

Land Value 105

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
01-105-0007-000	813 STATE ST	05/27/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,800	32.71	\$121,824	\$63,176	\$45,000	60.0	120.0	0.17	0.17	\$1,053	\$382,885	\$8.79	60.00	41005	5382-102	
01-105-0015-000	1015 STATE ST	10/07/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$55,700	36.41	\$140,712	\$57,288	\$45,000	60.0	120.0	0.17	0.17	\$955	\$347,200	\$7.97	60.00	41005	5447-69	
01-105-0036-000	1503 CLINTON	04/26/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,700	44.38	\$119,734	\$37,266	\$45,000	60.0	120.0	0.17	0.17	\$621	\$225,855	\$5.18	60.00	41005	5366-792	
01-105-0045-500	845 SMITH ST	06/24/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$71,200	39.01	\$176,796	\$50,704	\$45,000	65.0	120.0	0.18	0.18	\$780	\$283,263	\$6.50	65.00	41005	5393-111	
01-105-0046-000	803 SMITH ST	06/10/21	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$46,000	43.40	\$109,973	\$41,027	\$45,000	70.0	120.0	0.19	0.19	\$586	\$212,575	\$4.88	70.00	41005	5392-492	
01-105-0069-000	1011 CLINTON ST	01/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,900	35.48	\$119,231	\$60,769	\$45,000	60.0	130.0	0.18	0.18	\$1,013	\$339,492	\$7.79	60.00	41005	5488-172	
01-105-0070-000	1003 CLINTON ST	07/30/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,900	39.04	\$110,995	\$49,005	\$45,000	60.0	130.0	0.18	0.18	\$817	\$273,771	\$6.28	60.00	41005	5410-46	
01-105-0075-000	809 SUMMER ST	01/01/22	\$0	MLC	03-ARM'S LENGTH	\$115,000	\$60,800	52.87	\$148,091	\$11,909	\$45,000	60.0	120.0	0.17	0.17	\$198	\$72,176	\$1.66	60.00	41005	5481-918	
01-105-0080-000	828 COLUMBIA ST	09/30/21	\$0	WD	03-ARM'S LENGTH	\$65,000	\$40,000	61.54	\$94,333	\$12,667	\$42,000	65.0	60.0	0.09	0.09	\$195	\$140,744	\$3.23	65.00	41005	5449-369	01-129-0006-000
01-105-0080-000	828 COLUMBIA ST	07/22/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$42,000	31.82	\$97,333	\$79,667	\$45,000	65.0	60.0	0.09	0.09	\$1,226	\$885,189	\$20.32	65.00	41005	5549-447	
01-105-0089-000	829 COLUMBIA	10/12/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$58,900	49.08	\$144,199	\$20,801	\$45,000	120.0	120.0	0.33	0.33	\$173	\$62,843	\$1.44	120.00	41005	5443-519	
01-105-0109-000	919 MARKET ST	03/09/23	\$0	MLC	03-ARM'S LENGTH	\$100,000	\$40,100	40.10	\$96,279	\$26,221	\$22,500	60.0	63.0	0.09	0.09	\$437	\$301,391	\$6.92	60.00	41005	5607-832	
01-105-0116-000	1014 CLINTON ST	06/09/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$25,600	41.29	\$58,630	\$25,870	\$22,500	60.0	60.0	0.08	0.08	\$431	\$311,687	\$7.16	60.00	41005	5536-347	
01-105-0159-000	1511 MARKET ST	09/21/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,400	31.33	\$130,071	\$94,929	\$45,000	60.0	120.0	0.17	0.17	\$1,582	\$575,327	\$13.21	60.00	41005	5569-256	
01-105-0172-000	1506 MARKET ST	10/03/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,200	53.48	\$166,259	\$24,991	\$56,250	100.0	120.0	0.28	0.28	\$250	\$90,876	\$2.09	100.00	41005	5572-7	
