

2026 BLUE HERON AND THE BLUFFS LAND VALUE ANALYSIS

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	Land Table	Class
1170201	27 WHITE PINE WAY	10/09/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$178,955	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318 2024R-08795		2025 THE BLUFFS CONDOS	407	
1170202	23 WHITE PINE WAY	10/09/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318 2024R-08797		2025 THE BLUFFS CONDOS	407	
1170203	19 WHITE PINE WAY	10/30/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318 2024R-09079		2025 THE BLUFFS CONDOS	407	
1170204	15 WHITE PINE WAY	12/18/24	\$143,300	WD	03-ARM'S LENGTH	\$143,300	\$0	0.00	\$132,165	\$143,300	\$132,165	200.0	349.0	1.60	1.60	\$717	\$89,451	\$2.05	200.00	40318 2024R-10586		2025 THE BLUFFS CONDOS	407	
1170205	11 WHITE PINE WAY	12/18/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318 2024R-10585		2025 THE BLUFFS CONDOS	407	
1170206	9 WHITE PINE WAY	10/18/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$0	0.00	\$132,165	\$129,900	\$132,165	200.0	349.0	1.60	1.60	\$650	\$81,086	\$1.86	200.00	40318 2024R-08678		2025 THE BLUFFS CONDOS	407	
<b>Totals:</b>			<b>\$792,800</b>			<b>\$792,800</b>	<b>\$0</b>		<b>\$839,780</b>	<b>\$792,800</b>	<b>\$792,990</b>	<b>1,200.0</b>		<b>9.61</b>	<b>9.61</b>									
						<b>Sale. Ratio =&gt;</b>	<b>0.00</b>		<b>Average</b>		<b>1,200.0</b>		<b>Average</b>		<b>9.61</b>		<b>Average</b>		<b>9.61</b>					
						<b>Std. Dev. =&gt;</b>	<b>0.00</b>		<b>per FF=&gt;</b>		<b>\$661</b>		<b>per Net Acre=&gt;</b>		<b>82,480.23</b>		<b>per SqFt=&gt;</b>		<b>\$1.89</b>					

PER ACRE	
1 \$	82,480
1.5 \$	123,720
2 \$	164,960
2.5 \$	206,201
3 \$	247,441
4 \$	329,921
5 \$	412,401

2026 CENTRAL LAND VALUE ANALYSIS

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	Land Table	Class
190850	406 W BLUFF ST	08/26/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$40,800	25.50	\$128,098	\$50,295	\$18,393	25.0	68.0	0.04	0.04	\$2,012	\$1,289,615	\$29.61	25.00	40101	2024R-07353		2026 CENTRAL	401
250290	540 W RIDGE ST	10/27/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$65,300	28.39	\$154,392	\$105,319	\$29,711	45.0	61.0	0.06	0.06	\$2,340	\$1,671,730	\$38.38	45.00	40101	2023R-09227		2026 CENTRAL	401
261420	715 W RIDGE ST	04/25/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$84,100	27.57	\$220,398	\$117,143	\$32,541	50.0	60.0	0.07	0.07	\$2,343	\$1,697,725	\$38.97	50.00	40101	2024R-03905		2026 CENTRAL	401
290040	895 LEE ST	06/13/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,100	36.04	\$200,381	\$76,024	\$51,405	50.0	95.3	0.11	0.11	\$1,520	\$697,468	\$16.01	50.00	40101	2024R-05153		2026 CENTRAL	401
250260	526 W RIDGE ST	06/30/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,800	36.53	\$267,935	\$49,414	\$52,349	51.3	94.0	0.11	0.11	\$964	\$445,171	\$10.22	51.25	40101	2023R-05294		2026 CENTRAL	401
210220	121 N FIFTH ST	10/30/23	\$202,916	WD	03-ARM'S LENGTH	\$202,916	\$66,500	32.77	\$198,407	\$58,744	\$54,235	50.0	100.0	0.12	0.12	\$1,175	\$510,817	\$11.73	50.00	40101	2023R-09382		2026 CENTRAL	401
280680	1002 W COLLEGE AVE	06/26/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$98,400	37.85	\$235,042	\$79,193	\$54,235	50.0	100.0	0.12	0.12	\$1,584	\$688,635	\$15.81	50.00	40101	2024R-05436		2026 CENTRAL	401
280750	1001 W MAGNETIC ST	10/03/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,800	43.90	\$214,570	\$39,665	\$54,235	100.0	50.0	0.12	0.12	\$397	\$344,913	\$7.92	100.00	40101	2024R-08352		2026 CENTRAL	401
290481	406 W CRESCENT ST	05/28/24	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$84,200	32.89	\$201,346	\$109,361	\$54,707	58.0	87.0	0.12	0.12	\$1,886	\$942,767	\$21.64	58.00	40101	2024R-04371		2026 CENTRAL	401
260240	125 MORGAN ST	07/30/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$127,900	36.03	\$309,274	\$109,393	\$63,667	72.6	81.2	0.14	0.14	\$1,507	\$810,319	\$18.60	72.60	40101	2024R-06157		2026 CENTRAL	401
310200	353 W CRESCENT ST	12/16/24	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$185,500	36.73	\$444,553	\$132,132	\$71,685	50.0	132.0	0.15	0.15	\$2,643	\$869,289	\$19.96	50.00	40101	2024R-10415		2026 CENTRAL	401
310290	358 W CRESCENT ST	05/26/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,100	37.24	\$269,312	\$52,373	\$71,685	50.0	132.0	0.15	0.15	\$1,047	\$344,559	\$7.91	50.00	40101	2023R-04352		2026 CENTRAL	401
310380	328 W CRESCENT ST	09/05/24	\$244,100	WD	03-ARM'S LENGTH	\$244,100	\$90,100	36.91	\$230,530	\$85,255	\$71,685	50.0	132.0	0.15	0.15	\$1,705	\$560,888	\$12.88	50.00	40101	2024R-07686		2026 CENTRAL	401
280560	1413 NORWAY AVE	07/22/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$98,200	33.86	\$251,055	\$111,101	\$72,156	66.8	100.0	0.15	0.15	\$1,664	\$726,150	\$16.67	66.75	40101	2024R-05997		2026 CENTRAL	401
420580	720 W COLLEGE AVE	02/13/24	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$119,300	36.76	\$315,574	\$82,025	\$73,099	50.0	135.0	0.16	0.16	\$1,641	\$529,194	\$12.15	50.00	40101	2024R-01086		2026 CENTRAL	401
191030	425 W RIDGE ST	10/16/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$166,100	34.25	\$499,848	\$66,269	\$81,117	50.0	150.0	0.17	0.17	\$1,325	\$385,285	\$8.84	50.00	40101	2023R-08885		2026 CENTRAL	401
280660	1207 NORWAY AVE	07/07/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,600	37.31	\$302,915	\$53,202	\$81,117	75.0	100.0	0.17	0.17	\$709	\$309,314	\$7.10	75.00	40101	2023R-05641		2026 CENTRAL	401
290190	719 N SIXTH ST	08/09/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$87,100	43.77	\$220,642	\$59,475	\$81,117	50.0	150.0	0.17	0.17	\$1,190	\$345,785	\$7.94	50.00	40101	2024R-06824		2026 CENTRAL	401
290240	510 W HEWITT AVE	11/01/24	\$361,200	WD	03-ARM'S LENGTH	\$361,200	\$138,100	38.23	\$395,018	\$47,299	\$81,117	50.0	150.0	0.17	0.17	\$946	\$274,994	\$6.31	50.00	40101	2024R-09082		2026 CENTRAL	401
300920	372 ALGER ST	07/09/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$104,200	38.61	\$262,259	\$88,758	\$81,117	50.0	150.0	0.17	0.17	\$1,775	\$516,035	\$11.85	50.00	40101	2024R-05555		2026 CENTRAL	401
530080	919 W KAYE AVE	01/23/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,000	34.55	\$269,246	\$86,871	\$81,117	50.0	150.0	0.17	0.17	\$1,737	\$505,064	\$11.59	50.00	40101	2024R-00710		2026 CENTRAL	401
300900	380 ALGER ST	12/10/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$121,600	39.23	\$297,570	\$94,018	\$81,588	50.2	150.0	0.17	0.17	\$1,873	\$543,457	\$12.48	50.20	40101	2024R-10212		2026 CENTRAL	401
660020	1103 NORTHROP ST	11/14/24	\$307,103	WD	03-ARM'S LENGTH	\$307,103	\$98,300	32.01	\$251,542	\$139,507	\$83,946	62.1	125.0	0.18	0.18	\$2,246	\$783,747	\$17.99	62.10	40101	2024R-09511		2026 CENTRAL	401
250100	414 W RIDGE ST	08/25/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,900	34.18	\$261,705	\$52,429	\$89,134	51.3	161.0	0.19	0.19	\$1,023	\$277,402	\$6.37	51.25	40101	2023R-07284		2026 CENTRAL	401
270432	1305 SHERMAN ST	01/22/24	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$107,100	32.46	\$304,832	\$117,503	\$92,435	70.0	122.0	0.20	0.20	\$1,679	\$599,505	\$13.76	70.00	40101	2024R-00531		2026 CENTRAL	401
421150	731 W MAGNETIC ST	07/28/23	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$113,500	34.29	\$313,743	\$114,880	\$97,623	50.0	180.0	0.21	0.21	\$2,298	\$554,976	\$12.74	50.00	40101	2023R-06120		2026 CENTRAL	401
421170	727 W MAGNETIC ST	08/12/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$146,800	42.55	\$367,685	\$74,938	\$97,623	50.0	180.0	0.21	0.21	\$1,499	\$362,019	\$8.31	50.00	40101	2024R-06907		2026 CENTRAL	401
421220	715 W MAGNETIC ST	08/07/23	\$380,715	WD	03-ARM'S LENGTH	\$380,715	\$116,900	30.71	\$339,511	\$138,827	\$97,623	50.0	180.0	0.21	0.21	\$2,777	\$670,662	\$15.40	50.00	40101	2023R-06832		2026 CENTRAL	401
281441	936 SHERMAN ST	07/31/24	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$107,900	43.77	\$258,439	\$93,701	\$105,640	75.0	130.0	0.22	0.22	\$1,249	\$418,308	\$9.60	75.00	40101	2024R-06204		2026 CENTRAL	401
250160	424 W RIDGE ST	10/15/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$140,700	43.97	\$337,790	\$104,357	\$122,147	102.5	110.0	0.26	0.26	\$1,018	\$402,923	\$9.25	102.50	40101	2024R-08560		2026 CENTRAL	401
270910	1310 CLEVELAND AVE	10/23/23	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$91,200	35.09	\$314,576	\$77,375	\$132,051	100.0	122.0	0.28	0.28	\$774	\$276,339	\$6.34	100.00	40101	2023R-09289		2026 CENTRAL	401
270980	1100 CLEVELAND AVE	05/23/24	\$340,575	WD	03-ARM'S LENGTH	\$340,575	\$145,800	42.81	\$369,769	\$114,175	\$143,369	102.0	130.0	0.30	0.30	\$1,119	\$375,576	\$8.62	102.00	40101	2024R-04301		2026 CENTRAL	401
421120	736 W MAGNETIC ST	11/11/24	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$219,100	34.61	\$544,932	\$255,961	\$167,893	100.0	155.0	0.36	0.36	\$2,560	\$718,992	\$16.51	100.00	40101	2024R-09387		2026 CENTRAL	401
570240	2010 W RIDGE ST	10/13/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,400	37.96	\$359,222	\$90,273	\$174,495	120.0	134.1	0.37	0.37	\$752	\$243,981	\$5.60	120.00	40101	2023R-08821		2026 CENTRAL	401
570240	2010 W RIDGE ST	01/26/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$104,400	37.02	\$359,222	\$97,273	\$174,495	120.0	134.1	0.37	0.37	\$811	\$262,900	\$6.04	120.00	40101	2024R-00632		2026 CENTRAL	401
513430	1913 W RIDGE ST	08/27/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$176,400	51.13	\$421,817	\$159,459	\$236,276	105.0	208.0	0.50	0.50	\$1,519	\$318,281	\$7.31	105.00	40101	2024R-07173		2026 CENTRAL	401
<b>Totals:</b>			<b>\$10,868,309</b>			<b>\$10,868,309</b>	<b>\$3,983,200</b>		<b>\$10,693,150</b>	<b>\$3,383,987</b>	<b>\$3,208,828</b>	<b>2,351.7</b>		<b>6.80</b>	<b>6.80</b>									
								<b>Sale. Ratio =&gt;</b>	<b>36.65</b>		<b>Average</b>			<b>Average</b>			<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>5.13</b>		<b>per FF=&gt;</b>	<b>\$1,439</b>		<b>per Net Acre=&gt;</b>	<b>497,352.59</b>		<b>per SqFt=&gt;</b>	<b>\$11.42</b>						

