800	37.95	\$298,778	\$40,122	\$39,000	75.7	203.7	0.35	0.35	\$530	\$113,339	\$2.60	75.71	4100N	5486-429	

Totals: \$6,279,200

\$6,812,000

\$2,593,300

\$6,450,829

\$2,070,664

\$1,754,750</