

2024 Canals FF 1600

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	Class	Rate Group 1	Rate Group 2
01-111-0034-000	143 ISLAND	03/27/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$46,500	27.84	\$133,852	\$97,148	\$64,000	40.0	101.0	0.09	0.09	\$2,429	\$1,044,602	\$23.98	40.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-111-0036-000	135 ISLAND	08/01/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,200	41.79	\$196,512	\$99,488	\$128,000	80.0	101.0	0.19	0.19	\$1,244	\$537,773	\$12.35	80.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-111-0042-000	102 ISLAND CT	11/30/22	\$82,900	WD	03-ARM'S LENGTH	\$82,900	\$47,800	57.66	\$137,445	\$74,879	\$129,424	80.9	101.0	0.19	0.19	\$926	\$398,293	\$9.14	80.89	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-111-0053-000	701 PTE TREMBLE RD	06/23/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$115,100	42.63	\$300,981	\$89,019	\$120,000	75.0	167.8	0.29	0.29	\$1,187	\$308,024	\$7.07	75.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-111-0061-000	121 KENYON DR V/L	11/16/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$26,000	52.00	\$52,000	\$50,000	\$64,000	40.0	101.0	0.09	0.09	\$1,250	\$537,634	\$12.34	40.00	4200		RESIDENTIAL WATERFRONT	402	CANALS	
01-125-0006-000	132 CHANNELSYDE DR	08/25/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$100,000	25.32	\$297,247	\$193,753	\$96,000	60.0	124.1	0.17	0.17	\$3,229	\$1,133,058	\$26.01	60.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-125-0014-000	143 CHANNELSYDE DR	01/30/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,500	37.40	\$243,938	\$95,742	\$89,680	56.1	114.2	0.15	0.15	\$1,708	\$651,306	\$14.95	56.05	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-127-0015-000	630 RUSKIN AVE	03/14/24	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$100,800	32.01	\$229,477	\$157,423	\$72,000	45.0	110.0	0.11	0.11	\$3,498	\$1,380,904	\$31.70	45.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-129-0131-000	226 ROSELAWN ST	02/27/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$108,600	46.02	\$287,563	\$74,293	\$125,856	78.7	134.4	0.24	0.24	\$944	\$305,733	\$7.02	78.66	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-133-0011-000	120 N PARK DR	12/11/23	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$69,200	47.40	\$159,193	\$50,807	\$64,000	40.0	120.0	0.11	0.11	\$1,270	\$461,882	\$10.60	40.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-135-0011-000	473 LATHROP AVE	12/15/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$48,400	25.81	\$96,756	\$187,500	\$96,756	219.9	271.5	0.69	0.38	\$853	\$272,926	\$6.27	219.90	4200	01-135-0010-000	RESIDENTIAL WATERFRONT	402	CANALS	
01-135-0040-000	425 LATHROP AVE	08/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,000	35.63	\$136,784	\$63,216	\$40,000	25.0	202.8	0.12	0.12	\$2,529	\$544,966	\$12.51	25.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-143-0015-000	401 PTE TREMBLE RD	05/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,600	34.20	\$278,614	\$74,186	\$52,800	33.0	866.2	0.66	0.66	\$2,248	\$113,088	\$2.60	33.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-155-0018-000	105 NORTH AVE	02/03/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$71,000	33.49	\$187,230	\$104,770	\$80,000	50.0	114.0	0.13	0.13	\$2,095	\$799,771	\$18.36	50.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-159-0034-000	456 WILLARD AVE	04/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,800	28.20	\$292,810	\$187,190	\$80,000	50.0	196.6	0.23	0.23	\$3,744	\$828,274	\$19.01	50.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-159-0049-000	416 RUSKIN AVE	08/01/22	\$138,600	WD	03-ARM'S LENGTH	\$138,600	\$72,200	52.09	\$190,223	\$28,377	\$80,000	50.0	100.0	0.12	0.12	\$568	\$246,757	\$5.66	50.00	4200		RESIDENTIAL WATERFRONT	401	CANALS	
01-167-0002-000	204 MILL ST	08/11/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,700	36.45	\$245,903	\$166,977	\$122,880	76.8	91.2	0.16	0.16	\$2,174	\$1,037,124	\$23.81	76.80	4200		RESIDENTIAL WATERFRONT	401	CANALS	
Totals:			\$3,767,900			\$3,767,900	\$1,347,400		\$3,466,528	\$1,794,768	\$1,505,396	1,100.3		3.73	3.42										
								Sale. Ratio =>	35.76			Average		Average				Average							
								Std. Dev. =>	9.85			per FF=>	\$1,631	per Net Acre=>	481,816.91			per SqFt=>		\$11.06					