PER ACRE	
1 \$	497,353
1.5 \$	746,029
2 \$	994,705
2.5 \$	1,243,381
3 \$	1,492,058
4 \$	1,989,410
5 \$	2,486,763
7 \$	3,481,468
10 \$	4,973,526

2026 COMMERCIAL AND INDUSTRIAL LAND VALUE ANALYSIS

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	Land Table	Class	
20440	1320 S FRONT ST	01/16/25	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$144,900	34.92	\$319,961	\$160,764	\$65,725	0.0	0.0	0.27	0.27	#DIV/0!	\$591,044	\$13.57	0.00	20101	2025R-00594		2025 COMM AND IND	201	
30120	1210 S FRONT ST	04/28/23	\$1,200,000	AFF	03-ARM'S LENGTH	\$1,200,000	\$383,100	31.93	\$977,531	\$715,082	\$492,613	200.0	100.0	1.53	1.53	\$3,575	\$467,680	\$10.74	200.00	20101	PER PTA		2025 COMM AND IND	201	
110120	151 ROCK ST	05/22/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$25,600	32.82	\$48,971	\$78,000	\$48,971	0.0	0.0	0.15	0.15	#DIV/0!	\$513,158	\$11.78	0.00	20101	2023R-04179		2025 COMM AND IND	202	
110431	113 W BARAGA AVE	02/23/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,400	43.79	\$367,076	\$37,410	\$24,486	0.0	0.0	0.08	0.08	#DIV/0!	\$492,237	\$11.30	0.00	20101	2024R-01277		2025 COMM AND IND	201	
150630	156 W WASHINGTON ST	04/10/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,500	44.18	\$483,984	\$18,259	\$12,243	0.0	0.0	0.04	0.04	#DIV/0!	\$480,500	\$11.03	0.00	20101	2023R-03189		2025 COMM AND IND	201	
170140	410 E RIDGE ST	01/27/25	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$458,200	36.66	\$985,476	\$553,519	\$288,995	0.0	0.0	0.90	0.90	#DIV/0!	\$617,078	\$14.17	0.00	20101	2025R-00721		2025 COMM AND IND	201	
220015	301 W WASHINGTON ST	01/05/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$82,500	23.57	\$327,014	\$84,522	\$61,536	0.0	0.0	0.19	0.19	#DIV/0!	\$442,524	\$10.16	0.00	20101	2024R-00279		2025 COMM AND IND	201	
220130	401 W WASHINGTON ST	10/16/24	\$300,000	QC	03-ARM'S LENGTH	\$300,000	\$172,000	57.33	\$141,491	\$218,434	\$59,925	0.0	0.0	0.19	0.19	#DIV/0!	\$1,174,376	\$26.96	0.00	20101	2024R-08562		2025 COMM AND IND	201	
260110	756 W WASHINGTON ST	01/28/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$154,200	61.68	\$264,777	\$101,111	\$105,031	0.0	0.0	0.33	0.33	#DIV/0!	\$310,156	\$7.12	0.00	20101	2025R-00756		2025 COMM AND IND	201	
260110	756 W WASHINGTON ST	09/25/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,900	59.54	\$264,777	\$91,111	\$105,031	0.0	0.0	0.33	0.33	#DIV/0!	\$279,482	\$6.42	0.00	20101	2023R-08224		2025 COMM AND IND	201	
260762	1004 W WASHINGTON ST	06/27/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$142,700	30.04	\$312,235	\$301,947	\$139,182	0.0	0.0	0.43	0.43	#DIV/0!	\$698,951	\$16.05	0.00	20101	2024R-05223		2025 COMM AND IND	201	
270020	1108 W WASHINGTON ST	07/12/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$224,200	50.95	\$483,724	\$68,717	\$112,441	100.0	152.0	0.35	0.35	\$687	\$196,897	\$4.52	100.00	20101	2024R-05816		2025 COMM AND IND	201	
281550	503 GARFIELD AVE	09/10/24	\$880,000	WD	03-ARM'S LENGTH	\$880,000	\$301,100	34.22	\$641,209	\$383,128	\$144,337	0.0	0.0	0.45	0.45	#DIV/0!	\$855,196	\$19.63	0.00	20101	2024R-07697		2025 COMM AND IND	201	
350290	816 N THIRD ST	09/06/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,100	37.57	\$273,162	\$107,253	\$55,415	0.0	0.0	0.17	0.17	#DIV/0!	\$623,564	\$14.32	0.00	20101	2024R-07992		2025 COMM AND IND	201	
350300	800 N THIRD ST	04/17/24	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$392,800	40.29	\$811,825	\$237,276	\$74,101	0.0	0.0	0.23	0.23	#DIV/0!	\$1,031,635	\$23.68	0.00	20101	2024R-03436		2025 COMM AND IND	201	
400090	1100 N THIRD ST	01/02/25	\$1,060,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,060,000	\$373,200	35.21	\$807,423	\$420,756	\$168,179	0.0	0.0	0.52	0.15	#DIV/0!	\$806,046	\$18.50	0.00	20101	2025R-00116	0400110, 0400190, 0400150, 0400170	2025 COMM AND IND	201	
410684	W MAGNETIC ST	08/29/24	\$567,728	CD	03-ARM'S LENGTH	\$567,728	\$283,864	50.00	\$985,871	\$567,728	\$985,871	0.0	0.0	3.06	3.06	#DIV/0!	\$185,532	\$4.26	0.00	00001	2024R/07662		2025 COMM AND IND	201	
510390	2050 WRIGHT ST	02/22/24	\$787,500	WD	03-ARM'S LENGTH	\$787,500	\$288,800	36.67	\$1,073,525	\$480,763	\$766,788	0.0	0.0	2.38	2.38	#DIV/0!	\$202,001	\$4.64	0.00	20101	2024R-01200		2025 COMM AND IND	201	
513484	NORTH CREEK CIR	04/21/23	\$4,100,000	WD	03-ARM'S LENGTH	\$4,100,000	\$2,359,100	57.54	\$4,844,833	\$286,143	\$1,030,976	0.0	0.0	3.20	3.20	#DIV/0!	\$89,420	\$2.05	0.00	20101	2023R-03386		2025 COMM AND IND	201	
514233	1101 W US HWY 41	08/06/24	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,058,700	42.35	\$1,540,831	\$2,500,000	\$1,455,931	618.6	221.9	4.52	4.52	\$4,041	\$553,220	\$12.70	618.63	20101	2024R-06502		2025 COMM AND IND	201	
515080	500 PIONEER RD	08/20/24	\$1,642,500	WD	03-ARM'S LENGTH	\$1,642,500	\$292,200	17.79	\$1,353,044	\$1,581,951	\$1,292,495	0.0	0.0	5.89	5.89	#DIV/0!	\$268,583	\$6.17	0.00	20101	2024R-06991		2025 COMM AND IND	201	
810031	1920 ENTERPRISE ST	05/31/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$188,800	51.03	\$421,572	\$174,921	\$226,493	0.0	0.0	0.70	0.70	#DIV/0!	\$248,821	\$5.71	0.00	20101	2024R-04570		2025 COMM AND IND	201	
960011	702 CHIPPEWA SQ	06/07/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$173,600	51.06	\$410,896	\$39,228	\$110,124	89.1	0.0	0.17	0.17	\$440	\$234,898	\$5.39	89.08	20101	2023R-04817		2025 COMM AND IND	201	
1000190	550 HAWLEY ST	01/21/24	\$569,500	WD	03-ARM'S LENGTH	\$569,500	\$151,800	26.65	\$518,280	\$363,251	\$312,031	0.0	0.0	1.49	1.49	#DIV/0!	\$243,793	\$5.60	0.00	20101	2024R-00573		2025 COMM AND IND	201	
<b>Totals:</b>			<b>\$19,985,228</b>			<b>\$19,985,228</b>	<b>\$8,299,264</b>		<b>\$18,659,488</b>	<b>\$9,571,274</b>	<b>\$8,138,920</b>	<b>1,007.7</b>		<b>27.56</b>	<b>27.18</b>										
							<b>Sale. Ratio =&gt;</b>	<b>41.53</b>				<b>Average</b>		<b>Average</b>		<b>Average</b>									
							<b>Std. Dev. =&gt;</b>	<b>11.79</b>				<b>Average</b>		<b>Average</b>		<b>Average</b>									
												<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>	<b>347,351.62</b>	<b>per SqFt=&gt;</b>	<b>\$7.97</b>								

PER ACRE	
1	347,352
1.5	521,027
2	694,703
2.5	868,379
3	1,042,055
4	1,389,406
5	1,736,758
7	2,066,742
10	2,431,461
15	2,865,651
20	3,126,165
25	3,473,516
30	3,647,192
40	4,168,219
50	4,341,895
100	5,210,274

2026 COMMERCIAL CONDO LAND VALUE ANALYSIS

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	Land Table	Class	
100030	1007 CHAMPION ST	12/01/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$120,600	22.97	\$374,937	\$197,998	\$47,935	0.0	0.0	0.14	0.14	#DIV/0!	\$1,434,768	\$32.94	0.00	20101	2023R-10332		2025 COMM AND IND	201	
180370	629 N THIRD ST	12/19/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$127,700	34.05	\$276,694	\$118,105	\$19,799	0.0	0.0	0.06	0.06	#DIV/0!	\$2,072,018	\$47.57	0.00	20101	2023R-10684		2025 COMM AND IND	201	
200070	223 W WASHINGTON ST	11/06/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$205,900	24.22	\$573,969	\$294,093	\$18,062	0.0	0.0	0.05	0.05	#DIV/0!	\$5,655,635	\$129.84	0.00	20101	2023R-09478		2025 COMM AND IND	201	
220120	351 W WASHINGTON ST	08/22/23	\$900,000	MLC	03-ARM'S LENGTH	\$900,000	\$234,700	26.08	\$540,989	\$390,967	\$31,956	0.0	0.0	0.09	0.09	#DIV/0!	\$4,249,641	\$97.56	0.00	20101	2023R-07119		2025 COMM AND IND	201	
340110	1127 N THIRD ST	06/01/23	\$589,500	MLC	03-ARM'S LENGTH	\$589,500	\$165,200	28.02	\$385,490	\$249,513	\$45,503	0.0	0.0	0.13	0.13	#DIV/0!	\$1,904,679	\$43.73	0.00	20101	2023R-04628		2025 COMM AND IND	201	
515390	620 S LAKE ST	10/27/23	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$407,300	26.28	\$1,051,985	\$616,115	\$118,100	0.0	0.0	0.34	0.34	#DIV/0!	\$1,812,103	\$41.60	0.00	20101	2023R-09186		2025 COMM AND IND	201	
<b>Totals:</b>			<b>\$4,789,500</b>			<b>\$4,789,500</b>	<b>\$1,261,400</b>		<b>\$3,204,064</b>	<b>\$1,866,791</b>	<b>\$281,355</b>	<b>0.0</b>		<b>0.81</b>	<b>0.81</b>										
								Sale. Ratio =>	26.34	Average				Average											
								Std. Dev. =>	3.90	per FF=>		#DIV/0!	per Net Acre=>		2,304,680.25	Average									
													per SqFt=>		\$52.91										

