

Canal LV

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	
01-111-0034-000	143 ISLAND	03/27/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$46,500	27.84	\$112,202	\$106,798	\$52,000	40.0	101.0	0.09	0.09	\$2,670	\$1,148,366	\$26.36	40.00	4200	5615-14		
01-111-0036-000	135 ISLAND	08/01/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,200	41.79	\$168,286	\$103,714	\$104,000	80.0	101.0	0.19	0.19	\$1,296	\$660,616	\$12.87	80.00	4200	5557-36		
01-111-0042-000	102 ISLAND CT	11/30/22	\$82,900	WD	03-ARM'S LENGTH	\$82,900	\$47,800	57.66	\$112,849	\$75,208	\$105,157	80.0	101.0	0.19	0.19	\$930	\$400,043	\$9.18	80.89	4200	5589-269		
01-111-0053-000	701 PTE TREMBLE RD	06/23/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,100	42.63	\$271,284	\$96,216	\$97,500	75.0	167.8	0.29	0.29	\$1,283	\$332,927	\$7.64	75.00	4200	5543-646		
01-111-0058-000	149 KENYON DR	03/09/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$50,400	30.85	\$132,788	\$84,212	\$52,000	40.0	101.0	0.09	0.09	\$2,105	\$905,505	\$20.79	40.00	4200	5505-657		
01-111-0065-000	117 KENYON DR	03/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,500	30.89	\$181,688	\$108,312	\$65,000	50.0	101.0	0.12	0.12	\$2,166	\$933,724	\$21.44	50.00	4200	5506-112		
01-125-0014-000	143 CHANNELSYDE DR	01/30/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,500	37.40	\$220,772	\$102,093	\$72,865	56.1	114.2	0.15	0.15	\$1,821	\$694,510	\$15.94	56.05	4200	5598-371		
01-127-0003-000	846 RUSKIN AVE	08/11/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$108,500	28.18	\$291,931	\$158,069	\$65,000	50.0	110.0	0.13	0.13	\$3,161	\$1,254,516	\$28.80	50.00	4200	5415-885		
01-129-0128-000	1928 ST CLAIR RIVER DR	06/25/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$72,500	25.00	\$233,308	\$159,652	\$102,960	79.2	111.8	0.20	0.20	\$2,016	\$786,463	\$18.05	79.20	4200	5394-298		
01-129-0131-000	226 ROSELAWN ST	03/02/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,600	46.18	\$256,912	\$65,346	\$102,258	78.7	134.4	0.24	0.24	\$831	\$268,914	\$6.17	78.66	4200	5505-671		
01-129-0131-000	226 ROSELAWN ST	02/27/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$108,600	46.02	\$256,912	\$81,346	\$102,258	78.7	134.4	0.24	0.24	\$1,034	\$334,757	\$7.68	78.66	4200	5604-648		
01-133-0011-000	120 N PARK DR	11/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,500	34.83	\$143,048	\$53,952	\$52,000	40.0	120.0	0.11	0.11	\$1,349	\$490,473	\$11.26	40.00	4200	5463-84		
01-133-0014-000	104 N PARK DR	08/09/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,900	33.95	\$188,496	\$115,504	\$104,000	80.0	120.0	0.22	0.22	\$1,444	\$525,018	\$12.05	80.00	4200	5416-698		
01-135-0011-000	473 LATHROP AVE	12/15/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$46,400	25.81	\$96,756	\$187,500	\$96,756	219.9	271.5	0.69	0.69	\$38	\$83	\$272,926	\$6.27	219.90	4200	5595-64	01-135-0010-000
01-143-0013-000	411 PTE TREMBLE RD	09/16/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,600	27.33	\$190,738	\$101,262	\$52,000	40.0	493.5	0.45	0.45	\$2,532	\$233,586	\$5.13	40.00	4200	5443-691		
01-143-0015-000	401 PTE TREMBLE RD	05/23/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,600	34.20	\$258,201	\$84,699	\$42,900	33.0	86.2	0.66	0.66	\$2,567	\$129,114	\$2.96	33.00	4200	5538-413		
01-147-0003-000	139 VENETIAN WAY	05/26/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$93,500	41.56	\$243,456	\$79,044	\$97,500	75.0	90.0	0.16	0.16	\$1,054	\$509,961	\$11.71	75.00	4200	5382-371		
01-155-0018-000	105 NORTH AVE	02/03/23	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$71,000	33.49	\$167,773	\$109,227	\$65,000	50.0	114.0	0.13	0.13	\$2,185	\$833,794	\$19.14	50.00	4200	5600-719		
01-157-0010-000	229 NORTH AVE	04/23/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$61,500	43.01	\$160,777	\$43,167	\$60,944	46.9	132.8	0.14	0.14	\$921	\$301,867	\$6.93	46.88	4200	5366-243		
01-159-0030-000	438 WILLARD AVE	08/31/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$73,500	29.88	\$243,285	\$119,715	\$117,000	120.0	87.9	0.24	0.24	\$998	\$494,690	\$11.36	120.00	4200	5428-722		
01-159-0034-000	456 WILLARD AVE	04/05/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,800	28.20	\$268,402	\$196,598	\$65,000	50.0	196.6	0.23	0.23	\$3,932	\$869,903	\$19.97	50.00	4200	5525-294		
01-159-0038-050	468 WILLARD AVE	07/21/21	\$0	MLC	03-ARM'S LENGTH	\$400,000	\$100,100	25.03	\$283,474	\$195,176	\$78,650	60.5	161.3	0.22	0.22	\$3,226	\$871,321	\$20.00	60.50	4200	5402-706		
01-159-0049-000	416 RUSKIN AVE	08/01/22	\$138,600	WD	03-ARM'S LENGTH	\$138,600	\$72,200	52.09	\$170,617	\$32,983	\$65,000	50.0	100.0	0.12	0.12	\$1,660	\$286,809	\$6.58	50.00	4200	5553-569		
01-165-0023-000	1806 ST CLAIR RIVER DR	05/07/21	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$101,800	27.15	\$265,957	\$194,743	\$85,800	66.0	120.0	0.18	0.18	\$2,951	\$1,070,016	\$24.56	66.00	4200	5371-817		
			\$5,270,900			\$5,670,900	\$1,996,100	33.61	\$4,919,912	\$2,654,536	\$1,903,548	1,639.7			5.47	5.16							
								Average Sale Ratio =>										Average per FF=>		Average per Net Acre=>		Average per SqFt=>	
								Std. Dev. =>	9.03									\$1,619	485,289.95			\$11.14	