01-105-0177-000	1509 ST CLAIR BLVD	08/10/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$50,300	36.72	\$117,865	\$64,135	\$45,000	120.0	70.0	0.19	0.19	\$534	\$332,306	\$7.63	60.00	41005	5556-393	
01-105-0199-000	1216 MARKET ST	07/14/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$31,800	25.44	\$81,161	\$66,339	\$22,500	65.0	60.0	0.09	0.09	\$1,021	\$737,100	\$16.92	65.00	41005	5401-175	
01-105-0205-000	632 PLEASANT ST	04/23/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$59,600	31.38	\$145,651	\$89,249	\$45,000	60.0	120.0	0.17	0.17	\$1,487	\$540,903	\$12.42	60.00	41005	5365-581	
01-105-0209-000	1117 ST CLAIR BLVD	02/16/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,500	46.55	\$156,697	\$33,303	\$45,000	60.0	120.0	0.18	0.18	\$555	\$186,050	\$4.27	60.00	41005	5604-433	
01-105-0211-050	1103 ST CLAIR BLVD	04/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$49,900	29.35	\$116,929	\$98,071	\$45,000	60.0	90.0	0.12	0.12	\$1,635	\$790,895	\$18.16	60.00	41005	5530-176	
01-105-0213-000	630 SUMMER ST	12/06/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$78,000	40.63	\$195,584	\$41,416	\$45,000	60.0	120.0	0.17	0.17	\$690	\$251,006	\$5.76	60.00	41005	5484-373	
01-105-0223-000	917 ST CLAIR BLVD	06/08/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,300	32.53	\$126,948	\$88,052	\$45,000	60.0	130.0	0.18	0.18	\$1,468	\$491,911	\$11.29	60.00	41005	5540-404	
01-105-0225-000	903 ST CLAIR BLVD	01/23/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$46,100	41.91	\$107,329	\$47,671	\$45,000	60.0	130.0	0.18	0.18	\$795	\$266,318	\$6.11	60.00	41005	5498-185	
01-105-0231-000	623 COLUMBIA ST	04/22/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$51,000	26.15	\$233,822	\$6,178	\$45,000	70.0	120.0	0.19	0.19	\$88	\$32,010	\$0.73	70.00	41005	5538-244	
01-105-0240-000	702 ST CLAIR BLVD	04/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,800	33.60	\$157,214	\$62,786	\$45,000	60.0	120.0	0.17	0.17	\$1,046	\$380,521	\$8.74	60.00	41005	5483-547	
01-105-0258-000	918 ST CLAIR	01/27/23	\$0	MLC	03-ARM'S LENGTH	\$122,000	\$45,300	37.13	\$105,398	\$61,602	\$45,000	52.0	60.0	0.07	0.07	\$1,185	\$855,583	\$19.64	52.00	41005	5598-255	
01-105-0284-000	1614 ST CLAIR BLVD 1616	07/30/21	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$50,300	56.52	\$125,752	\$8,248	\$45,000	60.0	130.0	0.18	0.18	\$137	\$46,078	\$1.06	60.00	41005	5409-518	
01-105-0439-000	1423 ST CLAIR RIVER DR	12/22/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,300	51.44	\$164,325	\$5,675	\$45,000	60.0	120.0	0.17	0.17	\$95	\$34,394	\$0.79	60.00	41005	5475-373	
01-105-0441-001	MICHIGAN ST	04/09/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$21,000	77.78	\$45,000	\$27,000	\$45,000	60.0	130.0	0.18	0.18	\$450	\$150,838	\$3.46	60.00	41005	5356-681	
Totals:			\$3,422,400			\$3,824,400	\$1,486,400		\$3,714,135	\$1,356,015	\$1,245,750	1,932.0		4.74	4.74		Average	Average				
						Sale. Ratio =>		38.87			Average			Average			Average					
						Std. Dev. =>		11.48			per FF=>	\$702		per Net Acre=>	286,199.87		per SqFt=>	\$6.57				
										Site value	\$46,759											