PER ACRE	
1 \$	2,304,680
1.5 \$	3,457,020
2 \$	4,609,360
2.5 \$	5,761,701
3 \$	6,914,041

2026 EAST LAND VALUE ANALYSIS

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	Land Table	Class
170230	285 N LAKESHORE BLVD	11/14/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$201,300	32.73	\$483,087	\$269,123	\$137,210	125.0	65.0	0.19	0.19	\$2,153	\$1,439,160	\$33.04	125.00	40102	2024R-09450		2026 EAST	401
170295	515 E RIDGE ST	10/03/24	\$713,000	OTH	03-ARM'S LENGTH	\$713,000	\$285,100	39.99	\$761,706	\$140,599	\$189,305	75.0	150.0	0.26	0.26	\$1,875	\$544,957	\$12.51	75.00	40102	2024R-08305		2026 EAST	401
170430	409 E RIDGE ST	03/24/25	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$316,200	46.43	\$730,805	\$76,399	\$126,204	50.0	150.0	0.17	0.17	\$1,528	\$444,180	\$10.20	50.00	40102	2025R-02004		2026 EAST	401
170480	455 E RIDGE ST	11/15/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$414,300	27.62	\$1,334,801	\$480,708	\$315,509	125.0	150.0	0.43	0.43	\$3,846	\$1,117,926	\$25.66	125.00	40102	2023R-10704		2026 EAST	401
170630	336 E ARCH ST	12/01/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$288,400	32.96	\$740,552	\$260,652	\$126,204	50.0	150.0	0.17	0.17	\$5,213	\$1,515,419	\$34.79	50.00	40102	2023R-10276		2026 EAST	401
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$350,839	\$110,365	\$126,204	50.0	150.0	0.17	0.17	\$2,207	\$641,657	\$14.73	50.00	40102	PER PTA		2026 EAST	401
170740	412 HIGH ST	10/30/24	\$362,200	WD	03-ARM'S LENGTH	\$362,200	\$130,400	36.00	\$335,952	\$93,752	\$67,504	50.0	80.0	0.09	0.09	\$1,875	\$1,019,043	\$23.39	50.00	40102	2024R-09057		2026 EAST	401
170910	347 E ARCH ST	06/06/24	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$183,200	30.23	\$565,949	\$166,255	\$126,204	50.0	150.0	0.17	0.17	\$3,325	\$966,599	\$22.19	50.00	40102	2024R-04676		2026 EAST	401
170950	403 E ARCH ST	08/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$429,267	\$63,184	\$92,451	50.0	110.0	0.13	0.13	\$1,264	\$501,460	\$11.51	50.00	40102	2024R-07052		2026 EAST	401
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$638,430	\$213,355	\$151,885	60.0	150.0	0.21	0.21	\$3,556	\$1,030,700	\$23.66	60.00	40102	2023R-05378		2026 EAST	401
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$326,830	\$106,874	\$126,204	50.0	150.0	0.17	0.17	\$2,137	\$621,360	\$14.26	50.00	40102	2023R-04811		2026 EAST	401
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$326,830	\$99,374	\$126,204	50.0	150.0	0.17	0.17	\$1,987	\$577,756	\$13.26	50.00	40102	2023R-09235		2026 EAST	401
171630	502 PINE ST	03/26/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$171,600	29.64	\$487,145	\$189,443	\$97,588	58.0	100.0	0.13	0.13	\$3,266	\$1,424,383	\$32.70	58.00	40102	2024R-02052		2026 EAST	401
171840	425 E MICHIGAN ST	12/30/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$373,800	52.65	\$870,927	\$91,480	\$252,407	100.0	150.0	0.34	0.34	\$915	\$265,930	\$6.10	100.00	40102	2025R-00275		2026 EAST	401
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$633,966	\$37,653	\$166,559	66.0	150.0	0.23	0.23	\$571	\$165,872	\$3.81	66.00	40102	2023R-07377		2026 EAST	401
171980	418 E OHIO ST	10/10/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$201,400	27.97	\$517,567	\$318,364	\$115,931	46.0	150.0	0.16	0.16	\$6,921	\$2,014,962	\$46.26	46.00	40102	2024R-08708		2026 EAST	401
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$623,491	\$41,713	\$126,204	50.0	150.0	0.17	0.17	\$834	\$242,517	\$5.57	50.00	40102	2023R-06851		2026 EAST	401
172090	523 PINE ST	07/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$100,200	28.63	\$235,014	\$199,366	\$84,380	50.0	100.0	0.12	0.12	\$3,987	\$1,733,617	\$39.80	50.00	40102	2024R-05489		2026 EAST	401
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$404,022	\$97,507	\$111,529	66.0	100.0	0.15	0.15	\$1,477	\$641,493	\$14.73	66.00	40102	2023R-08978		2026 EAST	401
172480	358 E HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$707,103	\$134,101	\$126,204	50.0	150.0	0.17	0.17	\$2,682	\$779,657	\$17.90	50.00	40102	PER PTA		2026 EAST	401
172590	602 SPRUCE ST	08/10/23	\$600,000	AFF	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$536,836	\$176,894	\$113,730	75.0	90.0	0.16	0.16	\$2,359	\$1,141,252	\$26.20	75.00	40102	PER PTA		2026 EAST	401
172600	409 E OHIO ST	03/13/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,700	42.31	\$542,718	\$110,006	\$102,724	43.3	128.0	0.14	0.14	\$2,539	\$785,757	\$18.04	43.33	40102	2025R-01708		2026 EAST	401
180070	603 HIGH ST	09/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300	50.16	\$227,333	\$22,100	\$59,433	44.0	80.0	0.08	0.08	\$502	\$272,840	\$6.26	44.00	40102	2023R-08154		2026 EAST	401
180140	113 E OHIO ST	11/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,100	41.89	\$263,838	\$69,264	\$63,102	75.0	50.0	0.09	0.09	\$924	\$805,395	\$18.49	75.00	40102	2024R-09964		2026 EAST	401
180800	525 HIGH ST	09/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,700	57.61	\$241,477	\$7,495	\$68,972	50.0	82.0	0.09	0.09	\$150	\$79,734	\$1.83	50.00	40102	2024R-07609		2026 EAST	401
180820	521 HIGH ST	11/20/24	\$200,500	QC	03-ARM'S LENGTH	\$200,500	\$106,500	53.12	\$248,230	\$59,396	\$107,126	50.0	127.0	0.15	0.15	\$1,188	\$406,822	\$9.34	50.00	40102	2024R-09752		2026 EAST	401
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$410,229	\$137,255	\$90,984	42.5	127.0	0.12	0.12	\$3,230	\$1,106,895	\$25.41	42.50	40102	2023R-07679		2026 EAST	401
180890	122 E OHIO ST	08/28/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,100	33.03	\$250,913	\$175,291	\$126,204	50.0	150.0	0.17	0.17	\$3,506	\$1,019,134	\$23.40	50.00	40102	2024R-07338		2026 EAST	401
181050	120 E MICHIGAN ST	12/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$126,700	20.60	\$481,730	\$259,474	\$126,204	50.0	150.0	0.17	0.17	\$5,189	\$1,508,570	\$34.63	50.00	40102	2023R-10362		2026 EAST	401
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$348,788	\$155,416	\$126,204	50.0	150.0	0.17	0.17	\$3,108	\$903,581	\$20.74	50.00	40102	2023R-10162		2026 EAST	401
350460	119 E CRESCENT ST	07/17/23	\$234,000	AFF	03-ARM'S LENGTH	\$234,000	\$108,700	46.45	\$312,504	\$47,700	\$126,204	50.0	150.0	0.17	0.17	\$954	\$277,326	\$6.37	50.00	40102	PER PTA		2026 EAST	401
350800	108 E PARK ST	03/13/25	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$187,800	33.60	\$455,421	\$229,783	\$126,204	50.0	150.0	0.17	0.17	\$4,596	\$1,335,948	\$30.67	50.00	40102	2025R-01683		2026 EAST	401
350900	123 E PARK ST	07/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,100	41.03	\$524,354	\$42,939	\$167,293	50.0	198.9	0.23	0.23	\$859	\$188,329	\$4.32	50.00	40102	2023R-05437		2026 EAST	401
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$350,174	\$99,206	\$84,380	50.0	100.0	0.12	0.12	\$1,984	\$862,661	\$19.80	50.00	40102	PER PTA		2026 EAST	401
360250	907 SPRUCE ST	02/27/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,300	29.58	\$412,548	\$281,213	\$168,761	100.0	100.0	0.23	0.23	\$2,812	\$1,222,665	\$28.07	100.00	40102	2025R-01522		2026 EAST	401
360510	907 PINE ST	02/24/25	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$141,100	42.31	\$349,295	\$110,409	\$126,204	50.0	150.0	0.17	0.17	\$2,208	\$641,913	\$14.74	50.00	40102	2025R-01513		2026 EAST	401
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$527,813	\$154,541	\$126,204	50.0	150.0	0.17	0.17	\$3,091	\$898,494	\$20.63	50.00	40102	2023R-07335		2026 EAST	401
360810	800 SPRUCE ST	04/19/23	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$239,700	41.69	\$765,198	\$62,109	\$252,407	100.0	150.0	0.34	0.34	\$621	\$180,549	\$4.14	100.00	40102	2023R-03352		2026 EAST	401
360940	807 PINE ST	06/10/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$113,400	39.51	\$283,620	\$129,584	\$126,204	50.0	150.0	0.17	0.17	\$2,592	\$753,395	\$17.30	50.00	40102	2024R-04814		2026 EAST	401
361111	302 E PROSPECT ST	08/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$90,400	28.61	\$331,687	\$122,468	\$38,155	45.5	50.0	0.05	0.05	\$2,692	\$2,355,154	\$54.07	45.50	40102	2023R-07028		2026 EAST	401
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$377,564	\$123,640	\$126,204	50.0	150.0	0.17	0.17	\$2,473	\$718,837	\$16.50	50.00	40102	2024R-00396		2026 EAST	401
361410	221 E HEWITT AVE	08/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$269,458	\$73,371	\$52,829	50.0	63.0	0.07	0.07	\$1,467	\$1,019,042	\$23.39	50.00	40102	2024R-06908		2026 EAST	401
361411	709 PINE ST	10/25/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$75,300	31.44	\$187,972	\$82,345	\$30,817	37.0	50.0	0.04	0.04	\$2,226	\$1,960,595	\$45.01	37.00	40102	2024R-08904		2026 EAST	401
361460	203 E HEWITT AVE	11/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,800	51.51	\$343,792	\$43,198	\$101,990	60.4	100.0	0.14	0.14	\$715	\$310,777	\$7.13	60.40	40102	2024R-09840		2026 EAST	401
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$432,683	\$156,521	\$126,204	50.0	150.0	0.17	0.17	\$3,130	\$910,006	\$20.89	50.00	40102	2023R-08355		2026 EAST	401
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$335,936	\$9														

2026 GRANITE POINTE LAND VALUE ANALYSIS

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	Land Table	Class	
1130210	2816 GRANITE POINTE DR	08/14/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$304,900	42.06	\$745,128	\$108,210	\$128,338	0.0	0.0	0.51	0.51	#DIV/0!	\$212,176	\$4.87	0.00	40103	2023R-06877	2026 GRANITE POINTE	401		
1130380	2927 PARKVIEW DR	08/22/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$274,900	42.95	\$632,353	\$128,939	\$121,292	0.0	0.0	0.48	0.48	#DIV/0!	\$267,508	\$6.14	0.00	40103	2024R-07109	2026 GRANITE POINTE	401		
1130450	2918 PARKVIEW DR	05/22/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$227,300	43.71	\$530,958	\$109,328	\$120,286	0.0	0.0	0.48	0.48	#DIV/0!	\$228,720	\$5.25	0.00	40103	2023R-04497	2026 GRANITE POINTE	401		
1130630	2859 NORTHCREST DR	05/16/24	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$303,000	40.45	\$703,395	\$133,680	\$88,075	0.0	0.0	0.35	0.35	#DIV/0!	\$381,943	\$8.77	0.00	40103	2024R-04174	2026 GRANITE POINTE	401		
<b>Totals:</b>			<b>\$2,634,000</b>			<b>\$2,634,000</b>	<b>\$1,110,100</b>		<b>\$2,611,834</b>	<b>\$480,157</b>	<b>\$457,991</b>	<b>0.0</b>		<b>1.82</b>	<b>1.82</b>										
								<b>Sale. Ratio =&gt;</b>	<b>42.15</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>1.40</b>					<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>263,822.53</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$6.06</b>				