Remove 01-161-0005-000 sale included home that has been demolished

Remove 01-146-0007-000 negative land value sale due to JOD

Remove 01-133-0012-000 purchased from an estate

Remove 01-111-0053-000 3/21/2024 sale - sold to LLC not a typical sale

2024 Riverfront 3150

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	Class	Rate Group 1	Rate Group 2
01-111-0112-000	160 ST CLAIR RIVER DR	10/31/23	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$152,700	35.76	\$365,357	\$219,143	\$157,500	50.0	118.0	0.14	0.14	\$4,383	\$1,623,281	\$37.27	50.00	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
01-111-0114-000	210 ST CLAIR RIVER DR	07/29/22	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$182,300	39.72	\$468,937	\$179,063	\$189,000	60.0	118.0	0.16	0.16	\$2,984	\$1,098,546	\$25.22	60.00	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
01-131-0102-000	2424 ST CLAIR RIVER DR	07/08/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$259,600	31.28	\$669,884	\$475,116	\$315,000	100.0	240.0	0.55	0.55	\$4,751	\$862,279	\$19.80	100.00	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
01-135-0003-001	488 LATHROP AVE	08/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,000	44.00	\$149,110	\$150,000	\$180,653	73.3	164.0	0.19	0.19	\$2,047	\$789,474	\$18.12	73.28	4200		RESIDENTIAL WATERFRONT	001	RIVER/CANAL FF	CANALS
01-135-0017-000	444 LATHROP AVE	07/14/22	\$359,500	WD	03-ARM'S LENGTH	\$359,500	\$120,100	33.41	\$326,750	\$353,861	\$321,111	101.9	425.6	1.00	1.00	\$3,471	\$355,282	\$8.16	101.94	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
01-155-0014-000	2216 ELM ST	04/06/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,600	42.64	\$278,699	\$128,801	\$157,500	50.0	150.0	0.17	0.17	\$2,576	\$748,843	\$17.19	50.00	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
01-159-0002-000	240 EDGEWATER DR	03/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$126,000	66.32	\$307,508	\$47,300	\$164,808	52.3	124.0	0.15	0.15	\$904	\$317,450	\$7.29	52.32	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
01-159-0005-000	220 EDGEWATER DR	07/28/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$147,300	38.76	\$379,944	\$164,864	\$164,808	52.3	224.0	0.27	0.27	\$3,151	\$612,877	\$14.07	52.32	4200		RESIDENTIAL WATERFRONT	401	RIVERFRONT	
Totals:			\$3,045,500			\$3,045,500	\$1,160,600		\$2,946,189	\$1,718,148	\$1,650,380	539.9		2.63	2.63										
								Sale. Ratio =>	38.11			Average		Average				Average							
								Std. Dev. =>	10.93			per FF=>	\$3,183	per Net Acre=>	654,532.57			per SqFt=>		\$15.03					

2024 Off Water 500

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	Class	Rate Group 1	Rate Group 2
01-127-0031-000	847 RUSKIN AVE	10/13/23	\$269,899	WD	03-ARM'S LENGTH	\$269,899	\$127,000	47.05	\$283,501	\$11,398	\$25,000	50.0	100.0	0.12	0.12	\$228	\$99,113	\$2.28	50.00	4200		RESIDENTIAL WATERFRONT	401	OFF WATER	
01-133-0026-000	112 ROSELAWN ST	05/09/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$6,000	50.00	\$18,000	\$12,000	\$20,000	40.0	136.3	0.13	0.13	\$300	\$96,000	\$2.20	40.00	4200		RESIDENTIAL WATERFRONT	402	OFF WATER	
01-135-0023-000	432 LATHROP AVE	01/12/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,400	37.51	\$215,034	\$34,966	\$25,000	50.0	125.0	0.14	0.14	\$699	\$244,517	\$5.61	50.00	4200		RESIDENTIAL WATERFRONT	401	OFF WATER	
01-135-0025-000	426 EDGEWATER DR	06/08/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,100	26.00	\$30,127	\$34,873	\$30,000	60.0	100.0	0.14	0.14	\$581	\$252,703	\$5.80	60.00	4200		RESIDENTIAL WATERFRONT	401	OFF WATER	
01-143-0006-050	507 PTE TREMBLE RD	05/04/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$7,500	25.00	\$25,000	\$30,000	\$25,000	50.0	234.0	0.27	0.27	\$600	\$111,524	\$2.56	50.00	4200		RESIDENTIAL WATERFRONT	402	OFF WATER	
Totals:			\$571,899			\$571,899	\$234,000		\$571,662	\$123,237	\$125,000	250.0		0.79	0.79										
								Sale. Ratio =>	40.92			Average		Average				Average							
								Std. Dev. =>	11.57			per FF=>	\$493	per Net Acre=>	155,996.20			per SqFt=>		\$3.58					

Remove 01-131-0108-000 sale included home that has been demolished

Remove 01-165-0002-000 sale after owner death