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

\$1,600/ff for 2024

Off Water LV

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	
01-103-0012-000	200 ALGONA LN	12/28/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,700	49.24	\$219,285	\$440	\$49,725	110.5	115.0	0.29	0.29	\$4	\$1,507	\$0.03	110.50	4200	5536-744		
01-127-0035-000	850 TOWNSEND DR	10/22/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$119,600	29.97	\$374,395	\$80,513	\$55,908	124.2	223.0	0.30	0.30	\$21	\$648	\$264,845	\$6.08	124.24	4200	5453-6	01-127-0034-000
01-127-0040-000	720 TOWNSEND DR	10/22/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$47,300	32.07	\$136,601	\$44,649	\$33,750	75.0	100.0	0.17	0.17	\$595	\$259,587	\$5.96	75.00	4200	5454-668		
01-127-0047-000	721 TOWNSEND DR	08/12/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,700	42.24	\$187,594	\$17,524	\$40,118	89.2	145.0	0.30	0.30	\$197	\$59,003	\$1.35	89.15	4200	5415-922		
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	\$18,000	40.0	136.3	0.13	0.13	\$300	\$96,000	\$2.20	40.00	4200	5533-354		
01-135-0023-000	432 LATHROP AVE	04/15/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,200	35.09	\$204,375	\$38,125	\$22,500	50.0	125.0	0.14	0.14	\$763	\$266,608	\$6.12	50.00	4200	5361-430		
01-135-0023-000	432 LATHROP AVE	01/12/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,400	37.51	\$204,375	\$43,125	\$22,500	50.0	125.0	0.14	0.14	\$863	\$301,573	\$6.92	50.00	4200	5594-734		
01-135-0025-000	426 EDGEWATER DR	06/08/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,100	26.00	\$27,127	\$34,873	\$27,000	60.0	100.0	0.14	0.14	\$581	\$252,703	\$5.80	60.00	4200	5534-596		
01-143-0006-050	507 PTE TREMBLE RD	05/04/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$75,500	25.00	\$222,500	\$30,000	\$52,000	60.0	234.0	0.27	0.27	\$600	\$111,524	\$2.56	60.00	4200	5525-177		
01-159-0010-000	316 CONLEY AVE	11/24/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$56,700	37.32	\$150,874	\$11,526	\$22,500	50.0	100.0	0.12	0.12	\$431	\$87,183	\$4.30	50.00	4200	5471-518		
01-169-0005-000	422 EDGEWATER DR	04/13/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$34,800	27.84	\$95,598	\$51,272	\$12,870	48.6	100.0	0.11	0.11	\$1,055	\$457,786	\$10.51	48.60	4200	5356-86		
01-169-0008-000	314 EDGEWATER DR	04/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,400	35.36	\$232,831	\$73,269	\$56,100	120.0	156.6	0.43	0.43	\$611	\$169,604	\$3.89	120.00	4200	5363-628		
			\$1,928,400			\$1,928,400	\$684,400	35.49	\$1,873,555	\$447,316	\$392,471	867.5			2.54	2.45							
								Average Sale Ratio =>										Average per FF=>		Average per Net Acre=>		Average per SqFt=>	
								Std. Dev. =>	8.29									\$516	175,970.10			\$4.04	

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

Adjusted 01-127-0035-000 with updated appraisal values

\$500/ff for 2024

Riverfront & River/Canal LV

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
01-111-0107-000	110 ST CLAIR RIVER DR	08/13/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$118,200	32.38	\$305,768	\$190,792	\$131,560	50.6	91.9</									