PER ACRE	
1 \$	263,823
1.5 \$	395,734
2 \$	527,645
2.5 \$	659,556
3 \$	791,468
4 \$	1,055,290
5 \$	1,319,113
7 \$	1,846,758
10 \$	2,638,225

2026 LAKE ST AND NORTH LAKESHORE LAND VALUE ANALYSIS

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	Land Table	Class
170230	285 N LAKESHORE BLVD	11/14/24	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$201,300	32.73	\$483,087	\$269,123	\$137,210	125.0	65.0	0.19	0.19	\$2,153	\$1,439,160	\$33.04	125.00	40102	2024R-09450		2026 EAST	401
170295	515 E RIDGE ST	10/03/24	\$713,000	OTH	03-ARM'S LENGTH	\$713,000	\$285,100	39.99	\$761,706	\$140,599	\$189,305	75.0	150.0	0.26	0.26	\$1,875	\$544,957	\$12.51	75.00	40102	2024R-08305		2026 EAST	401
170430	409 E RIDGE ST	03/24/25	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$316,200	46.43	\$730,805	\$76,399	\$126,204	50.0	150.0	0.17	0.17	\$1,528	\$444,180	\$10.20	50.00	40102	2025R-02004		2026 EAST	401
170480	455 E RIDGE ST	11/15/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$414,300	27.62	\$1,334,801	\$480,708	\$315,509	125.0	150.0	0.43	0.43	\$3,846	\$1,117,926	\$25.66	125.00	40102	2023R-10704		2026 EAST	401
170630	336 E ARCH ST	12/01/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$288,400	32.96	\$740,552	\$260,652	\$126,204	50.0	150.0	0.17	0.17	\$5,213	\$1,515,419	\$34.79	50.00	40102	2023R-10276		2026 EAST	401
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$350,839	\$110,365	\$126,204	50.0	150.0	0.17	0.17	\$2,207	\$641,657	\$14.73	50.00	40102	PER PTA		2026 EAST	401
170740	412 HIGH ST	10/30/24	\$362,200	WD	03-ARM'S LENGTH	\$362,200	\$130,400	36.00	\$335,952	\$93,752	\$67,504	50.0	80.0	0.09	0.09	\$1,875	\$1,019,043	\$23.39	50.00	40102	2024R-09057		2026 EAST	401
170910	347 E ARCH ST	06/06/24	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$183,200	30.23	\$565,949	\$166,255	\$126,204	50.0	150.0	0.17	0.17	\$3,325	\$966,599	\$22.19	50.00	40102	2024R-04676		2026 EAST	401
170950	403 E ARCH ST	08/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$429,267	\$63,184	\$92,451	50.0	110.0	0.13	0.13	\$1,264	\$501,460	\$11.51	50.00	40102	2024R-07052		2026 EAST	401
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$638,430	\$213,355	\$151,885	60.0	150.0	0.21	0.21	\$3,556	\$1,030,700	\$23.66	60.00	40102	2023R-05378		2026 EAST	401
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$326,830	\$106,874	\$126,204	50.0	150.0	0.17	0.17	\$2,137	\$621,360	\$14.26	50.00	40102	2023R-04811		2026 EAST	401
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$326,830	\$99,374	\$126,204	50.0	150.0	0.17	0.17	\$1,987	\$577,756	\$13.26	50.00	40102	2023R-09235		2026 EAST	401
171630	502 PINE ST	03/26/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$171,600	29.64	\$487,145	\$189,443	\$97,588	58.0	100.0	0.13	0.13	\$3,266	\$1,424,383	\$32.70	58.00	40102	2024R-02052		2026 EAST	401
171840	425 E MICHIGAN ST	12/30/24	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$373,800	52.65	\$870,927	\$91,480	\$252,407	100.0	150.0	0.34	0.34	\$915	\$265,930	\$6.10	100.00	40102	2025R-00275		2026 EAST	401
171852	427 E MICHIGAN ST	08/29/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$236,400	46.81	\$633,906	\$37,653	\$166,559	66.0	150.0	0.23	0.23	\$571	\$165,872	\$3.81	66.00	40102	2023R-07377		2026 EAST	401
171980	418 E OHIO ST	10/10/24	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$201,400	27.97	\$517,567	\$318,364	\$115,931	46.0	150.0	0.16	0.16	\$6,921	\$2,014,962	\$46.26	46.00	40102	2024R-08708		2026 EAST	401
171990	410 E OHIO ST	08/10/23	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$214,400	39.78	\$623,491	\$41,713	\$126,204	50.0	150.0	0.17	0.17	\$834	\$242,517	\$5.57	50.00	40102	2023R-06851		2026 EAST	401
172090	523 PINE ST	07/16/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$100,200	28.63	\$235,014	\$199,366	\$84,380	50.0	100.0	0.12	0.12	\$3,987	\$1,733,617	\$39.80	50.00	40102	2024R-05489		2026 EAST	401
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$404,022	\$97,507	\$111,529	66.0	100.0	0.15	0.15	\$1,477	\$641,493	\$14.73	66.00	40102	2023R-08978		2026 EAST	401
172480	358 E HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$707,103	\$134,101	\$126,204	50.0	150.0	0.17	0.17	\$2,682	\$779,657	\$17.90	50.00	40102	PER PTA		2026 EAST	401
172590	602 SPRUCE ST	08/10/23	\$600,000	AFF	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$536,836	\$176,894	\$113,730	75.0	90.0	0.16	0.16	\$2,359	\$1,141,252	\$26.20	75.00	40102	PER PTA		2026 EAST	401
172600	409 E OHIO ST	03/13/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,700	42.31	\$542,718	\$110,006	\$102,724	43.3	128.0	0.14	0.14	\$2,539	\$785,757	\$18.04	43.33	40102	2025R-01708		2026 EAST	401
180070	603 HIGH ST	09/21/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,300	50.16	\$227,333	\$22,100	\$59,433	44.0	80.0	0.08	0.08	\$502	\$272,840	\$6.26	44.00	40102	2023R-08154		2026 EAST	401
180140	113 E OHIO ST	11/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,100	41.89	\$263,838	\$69,264	\$63,102	75.0	50.0	0.09	0.09	\$924	\$805,395	\$18.49	75.00	40102	2024R-09964		2026 EAST	401
180800	525 HIGH ST	09/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$103,700	57.61	\$241,477	\$7,495	\$68,972	50.0	82.0	0.09	0.09	\$150	\$79,734	\$1.83	50.00	40102	2024R-07609		2026 EAST	401
180820	521 HIGH ST	11/20/24	\$200,500	QC	03-ARM'S LENGTH	\$200,500	\$106,500	53.12	\$248,230	\$59,396	\$107,126	50.0	127.0	0.15	0.15	\$1,188	\$406,822	\$9.34	50.00	40102	2024R-09752		2026 EAST	401
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$410,229	\$137,255	\$90,984	42.5	127.0	0.12	0.12	\$3,230	\$1,106,895	\$25.41	42.50	40102	2023R-07679		2026 EAST	401
180890	122 E OHIO ST	08/28/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,100	33.03	\$250,913	\$175,291	\$126,204	50.0	150.0	0.17	0.17	\$3,506	\$1,019,134	\$23.40	50.00	40102	2024R-07338		2026 EAST	401
181050	120 E MICHIGAN ST	12/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$126,700	20.60	\$481,730	\$259,474	\$126,204	50.0	150.0	0.17	0.17	\$5,189	\$1,508,570	\$34.63	50.00	40102	2023R-10362		2026 EAST	401
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$348,788	\$155,416	\$126,204	50.0	150.0	0.17	0.17	\$3,108	\$903,581	\$20.74	50.00	40102	2023R-10162		2026 EAST	401
350460	119 E CRESCENT ST	07/17/23	\$234,000	AFF	03-ARM'S LENGTH	\$234,000	\$108,700	46.45	\$312,504	\$47,700	\$126,204	50.0	150.0	0.17	0.17	\$954	\$277,326	\$6.37	50.00	40102	PER PTA		2026 EAST	401
350800	108 E PARK ST	03/13/25	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$187,800	33.60	\$455,421	\$229,783	\$126,204	50.0	150.0	0.17	0.17	\$4,596	\$1,335,948	\$30.67	50.00	40102	2025R-01683		2026 EAST	401
350900	123 E PARK ST	07/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$164,100	41.03	\$524,354	\$42,939	\$167,293	50.0	198.9	0.23	0.23	\$859	\$188,329	\$4.32	50.00	40102	2023R-05437		2026 EAST	401
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$350,174	\$99,206	\$84,380	50.0	100.0	0.12	0.12	\$1,984	\$862,661	\$19.80	50.00	40102	PER PTA		2026 EAST	401
360250	907 SPRUCE ST	02/27/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,300	29.58	\$412,548	\$281,213	\$168,761	100.0	100.0	0.23	0.23	\$2,812	\$1,222,665	\$28.07	100.00	40102	2025R-01522		2026 EAST	401
360510	907 PINE ST	02/24/25	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$141,100	42.31	\$349,295	\$110,409	\$126,204	50.0	150.0	0.17	0.17	\$2,208	\$641,913	\$14.74	50.00	40102	2025R-01513		2026 EAST	401
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$527,813	\$154,541	\$126,204	50.0	150.0	0.17	0.17	\$3,091	\$898,494	\$20.63	50.00	40102	2023R-07335		2026 EAST	401
360810	800 SPRUCE ST	04/19/23	\$574,900	WD	03-ARM'S LENGTH	\$574,900	\$239,700	41.69	\$765,198	\$62,109	\$252,407	100.0	150.0	0.34	0.34	\$621	\$180,549	\$4.14	100.00	40102	2023R-03352		2026 EAST	401
360940	807 PINE ST	06/10/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$113,400	39.51	\$283,620	\$129,584	\$126,204	50.0	150.0	0.17	0.17	\$2,592	\$753,395	\$17.30	50.00	40102	2024R-04814		2026 EAST	401
361111	302 E PROSPECT ST	08/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$90,400	28.61	\$231,687	\$122,468	\$38,155	45.5	50.0	0.05	0.05	\$2,692	\$2,355,154	\$54.07	45.50	40102	2023R-07028		2026 EAST	401
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$377,564	\$123,640	\$126,204	50.0	150.0	0.17	0.17	\$2,473	\$718,837	\$16.50	50.00	40102	2024R-00396		2026 EAST	401
361410	221 E HEWITT AVE	08/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$269,458	\$73,371	\$52,829	50.0	63.0	0.07	0.07	\$1,467	\$1,019,042	\$23.39	50.00	40102	2024R-06908		2026 EAST	401
361411	709 PINE ST	10/25/24	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$75,300	31.44	\$187,972	\$82,345	\$30,817	37.0	50.0	0.04	0.04	\$2,226	\$1,960,595	\$45.01	37.00	40102	2024R-08904		2026 EAST	401
361460	203 E HEWITT AVE	11/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,800	51.51	\$343,792	\$43,198	\$101,990	60.4	100.0	0.14	0.14	\$715	\$310,777	\$7.13	60.40	40102	2024R-09840		2026 EAST	401
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$432,683	\$156,521	\$126,204	50.0	150.0	0.17	0.17	\$3,130	\$910,006	\$20.89	50.00	40102	2023R-08355		2026 EAST	401
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$335,															