Remove 01-105-0232-000 due to negative land value
 Remove 01-105-0254-000 due to negative land value
 Remove 01-105-0263-000 due to negative land value
 Remove 01-105-0438-000 outlier
 \$47,000/site for 2024

Land Value 107

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
01-107-0056-010	940 SUMMER ST	01/30/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$108,600	40.37	\$254,453	\$67,547	\$53,000	105.0	221.7	0.53	0.53	\$643	\$126,493	\$2.90	105.00	41005	5600-518	
01-111-0010-000	539 STATE	03/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,600	37.88	\$138,053	\$75,796	\$53,000	75.0	120.0	0.21	0.21	\$1,011	\$366,164	\$8.41	75.00	41005	5606-134	
01-111-0072-000	452 STATE ST	08/18/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,100	48.49	\$138,053	\$40,947	\$53,000	100.0	120.0	0.28	0.28	\$409	\$148,898	\$3.42	100.00	41005	5568-438	
01-111-0076-025	516 STATE	06/18/21	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$47,800	29.24	\$132,238	\$84,262	\$53,000	50.0	120.0	0.14	0.14	\$1,685	\$610,594	\$14.02	50.00	41005	5399-831	
01-111-0077-000	530 STATE ST	11/05/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$51,900	43.61	\$130,013	\$41,987	\$53,000	100.0	120.0	0.28	0.28	\$420	\$152,680	\$3.51	100.00	41005	5456-657	
01-113-0014-000	939 HOWARD ST	05/16/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$72,100	39.62	\$164,972	\$70,028	\$53,000	75.0	120.0	0.21	0.21	\$934	\$338,300	\$7.77	75.00	41005	5532-378	
01-113-0032-000	976 COLUMBIA ST	07/06/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,900	33.27	\$133,519	\$69,481	\$53,000	60.5	120.0	0.17	0.17	\$1,148	\$416,054	\$9.55	60.50	41005	5396-475	
01-113-0052-000	971 COLUMBIA ST	07/15/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$56,200	50.63	\$126,238	\$37,762	\$53,000	50.0	120.0	0.14	0.14	\$755	\$273,638	\$6.28	50.00	41005	5549-821	
01-113-0052-000	971 COLUMBIA ST	12/29/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,200	37.49	\$126,238	\$76,662	\$53,000	50.0	120.0	0.14	0.14	\$1,533	\$555,522	\$12.75	50.00	41005	5592-997	
01-113-0072-000	921 COLUMBIA ST	04/28/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$56,600	33.69	\$127,221	\$93,779	\$53,000	100.0	120.0	0.28	0.28	\$938	\$341,015	\$7.83	100.00	41005	5524-531	
01-153-0021-000	1093 SUMMER ST	05/07/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$86,000	41.45	\$219,221	\$41,279	\$53,000	60.5	120.0	0.17	0.17	\$682	\$247,180	\$5.67	60.50	41005	5368-787	
01-153-0026-000	1113 SUMMER ST	06/09/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$62,700	35.83	\$142,197	\$85,803	\$53,000	60.5	95.0	0.17	0.17	\$1,418	\$513,790	\$11.80	60.50	41005	5538-615	
01-153-0035-000	1092 HOWARD ST	06/15/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$53,800	34.49	\$145,922	\$63,078	\$53,000	60.5	120.0	0.17	0.17	\$1,043	\$377,713	\$8.67	60.50	41005	5389-466	
01-925-0009-000	329 HERITAGE WAY BLDG 3	01/31/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$61,000	41.22	\$158,315	\$16,185	\$26,500	440.0	270.7	2.73	2.73	\$37	\$5,920	\$0.14	440.00	41005	5491-192	
01-925-0013-000	321 HERITAGE WAY BLDG 4	10/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,100	44.36	\$161,068	\$5,432	\$26,500	440.0	270.7	2.73	2.73	\$12	\$1,987	\$0.05	440.00	41005	5451-481	
01-925-0013-000	321 HERITAGE WAY BLDG 4	05/18/22	\$165,000																			