2026 MAIN CORRIDOR LAND VALUE ANALYSIS

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	Land Table	Class			
120210	541 W BARAGA AVE	10/28/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,600	39.85	\$233,771	\$103,267	\$72,038	36.3	149.0	0.12	0.12	\$2,849	\$832,798	\$19.12	36.25	40105	2024R-08892		2026 MAIN CORRIDOR	401			
150050	213 W RIDGE ST	08/01/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$84,800	49.91	\$242,239	\$54,890	\$127,229	63.5	150.0	0.22	0.22	\$864	\$250,639	\$5.75	63.50	40105	2023R-06345		2026 MAIN CORRIDOR	401			
180180	620 N FRONT ST	08/15/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$136,300	34.08	\$402,279	\$97,545	\$99,924	50.0	150.0	0.17	0.17	\$1,951	\$567,122	\$13.02	50.00	40105	2023R-07031		2026 MAIN CORRIDOR	401			
180360	215 W HEWITT AVE	03/19/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,700	40.39	\$162,602	\$60,970	\$43,572	65.0	50.0	0.08	0.08	\$938	\$812,933	\$18.66	65.00	40105	2025R-01876		2026 MAIN CORRIDOR	401			
180560	223 W OHIO ST	09/18/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$123,000	35.14	\$312,245	\$137,679	\$99,924	50.0	150.0	0.17	0.17	\$2,754	\$800,459	\$18.38	50.00	40105	2024R-07904		2026 MAIN CORRIDOR	401			
181540	216 W RIDGE ST	02/12/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$113,100	31.86	\$395,786	\$43,452	\$84,238	50.0	126.0	0.15	0.15	\$869	\$299,669	\$6.88	50.00	40105	2024R-01122		2026 MAIN CORRIDOR	401			
230200	238 W MICHIGAN ST	08/01/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$84,600	30.11	\$284,719	\$96,205	\$99,924	50.0	150.0	0.17	0.17	\$1,924	\$559,331	\$12.84	50.00	40105	2023R-06224		2026 MAIN CORRIDOR	401			
230220	226 W MICHIGAN ST	10/11/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$108,100	33.99	\$296,001	\$116,114	\$94,115	85.3	82.7	0.16	0.16	\$1,362	\$716,753	\$16.45	85.25	40105	2023R-08742		2026 MAIN CORRIDOR	401			
230600	523 N FOURTH ST	02/29/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$79,100	35.95	\$176,449	\$106,294	\$62,743	50.0	94.0	0.11	0.11	\$2,126	\$984,204	\$22.59	50.00	40105	2024R-01428		2026 MAIN CORRIDOR	401			
261051	245 LINCOLN AVE	09/18/23	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$62,200	35.34	\$192,700	\$83,224	\$99,924	75.0	100.0	0.17	0.17	\$1,110	\$483,860	\$11.11	75.00	40105	2023R-08060		2026 MAIN CORRIDOR	401			
271172	1100 N MCCLELLAN AVE	11/09/23	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$114,600	41.82	\$321,410	\$86,210	\$133,620	100.0	100.0	0.23	0.23	\$862	\$374,826	\$8.60	100.00	40105	2023R-09780		2026 MAIN CORRIDOR	401			
290491	802 N SEVENTH ST	09/25/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$150,800	37.79	\$366,887	\$135,523	\$103,410	71.4	108.3	0.18	0.18	\$1,898	\$761,365	\$17.48	71.41	40105	2024R-08103		2026 MAIN CORRIDOR	401			
300100	711 N FOURTH ST	04/24/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$143,500	46.29	\$337,278	\$39,532	\$66,810	50.0	100.0	0.12	0.12	\$791	\$343,757	\$7.89	50.00	40105	2024R-03561		2026 MAIN CORRIDOR	401			
300540	809 N FOURTH ST	09/19/24	\$485,000	QC	03-ARM'S LENGTH	\$485,000	\$240,000	49.48	\$537,744	\$147,105	\$199,849	100.0	150.0	0.34	0.34	\$1,471	\$427,631	\$9.82	100.00	40105	2024R-07914		2026 MAIN CORRIDOR	401			
300630	225 W PROSPECT ST	03/03/25	\$312,611	WD	03-ARM'S LENGTH	\$312,611	\$121,300	38.80	\$284,059	\$114,533	\$85,981	43.0	150.0	0.15	0.15	\$2,664	\$773,872	\$17.77	43.00	40105	2025R-01502		2026 MAIN CORRIDOR	401			
300660	224 W PROSPECT ST	07/16/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,000	36.00	\$169,488	\$98,484	\$67,972	34.0	150.0	0.12	0.12	\$2,897	\$841,744	\$19.32	34.00	40105	2024R-05778		2026 MAIN CORRIDOR	401			
320040	916 N FOURTH ST	05/10/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$168,900	42.33	\$374,246	\$124,097	\$99,343	50.0	149.1	0.17	0.17	\$2,482	\$725,713	\$16.66	50.00	40105	2024R-04035		2026 MAIN CORRIDOR	401			
330120	101 E HEWITT AVE	11/22/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$186,300	41.40	\$444,604	\$111,711	\$106,315	90.0	88.5	0.18	0.18	\$1,241	\$610,443	\$14.01	90.00	40105	2024R-09706		2026 MAIN CORRIDOR	401			
330190	131 W PROSPECT ST	12/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$115,700	28.93	\$384,062	\$118,767	\$102,829	51.5	150.0	0.18	0.18	\$2,306	\$671,000	\$15.40	51.50	40105	2023R-10959		2026 MAIN CORRIDOR	401			
350330	140 W PROSPECT ST	01/17/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,200	45.89	\$337,208	\$37,716	\$99,924	50.0	150.0	0.17	0.17	\$754	\$219,279	\$5.03	50.00	40105	2024R-02120		2026 MAIN CORRIDOR	401			
350400	803 N FRONT ST	03/13/24	\$455,500	WD	03-ARM'S LENGTH	\$455,500	\$149,700	32.86	\$444,685	\$88,663	\$77,848	50.0	116.4	0.13	0.13	\$1,773	\$661,664	\$15.19	50.00	40105	2024R-01852		2026 MAIN CORRIDOR	401			
350950	1008 N FRONT ST	11/26/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,300	48.94	\$375,452	\$42,520	\$67,972	51.0	100.0	0.12	0.12	\$834	\$363,419	\$8.34	51.00	40105	2024R-09822		2026 MAIN CORRIDOR	401			
351040	120 W PARK ST	11/21/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,800	39.27	\$357,760	\$82,250	\$140,010	50.0	209.8	0.24	0.24	\$1,645	\$341,286	\$7.83	50.00	40105	2023R-10113		2026 MAIN CORRIDOR	401			
400050	1029 SECOND ST	05/24/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$171,000	34.20	\$475,929	\$102,500	\$78,429	50.0	117.5	0.14	0.14	\$2,050	\$759,259	\$17.43	50.00	40105	2023R-04399		2026 MAIN CORRIDOR	401			
400750	1201 N FRONT ST	09/13/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$94,600	31.02	\$261,501	\$116,699	\$73,200	50.0	110.0	0.13	0.13	\$2,334	\$926,183	\$21.26	50.00	40105	2023R-08063		2026 MAIN CORRIDOR	401			
401530	1308 N FRONT ST	12/22/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$167,700	32.56	\$482,992	\$108,694	\$76,686	57.5	100.0	0.13	0.13	\$1,890	\$823,439	\$18.90	57.50	40105	2023R-10852		2026 MAIN CORRIDOR	401			
430120	1500 PRESQUE ISLE AVE	11/25/24	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$89,400	36.27	\$199,294	\$114,016	\$66,810	50.0	100.0	0.12	0.12	\$2,280	\$991,443	\$22.76	50.00	40105	2024R-09825		2026 MAIN CORRIDOR	401			
440310	1834 FITCH AVE	09/06/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$96,800	42.83	\$215,715	\$90,457	\$80,172	120.0	50.0	0.14	0.14	\$754	\$655,486	\$15.05	120.00	40105	2024R-07607		2026 MAIN CORRIDOR	401			
440340	1819 PRESQUE ISLE AVE	10/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$87,900	41.86	\$205,716	\$104,208	\$99,924	50.0	150.0	0.17	0.17	\$2,084	\$605,860	\$13.91	50.00	40105	2024R-09016		2026 MAIN CORRIDOR	401			
480520	2205 PRESQUE ISLE AVE	08/02/24	\$258,250	WD	03-ARM'S LENGTH	\$258,250	\$120,200	46.54	\$271,045	\$80,739	\$93,534	50.0	140.0	0.16	0.16	\$1,615	\$501,484	\$11.51	50.00	40105	2024R-06479		2026 MAIN CORRIDOR	401			
620230	1709 W FAIR AVE	11/12/24	\$362,000	WD	03-ARM'S LENGTH	\$362,000	\$170,800	47.18	\$383,157	\$153,710	\$174,867	99.1	132.3	0.30	0.30	\$1,551	\$510,664	\$11.72	99.12	40105	2024R-09467		2026 MAIN CORRIDOR	401			
640240	1517 LINCOLN AVE	02/07/25	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$127,700	49.31	\$284,026	\$83,613	\$108,639	69.7	117.0	0.19	0.19	\$1,200	\$447,128	\$10.26	69.70	40105	2025R-01068		2026 MAIN CORRIDOR	401			
740020	1511 W FAIR AVE	02/20/25	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$155,200	41.95	\$361,831	\$124,360	\$116,191	65.8	132.0	0.20	0.20	\$1,889	\$621,800	\$14.27	65.84	40105	2025R-01305		2026 MAIN CORRIDOR	401			
790100	1702 W FAIR AVE	05/28/24	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$171,000	44.13	\$376,757	\$129,258	\$118,515	87.9	101.3	0.20	0.20	\$1,471	\$633,618	\$14.55	87.90	40105	2024R-04490		2026 MAIN CORRIDOR	401			
<b>Totals:</b>			<b>\$10,964,161</b>			<b>\$10,964,161</b>	<b>\$4,299,900</b>		<b>\$10,951,637</b>	<b>\$3,335,005</b>	<b>\$3,322,481</b>	<b>2,116.0</b>		<b>5.72</b>	<b>5.72</b>												
								Sale. Ratio =>	<b>39.22</b>					Average						Average						Average	
								Std. Dev. =>	<b>6.12</b>					per FF=>	<b>\$1,576</b>					per Net Acre=>	<b>583,144.78</b>					per SqFt=>	<b>\$13.39</b>

PER ACRE	
1	583,145
1.5	874,717
2	1,166,290
2.5	1,457,862
3	1,749,434
4	2,332,579
5	2,915,724
7	4,082,013
10	5,831,448
15	8,747,172
20	11,662,896
25	14,578,620

2026 NEAR LAKE SUPERIOR LAND VALUE ANALYSIS

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	Land Table	Class
170430	409 E RIDGE ST	03/24/25	\$681,000	WD	03-ARM'S LENGTH	\$681,000	\$316,200	46.43	\$730,805	\$76,399	\$126,204	50.0	150.0	0.17	0.17	\$1,528	\$444,180	\$10.20	50.00	40102	2025R-02004		2026 EAST	401
170480	455 E RIDGE ST	11/15/23	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$414,300	27.62	\$1,334,801	\$480,708	\$315,509	125.0	150.0	0.43	0.43	\$3,846	\$1,117,926	\$25.66	125.00	40102	2023R-10704		2026 EAST	401
170650	328 E ARCH ST	05/08/23	\$335,000	AFF	03-ARM'S LENGTH	\$335,000	\$116,400	34.75	\$350,839	\$110,365	\$126,204	50.0	150.0	0.17	0.17	\$2,207	\$641,657	\$14.73	50.00	40102	PER PTA		2026 EAST	401
170740	412 HIGH ST	10/30/24	\$362,200	WD	03-ARM'S LENGTH	\$362,200	\$130,400	36.00	\$335,952	\$93,752	\$67,504	50.0	80.0	0.09	0.09	\$1,875	\$1,019,043	\$23.39	50.00	40102	2024R-09057		2026 EAST	401
170910	347 E ARCH ST	06/06/24	\$606,000	WD	03-ARM'S LENGTH	\$606,000	\$183,200	30.23	\$565,949	\$166,255	\$126,204	50.0	150.0	0.17	0.17	\$3,325	\$966,599	\$22.19	50.00	40102	2024R-04676		2026 EAST	401
170950	403 E ARCH ST	08/22/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$186,100	46.53	\$429,267	\$63,184	\$92,451	50.0	110.0	0.13	0.13	\$1,264	\$501,460	\$11.51	50.00	40102	2024R-07052		2026 EAST	401
171210	420 CEDAR ST	06/29/23	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$219,100	31.30	\$638,430	\$213,355	\$151,885	60.0	150.0	0.21	0.21	\$3,556	\$1,030,700	\$23.66	60.00	40102	2023R-05378		2026 EAST	401
171390	340 E MICHIGAN ST	06/05/23	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$96,000	31.22	\$326,830	\$106,874	\$126,204	50.0	150.0	0.17	0.17	\$2,137	\$621,360	\$14.26	50.00	40102	2023R-04811		2026 EAST	401
171390	340 E MICHIGAN ST	10/27/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$96,000	32.00	\$326,830	\$99,374	\$126,204	50.0	150.0	0.17	0.17	\$1,987	\$577,756	\$13.26	50.00	40102	2023R-09235		2026 EAST	401
171630	502 PINE ST	03/26/24	\$579,000	WD	03-ARM'S LENGTH	\$579,000	\$171,600	29.64	\$487,145	\$189,443	\$97,588	58.0	100.0	0.13	0.13	\$3,266	\$1,424,383	\$32.70	58.00	40102	2024R-02052		2026 EAST	401
172252	625 PINE ST	10/17/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$131,500	33.72	\$404,022	\$97,507	\$111,529	66.0	100.0	0.15	0.15	\$1,477	\$641,493	\$14.73	66.00	40102	2023R-08978		2026 EAST	401
172480	358 HEWITT AVE	07/14/23	\$715,000	AFF	03-ARM'S LENGTH	\$715,000	\$208,400	29.15	\$707,103	\$134,101	\$126,204	50.0	150.0	0.17	0.17	\$2,682	\$779,657	\$17.90	50.00	40102	PER PTA		2026 EAST	401
172590	602 SPRUCE ST	08/10/23	\$600,000	AFF	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$536,836	\$176,894	\$113,730	75.0	90.0	0.16	0.16	\$2,359	\$1,141,252	\$26.20	75.00	40102	PER PTA		2026 EAST	401
172600	409 E OHIO ST	03/13/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$232,700	42.31	\$542,718	\$110,006	\$102,724	43.3	128.0	0.14	0.14	\$2,539	\$785,757	\$18.04	43.33	40102	2025R-01708		2026 EAST	401
180140	113 E OHIO ST	11/25/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,100	41.89	\$263,838	\$69,264	\$63,102	75.0	50.0	0.09	0.09	\$924	\$805,395	\$18.49	75.00	40102	2024R-09964		2026 EAST	401
180840	511 HIGH ST	09/01/23	\$456,500	WD	03-ARM'S LENGTH	\$456,500	\$135,300	29.64	\$410,229	\$137,255	\$90,984	42.5	127.0	0.12	0.12	\$3,230	\$1,106,895	\$25.41	42.50	40102	2023R-07679		2026 EAST	401
180890	122 E OHIO ST	08/28/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$99,100	33.03	\$250,913	\$175,291	\$126,204	50.0	150.0	0.17	0.17	\$3,506	\$1,019,134	\$23.40	50.00	40102	2024R-07338		2026 EAST	401
181060	112 E MICHIGAN ST	11/30/23	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$113,900	30.13	\$348,788	\$155,416	\$126,204	50.0	150.0	0.17	0.17	\$3,108	\$903,581	\$20.74	50.00	40102	2023R-10162		2026 EAST	401
350800	108 E PARK ST	03/13/25	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$187,800	33.60	\$455,421	\$229,783	\$126,204	50.0	150.0	0.17	0.17	\$4,596	\$1,335,948	\$30.67	50.00	40102	2025R-01683		2026 EAST	401
360080	207 E PARK ST	05/15/23	\$365,000	AFF	03-ARM'S LENGTH	\$365,000	\$135,400	37.10	\$350,174	\$99,206	\$84,380	50.0	100.0	0.12	0.12	\$1,984	\$862,661	\$19.80	50.00	40102	PER PTA		2026 EAST	401
360250	907 SPRUCE ST	02/27/25	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$155,300	29.58	\$412,548	\$281,213	\$168,761	100.0	100.0	0.23	0.23	\$2,812	\$1,222,665	\$28.07	100.00	40102	2025R-01522		2026 EAST	401
360510	907 PINE ST	02/24/25	\$333,500	WD	03-ARM'S LENGTH	\$333,500	\$141,100	42.31	\$349,295	\$110,409	\$126,204	50.0	150.0	0.17	0.17	\$2,208	\$641,913	\$14.74	50.00	40102	2025R-01513		2026 EAST	401
360650	318 E CRESCENT ST	08/25/23	\$556,150	WD	03-ARM'S LENGTH	\$556,150	\$177,700	31.95	\$527,813	\$154,541	\$126,204	50.0	150.0	0.17	0.17	\$3,091	\$898,494	\$20.63	50.00	40102	2023R-07335		2026 EAST	401
360940	807 PINE ST	06/10/24	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$113,400	39.51	\$283,620	\$129,584	\$126,204	50.0	150.0	0.17	0.17	\$2,592	\$753,395	\$17.30	50.00	40102	2024R-04814		2026 EAST	401
361340	319 E HEWITT AVE	01/18/24	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$122,400	32.64	\$377,564	\$123,640	\$126,204	50.0	150.0	0.17	0.17	\$2,473	\$718,837	\$16.50	50.00	40102	2024R-00396		2026 EAST	401
361410	221 E HEWITT AVE	08/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$269,458	\$73,371	\$52,829	50.0	63.0	0.07	0.07	\$1,467	\$1,019,042	\$23.39	50.00	40102	2024R-06908		2026 EAST	401
370560	440 E PROSPECT ST	09/29/23	\$463,000	WD	03-ARM'S LENGTH	\$463,000	\$144,900	31.30	\$432,683	\$156,521	\$126,204	50.0	150.0	0.17	0.17	\$3,130	\$910,006	\$20.89	50.00	40102	2023R-08355		2026 EAST	401
380061	339 E PARK ST	05/30/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$127,000	36.81	\$335,936	\$97,847	\$88,783	50.0	105.1	0.12	0.12	\$1,957	\$808,653	\$18.56	50.00	40102	2023R-04403		2026 EAST	401
380101	315 E PARK ST	01/07/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,800	42.04	\$280,456	\$93,327	\$88,783	50.0	105.1	0.12	0.12	\$1,867	\$771,298	\$17.71	50.00	40102	2025R-00216		2026 EAST	401
380110	311 E PARK ST	03/13/25	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$112,500	37.75	\$272,555	\$114,228	\$88,783	50.0	105.1	0.12	0.12	\$2,285	\$944,033	\$21.67	50.00	40102	2025R-01716		2026 EAST	401
380210	418 ALBERT ST	05/05/23	\$400,000	AFF	03-ARM'S LENGTH	\$388,000	\$146,500	37.76	\$426,219	\$78,446	\$116,665	66.0	105.1	0.16	0.16	\$1,189	\$493,371	\$11.33	66.00	40102	PER PTA		2026 EAST	401
380231	1012 SPRUCE ST	11/01/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$154,600	33.25	\$420,140	\$151,253	\$106,393	52.5	120.0	0.15	0.15	\$2,880	\$1,043,124	\$23.95	52.52	40102	2023R-10006		2026 EAST	401
390050	1304 PINE ST	06/02/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$122,900	37.82	\$319,576	\$89,804	\$84,380	50.0	100.0	0.12	0.12	\$1,796	\$780,904	\$17.93	50.00	40102	2023R-04531		2026 EAST	401
390062	1303 RUSSELL ST	08/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$160,400	49.35	\$380,228	\$114,266	\$169,494	59.4	169.6	0.23	0.23	\$1,925	\$494,658	\$11.36	59.37	40102	2024R-06671		2026 EAST	401
390200	401 E COLLEGE AVE	01/10/24	\$401,975	WD	03-ARM'S LENGTH	\$401,975	\$144,400	35.92	\$364,024	\$122,331	\$84,380	50.0	100.0	0.12	0.12	\$2,447	\$1,063,748	\$24.42	50.00	40102	2024R-00395		2026 EAST	401
390290	304 E COLLEGE AVE	01/24/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$83,300	26.44	\$230,657	\$168,723	\$84,380	50.0	100.0	0.12	0.12	\$3,374	\$1,467,157	\$33.68	50.00	40102	2024R-02405		2026 EAST	401
390341	416 E COLLEGE AVE	05/12/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$90,500	30.68	\$290,284	\$130,920	\$126,204	50.0	150.0	0.17	0.17	\$2,618	\$761,163	\$17.47	50.00	40102	2023R-04469		2026 EAST	401
390430	316 E MAGNETIC ST	09/01/23	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$85,600	28.53	\$257,965	\$131,552	\$89,517	50.0	106.7	0.12	0.12	\$2,631	\$1,078,295	\$24.75	50.00	40102	2023R-07471		2026 EAST	401
390441	309 ALBERT ST	08/28/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$97,200	37.03	\$242,005	\$142,296	\$121,801	70.0	103.4	0.17	0.17	\$2,033	\$857,205	\$19.68	70.00	40102	2024R-07177		2026 EAST	401
390490	401 ALBERT ST	08/04/23	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$117,100	30.26	\$355,928	\$163,879	\$132,807	75.0	105.4	0.18	0.18	\$2,185	\$905,409	\$20.79	75.00	40102	2023R-06625		2026 EAST	401
401121	123 E MAGNETIC ST	08/22/24	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$116,900	32.20	\$288,639	\$158,741	\$84,380	50.0	100.0	0.12	0.12	\$3,175	\$1,380,357	\$31.69	50.00	40102	2024R-07054		2026 EAST	401
401780	1219 PINE ST	06/23/23																						

2026 NORTH LAND VALUE ANALYSIS

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	Land Table	Class
280071	1306 WALDO ST	09/12/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$86,000	31.85	\$205,270	\$124,867	\$60,137	50.0	118.9	0.14	0.14	\$2,497	\$911,438	\$20.92	50.00	40106	2024R-07802		2026 NORTH	401
280320	1445 BIRCH AVE	06/13/24	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$45,400	31.77	\$118,456	\$87,215	\$62,771	50.0	125.0	0.14	0.14	\$1,744	\$609,895	\$14.00	50.00	40106	2024R-04886		2026 NORTH	401
430330	327 CENTER ST	06/02/23	\$244,100	WD	03-ARM'S LENGTH	\$244,100	\$73,300	30.03	\$211,788	\$75,330	\$43,018	50.0	85.0	0.10	0.10	\$1,507	\$768,673	\$17.65	50.00	40106	2023R-04653		2026 NORTH	401
430821	1624 LONGYEAR AVE	04/06/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$95,500	34.17	\$297,176	\$57,824	\$75,500	50.0	150.0	0.17	0.17	\$1,156	\$336,186	\$7.72	50.00	40106	2023R-03102		2026 NORTH	401
430920	414 WALDO ST	09/26/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$186,900	32.50	\$479,619	\$186,245	\$90,864	50.0	180.0	0.21	0.21	\$3,725	\$899,734	\$20.66	50.00	40106	2023R-08359		2026 NORTH	401
431000	504 SUMMIT ST	08/16/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$75,400	27.03	\$207,118	\$122,362	\$50,480	50.0	100.0	0.12	0.12	\$2,447	\$1,064,017	\$24.43	50.00	40106	2023R-07146		2026 NORTH	401
431050	501 CENTER ST	07/06/23	\$262,601	WD	03-ARM'S LENGTH	\$262,601	\$70,400	26.81	\$184,369	\$121,250	\$43,018	50.0	85.0	0.10	0.10	\$2,425	\$1,237,245	\$28.40	50.00	40106	2023R-05400		2026 NORTH	401
431070	529 CENTER ST	05/13/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$61,600	27.26	\$152,631	\$116,387	\$43,018	50.0	85.0	0.10	0.10	\$2,328	\$1,187,622	\$27.26	50.00	40106	2024R-04182		2026 NORTH	401
431152	520 SUMMIT ST	07/31/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$82,900	32.90	\$221,397	\$81,083	\$50,480	50.0	100.0	0.12	0.12	\$1,622	\$705,070	\$16.19	50.00	40106	2023R-06351		2026 NORTH	401
440410	1822 FITCH AVE	02/11/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$82,300	30.48	\$204,726	\$140,774	\$75,500	50.0	150.0	0.17	0.17	\$2,815	\$818,453	\$18.79	50.00	40106	2025R-01161		2026 NORTH	401
440510	409 NORWOOD ST	06/27/23	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$89,100	29.60	\$245,537	\$116,039	\$60,576	50.0	120.0	0.14	0.14	\$2,321	\$840,862	\$19.30	50.00	40106	2023R-05380		2026 NORTH	401
440520	411 NORWOOD ST	07/14/23	\$315,000	AFF	03-ARM'S LENGTH	\$315,000	\$100,500	31.90	\$265,807	\$109,769	\$60,576	50.0	120.0	0.14	0.14	\$2,195	\$795,428	\$18.26	50.00	40106	PER PTA		2026 NORTH	401
440520	411 NORWOOD ST	09/06/24	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$111,200	34.53	\$265,807	\$116,769	\$60,576	50.0	120.0	0.14	0.14	\$2,335	\$846,152	\$19.42	50.00	40106	2024R-07513		2026 NORTH	401
440931	1825 FITCH AVE	10/24/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$117,800	36.81	\$284,637	\$110,863	\$75,500	50.0	150.0	0.17	0.17	\$2,217	\$644,552	\$14.80	50.00	40106	2024R-08921		2026 NORTH	401
450052	1726 LONGYEAR AVE	01/06/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,600	45.14	\$266,700	\$53,800	\$75,500	50.0	150.0	0.17	0.17	\$1,076	\$312,791	\$7.18	50.00	40106	2025R-00184		2026 NORTH	401
450060	1730 LONGYEAR AVE	08/18/23	\$300,100	WD	03-ARM'S LENGTH	\$300,100	\$101,300	33.76	\$285,584	\$90,016	\$75,500	50.0	150.0	0.17	0.17	\$1,800	\$523,349	\$12.01	50.00	40106	2023R-07128		2026 NORTH	401
450140	1810 LONGYEAR AVE	06/06/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$76,700	35.51	\$229,321	\$62,179	\$75,500	50.0	150.0	0.17	0.17	\$1,244	\$361,506	\$8.30	50.00	40106	2023R-04652		2026 NORTH	401
450141	1812 LONGYEAR AVE	11/20/24	\$157,500	QC	03-ARM'S LENGTH	\$157,500	\$73,800	46.86	\$175,672	\$57,328	\$75,500	50.0	150.0	0.17	0.17	\$1,147	\$333,302	\$7.65	50.00	40106	2024R-09754		2026 NORTH	401
450221	1805 LONGYEAR AVE	01/23/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$61,800	28.09	\$181,666	\$113,834	\$75,500	50.0	150.0	0.17	0.17	\$2,277	\$661,826	\$15.19	50.00	40106	2024R-00576		2026 NORTH	401
450241	1826 WILKINSON AVE	05/15/23	\$235,000	AFF	03-ARM'S LENGTH	\$235,000	\$64,200	27.32	\$213,225	\$97,275	\$75,500	50.0	150.0	0.17	0.17	\$1,946	\$565,552	\$12.98	50.00	40106	PER PTA		2026 NORTH	401
450311	603 NORWOOD ST	11/01/24	\$220,000	MLC	03-ARM'S LENGTH	\$220,000	\$95,800	43.55	\$230,751	\$47,191	\$57,942	50.0	115.0	0.13	0.13	\$944	\$357,508	\$8.21	50.00	40106	2024R-08951		2026 NORTH	401
450410	1728 WILKINSON AVE	03/15/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,500	32.68	\$257,059	\$93,613	\$70,672	50.0	140.0	0.16	0.16	\$1,872	\$581,447	\$13.35	50.00	40106	2024R-01682		2026 NORTH	401
480560	2214 FITCH AVE	07/30/24	\$318,820	WD	03-ARM'S LENGTH	\$318,820	\$112,100	35.16	\$297,950	\$91,542	\$70,672	50.0	140.0	0.16	0.16	\$1,831	\$568,584	\$13.05	50.00	40106	2024R-06118		2026 NORTH	401
480910	2201 FITCH AVE	08/23/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$101,800	43.32	\$272,479	\$33,193	\$70,672	50.0	140.0	0.16	0.16	\$664	\$206,168	\$4.73	50.00	40106	2023R-07254		2026 NORTH	401
480940	2206 LONGYEAR AVE	11/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$288,272	\$47,400	\$70,672	50.0	140.0	0.16	0.16	\$948	\$294,410	\$6.76	50.00	40106	2023R-09460		2026 NORTH	401
481060	2100 LONGYEAR AVE	06/06/24	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$108,300	36.11	\$258,045	\$117,355	\$75,500	50.0	150.0	0.17	0.17	\$2,347	\$682,297	\$15.66	50.00	40106	2024R-04723		2026 NORTH	401
481160	2103 LONGYEAR AVE	03/22/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,300	45.53	\$163,916	\$61,584	\$75,500	50.0	150.0	0.17	0.17	\$1,232	\$358,047	\$8.22	50.00	40106	2025R-02051		2026 NORTH	401
510431	1945 GRANITE AVE	05/16/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,300	38.30	\$390,035	\$116,816	\$171,851	85.5	266.0	0.52	0.52	\$1,367	\$223,785	\$5.14	85.48	40106	2024R-04168		2026 NORTH	401
510595	2000 WOODLAND AVE	07/20/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$28,500	24.15	\$121,810	\$118,000	\$121,810	150.0	322.3	1.11	1.11	\$787	\$106,306	\$2.44	150.00	40106	2023R-05977		2026 NORTH	402
512230	1713 WOODLAND AVE	07/02/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,300	38.68	\$329,084	\$95,069	\$144,153	70.0	510.9	0.82	0.82	\$1,358	\$115,797	\$2.66	70.00	40106	2024R-05423		2026 NORTH	401
512330	1719 WOODLAND AVE	01/22/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$130,200	35.67	\$341,226	\$161,782	\$138,008	110.0	311.2	0.79	0.79	\$1,471	\$205,830	\$4.73	110.00	40106	2025R-00668		2026 NORTH	401
512470	1602 GRAY ST	08/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$194,612	\$55,011	\$74,623	50.0	147.8	0.17	0.17	\$1,100	\$323,594	\$7.43	50.00	40106	2023R-07337		2026 NORTH	401
512690	1610 GRAY ST	09/16/24	\$216,400	WD	03-ARM'S LENGTH	\$216,400	\$61,600	28.47	\$151,459	\$140,441	\$75,500	50.0	150.0	0.17	0.17	\$2,809	\$816,517	\$18.74	50.00	40106	2024R-07891		2026 NORTH	401
560060	1904 VAN EVERA AVE	10/18/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$76,500	33.41	\$188,362	\$101,214	\$60,576	50.0	120.0	0.14	0.14	\$2,024	\$733,435	\$16.84	50.00	40106	2024R-08671		2026 NORTH	401
560071	1906 VAN EVERA AVE	12/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,000	44.23	\$271,957	\$78,907	\$90,864	75.0	120.0	0.21	0.21	\$1,052	\$381,193	\$8.75	75.00	40106	2025R-00127		2026 NORTH	401
560074	1936 VAN EVERA AVE	07/11/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,400	42.72	\$240,574	\$85,290	\$90,864	75.0	120.0	0.21	0.21	\$1,137	\$412,029	\$9.46	75.00	40106	2024R-05643		2026 NORTH	401
560551	1963 WILKINSON AVE	10/31/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,800	42.96	\$252,837	\$59,733	\$96,570	84.0	114.2	0.22	0.22	\$711	\$271,514	\$6.23	84.00	40106	2023R-09353		2026 NORTH	401
561060	819 CLARK ST	06/03/24	\$241,600	WD	03-ARM'S LENGTH	\$241,600	\$90,700	37.54	\$226,800	\$90,300	\$75,500	50.0	150.0	0.17	0.17	\$1,806	\$525,000	\$12.05	50.00	40106	2024R-04514		2026 NORTH	401
561140	2001 NEIDHART AVE	11/03/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$136,800	38.54	\$368,506	\$59,800	\$73,306	140.0	51.9	0.17	0.17	\$427	\$358,084	\$8.22	140.03	40106	2023R-09564		2026 NORTH	401
561410	2011 WETTON AVE	10/25/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,900	46.18	\$251,547	\$74,413	\$100,960	50.0	200.0	0.23	0.23	\$1,488	\$323,535	\$7.43	50.00	40106	2024R-08900		2026 NORTH	401
580440	1604 KIMBER AVE	10/15/24	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$107,700	32.44	\$288,417	\$110,304	\$66,721	50.0	132.0	0.15	0.15	\$2,206	\$725,684	\$16.66	50.00	40106	2024R-08711		2026 NORTH	401
620430	1712 KILDAHL AVE	09/15/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$107,500	36.44	\$328,885	\$98,241	\$132,126	66.1	198.6	0.30	0.30	\$1,486	\$326,382	\$7.49	66.10	40106	2023R-07930		2026 NORTH	401
620490	1706 MILDRED AVE	09/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$129,900	41.90	\$357,473	\$52,170	\$99,643	150.0	66.0	0.23	0.23	\$348	\$229,824	\$5.28	150.00	40106	2023R-08362		2026 NORTH	401
670130	1511 BIRCH AVE	07/06/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$131,400	35.51	\$323,358	\$138,823	\$92,181	78.0	117.0	0.21	0.21	\$1,780	\$661,062	\$15.18	78.00	40106	2023R-05569		2026 NORTH	401
690650	1609 ELM AVE	12/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,000	38.98	\$313,764	\$75,612	\$94,376	80.0	117.3	0.22	0.22	\$945	\$351,684	\$8.07	80.00	40106	2023R-10687		2026 NORTH	401
690860	1209 GRAY ST	09/26/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$104,300	41.39	\$277,572	\$64,414	\$89,986													

2026 SHIRAS HILLS AND LAKEVIEW HEIGHTS LAND VALUE ANALYSIS

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	Land Table	Class
520320	206 W NICOLET BLVD	08/30/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$128,300	45.02	\$302,790	\$101,130	\$118,920	119.5	148.0	0.41	0.41	\$846	\$249,089	\$5.72	119.50	40107	2024R-07323	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
520440	213 W NICOLET BLVD	05/19/23	\$300,000	AFF	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$326,191	\$69,296	\$95,487	62.0	229.0	0.33	0.33	\$1,118	\$212,564	\$4.88	62.00	40107	PER PTA	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
520670	103 RAYMBAULT DR	02/12/25	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$195,300	42.46	\$430,932	\$144,766	\$115,698	118.6	145.0	0.40	0.40	\$1,221	\$366,496	\$8.41	118.60	40107	2025R-01146	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
520740	8 E NICOLET BLVD	08/15/24	\$330,500	WD	03-ARM'S LENGTH	\$330,500	\$107,400	32.50	\$252,681	\$166,277	\$88,458	85.0	155.0	0.30	0.30	\$1,956	\$550,586	\$12.64	85.00	40107	2024R-06811	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
680020	3 MARQUETTE DR	09/05/23	\$453,250	QC	03-ARM'S LENGTH	\$453,250	\$196,200	43.29	\$529,702	\$94,605	\$171,057	118.3	215.0	0.58	0.58	\$800	\$161,995	\$3.72	118.30	40107	2023R-07595	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
680050	9 MARQUETTE DR	04/22/24	\$611,500	WD	03-ARM'S LENGTH	\$611,500	\$172,700	28.24	\$438,337	\$349,785	\$176,622	114.6	229.4	0.60	0.60	\$3,052	\$580,075	\$13.32	114.60	40107	2024R-03505	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
680170	30 LAKEVIEW DR	07/15/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$228,600	39.76	\$560,352	\$132,396	\$117,748	109.4	160.0	0.40	0.40	\$1,210	\$329,343	\$7.56	109.40	40107	2024R-05925	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
720470	35 E NICOLET BLVD	09/03/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$207,200	48.19	\$488,806	\$103,464	\$162,270	130.0	150.0	0.55	0.55	\$796	\$186,758	\$4.29	130.00	40107	2024R-07424	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
760100	1041 ALLOUEZ RD	01/26/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$183,100	34.88	\$568,402	\$167,783	\$211,185	154.7	341.0	0.72	0.72	\$1,085	\$232,709	\$5.34	154.68	40107	2024R-00752	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
770370	610 BRULE RD	07/28/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$129,600	30.07	\$443,302	\$138,838	\$151,140	107.0	210.0	0.52	0.52	\$1,298	\$269,066	\$6.18	107.00	40107	2023R-06117	2026 SHIRAS HILLS/LAKEVIEW HEIGHTS	401	
<b>Totals:</b>						<b>\$4,401,250</b>	<b>\$1,673,600</b>		<b>\$4,341,495</b>	<b>\$1,468,340</b>	<b>\$1,408,585</b>	<b>1,119.1</b>		<b>4.81</b>	<b>4.81</b>									
							<b>Sale. Ratio =&gt;</b>	<b>38.03</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>6.77</b>		<b>per FF=&gt;</b>	<b>\$1,312</b>	<b>per Net Acre=&gt;</b>	<b>305,331.67</b>		<b>per SqFt=&gt;</b>	<b>\$7.01</b>								

PER ACRE		
1	\$	305,332
1.5	\$	457,998
2	\$	610,663
2.5	\$	763,329
3	\$	915,995
4	\$	1,221,327
5	\$	1,526,658
7	\$	2,137,322
10	\$	3,053,317

2026 SOUTH LAND VALUE ANALYSIS

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	Land Table	Class
20220	102 E FURNACE ST	08/02/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600	33.73	\$172,260	\$38,674	\$60,934	50.0	144.0	0.17	0.17	\$773	\$234,388	\$5.38	50.00	40108	2023R-06606		2026 SOUTH	401
20220	102 E FURNACE ST	05/22/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,800	39.89	\$172,260	\$68,674	\$60,934	50.0	144.0	0.17	0.17	\$1,373	\$416,206	\$9.55	50.00	40108	2024R-04299		2026 SOUTH	401
50160	227 JACKSON ST	08/15/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$96,600	29.27	\$262,319	\$150,404	\$82,723	74.0	132.0	0.22	0.22	\$2,032	\$671,446	\$15.41	74.00	40108	2024R-06826		2026 SOUTH	401
60030	419 JACKSON ST	10/21/24	\$251,996	WD	03-ARM'S LENGTH	\$251,996	\$82,900	32.90	\$198,157	\$110,711	\$56,872	50.0	134.0	0.15	0.15	\$2,214	\$718,903	\$16.50	50.00	40108	2024R-08743		2026 SOUTH	401
60390	349 GENESEE ST	01/22/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,500	37.83	\$277,345	\$78,788	\$56,133	50.0	132.0	0.15	0.15	\$1,576	\$518,342	\$11.90	50.00	40108	2025R-01159		2026 SOUTH	401
60510	1220 ADAMS ST	09/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,500	41.25	\$247,960	\$25,530	\$73,490	64.0	135.8	0.20	0.20	\$399	\$128,291	\$2.95	64.00	40108	2023R-07792		2026 SOUTH	401
70411	504 MESNARD ST	10/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$104,600	35.46	\$312,961	\$65,869	\$83,830	75.0	132.0	0.23	0.23	\$878	\$290,172	\$6.66	75.00	40108	2023R-09138		2026 SOUTH	401
70450	1301 ALBION ST	10/31/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$116,500	35.36	\$347,436	\$69,957	\$87,893	125.0	83.0	0.24	0.24	\$560	\$293,937	\$6.75	125.00	40108	2023R-09483		2026 SOUTH	401
70500	609 MESNARD ST	07/21/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$126,000	31.90	\$372,352	\$93,184	\$70,536	100.0	83.0	0.19	0.19	\$932	\$487,874	\$11.20	100.00	40108	2023R-06017		2026 SOUTH	401
70660	612 CRAIG ST	10/06/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$99,700	31.65	\$300,750	\$84,786	\$70,536	100.0	83.0	0.19	0.19	\$848	\$443,906	\$10.19	100.00	40108	2023R-08747		2026 SOUTH	401
70660	612 CRAIG ST	07/19/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$133,400	39.82	\$300,750	\$104,786	\$70,536	100.0	83.0	0.19	0.19	\$1,048	\$548,618	\$12.59	100.00	40108	2024R-05954		2026 SOUTH	401
71190	608 W HAMPTON ST	06/09/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$112,000	26.99	\$372,381	\$123,495	\$80,876	75.0	127.0	0.22	0.22	\$1,647	\$563,904	\$12.95	75.00	40108	2023R-04859		2026 SOUTH	401
71260	607 W HAMPTON ST	09/19/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$109,500	33.69	\$310,445	\$99,863	\$85,308	81.5	123.6	0.23	0.23	\$1,225	\$432,307	\$9.92	81.50	40108	2023R-08162		2026 SOUTH	401
80040	418 MCMILLAN ST	04/03/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,300	34.88	\$229,363	\$61,028	\$120,391	50.0	284.3	0.33	0.33	\$1,221	\$187,202	\$4.30	50.00	40108	2023R-02953		2026 SOUTH	401
80200	725 ALTAMONT ST	07/16/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$145,800	42.88	\$349,233	\$109,311	\$118,544	140.0	100.0	0.32	0.32	\$781	\$340,533	\$7.82	140.00	40108	2024R-05891		2026 SOUTH	401
80580	907 ALTAMONT ST	06/27/23	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$99,900	33.64	\$291,319	\$89,511	\$83,830	75.0	132.0	0.23	0.23	\$1,193	\$394,322	\$9.05	75.00	40108	2023R-05198		2026 SOUTH	401
80730	323 BLEMHUBER AVE	11/13/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$83,900	32.90	\$251,131	\$60,002	\$56,133	50.0	132.0	0.15	0.15	\$1,200	\$394,750	\$9.06	50.00	40108	2023R-09788		2026 SOUTH	401
80870	423 BLEMHUBER AVE	10/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$70,100	31.16	\$206,147	\$74,986	\$56,133	50.0	132.0	0.15	0.15	\$1,500	\$493,329	\$11.33	50.00	40108	2023R-08748		2026 SOUTH	401
81140	322 JACKSON ST	10/29/24	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,200	44.81	\$221,509	\$42,624	\$56,133	50.0	132.0	0.15	0.15	\$852	\$280,421	\$6.44	50.00	40108	2024R-09087		2026 SOUTH	401
90410	910 CHAMPION ST	09/05/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$152,500	39.10	\$368,317	\$73,015	\$51,332	50.0	121.5	0.14	0.14	\$1,460	\$525,288	\$12.06	50.00	40108	2024R-07509		2026 SOUTH	401
110270	124 ROCK ST	11/27/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$62,600	42.59	\$147,590	\$55,543	\$56,133	50.0	132.0	0.15	0.15	\$1,111	\$365,414	\$8.39	50.00	40108	2024R-09817		2026 SOUTH	401
110830	204 FISHER ST	12/12/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$100,900	44.25	\$236,096	\$48,037	\$56,133	50.0	132.0	0.15	0.15	\$961	\$316,033	\$7.26	50.00	40108	2024R-10567		2026 SOUTH	401
110920	515 S FOURTH ST	08/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,600	32.71	\$215,716	\$37,351	\$28,067	66.0	50.0	0.08	0.08	\$566	\$491,461	\$11.28	66.00	40108	2023R-07490		2026 SOUTH	401
111250	209 W BARAGA AVE	01/03/24	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$111,400	31.83	\$308,035	\$98,098	\$56,133	50.0	132.0	0.15	0.15	\$1,962	\$645,382	\$14.82	50.00	40108	2024R-00102		2026 SOUTH	401
111690	336 ROCK ST	01/08/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$68,800	20.54	\$272,955	\$118,178	\$56,133	50.0	132.0	0.15	0.15	\$2,364	\$777,487	\$17.85	50.00	40108	2024R-00285		2026 SOUTH	401
111970	307 FISHER ST	06/03/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,400	41.69	\$259,060	\$57,073	\$56,133	50.0	132.0	0.15	0.15	\$1,141	\$375,480	\$8.62	50.00	40108	2024R-04655		2026 SOUTH	401
112030	343 FISHER ST	10/19/24	\$232,800	WD	03-ARM'S LENGTH	\$232,800	\$76,100	32.69	\$190,390	\$98,543	\$56,133	50.0	132.0	0.15	0.15	\$1,971	\$648,309	\$14.88	50.00	40108	2024R-08741		2026 SOUTH	401
112060	318 CHAMBERLAIN ST	06/29/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,400	36.75	\$297,053	\$24,080	\$56,133	50.0	132.0	0.15	0.15	\$482	\$158,421	\$3.64	50.00	40108	2023R-05384		2026 SOUTH	401
112090	302 CHAMBERLAIN ST	09/25/23	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$87,300	27.45	\$261,807	\$112,326	\$56,133	50.0	132.0	0.15	0.15	\$2,247	\$738,987	\$16.96	50.00	40108	2023R-08218		2026 SOUTH	401
112150	211 MATHER ST	05/31/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$77,500	31.00	\$180,591	\$130,712	\$61,303	50.0	145.0	0.17	0.17	\$2,614	\$787,422	\$18.08	50.00	40108	2024R-04484		2026 SOUTH	401
112170	225 MATHER ST	05/24/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,300	48.10	\$322,255	\$49,389	\$71,644	50.0	169.0	0.19	0.19	\$988	\$254,582	\$5.84	50.00	40108	2024R-04410		2026 SOUTH	401
120640	520 FISHER ST	05/31/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$93,600	32.84	\$229,126	\$112,007	\$56,133	50.0	132.0	0.15	0.15	\$2,240	\$736,888	\$16.92	50.00	40108	2024R-04488		2026 SOUTH	401
120690	500 FISHER ST	01/06/25	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$125,600	45.42	\$287,521	\$45,112	\$56,133	50.0	132.0	0.15	0.15	\$902	\$296,789	\$6.81	50.00	40108	2025R-00248		2026 SOUTH	401
120720	442 FISHER ST	08/30/24	\$224,600	WD	03-ARM'S LENGTH	\$224,600	\$91,300	40.65	\$213,773	\$66,960	\$56,133	50.0	132.0	0.15	0.15	\$1,339	\$440,526	\$10.11	50.00	40108	2024R-07345		2026 SOUTH	401
514960	442 MCMILLAN ST	03/14/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,400	47.53	\$100,818	\$85,000	\$100,818	0.0	0.0	0.55	0.55	#DIV/0!	\$155,678	\$3.57	0.00	40108	2025R-01896		2026 SOUTH	402
515452	1302 PIONEER RD	02/28/25	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$173,700	42.68	\$456,964	\$104,771	\$154,735	0.0	0.0	0.42	0.42	#DIV/0!	\$250,050	\$5.74	0.00	40108	2025R-01497		2026 SOUTH	401
800020	801 GROVE ST	05/17/24	\$420,000	OTH	03-ARM'S LENGTH	\$420,000	\$188,200	44.81	\$432,961	\$91,181	\$104,142	84.0	146.0	0.28	0.28	\$1,085	\$323,337	\$7.42	84.00	40108	2024R-04124		2026 SOUTH	401
1120020	443 BLEMHUBER AVE	06/17/24	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$221,200	38.81	\$603,834	\$107,507	\$141,441	139.0	120.0	0.38	0.38	\$773	\$280,697	\$6.44	139.00	40108	2024R-04981		2026 SOUTH	401
1120150	516 BLEMHUBER AVE	07/18/24	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$286,300	40.61	\$773,626	\$112,699	\$181,325	137.0	156.0	0.49	0.49	\$823	\$229,530	\$5.27	137.00	40108	2024R-05889		2026 SOUTH	401
<b>Totals:</b>			<b>\$11,590,296</b>			<b>\$11,590,296</b>	<b>\$4,232,900</b>		<b>\$11,354,566</b>	<b>\$3,179,765</b>	<b>\$2,944,035</b>	<b>2,535.5</b>		<b>8.25</b>	<b>8.25</b>									
						<b>Sale. Ratio =&gt;</b>		<b>36.52</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>6.22</b>		<b>per FF=&gt;</b>		<b>\$1,254</b>		<b>per Net Acre=&gt;</b>		<b>385,659.79</b>		<b>per SqFt=&gt;</b>		<b>\$8.85</b>				

PER ACRE	
1 \$	385,660
1.5 \$	578

2026 SOUTHWEST LAND VALUE ANALYSIS

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	Land Table	Class	
140330	902 WILSON ST	10/08/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$87,700	35.08	\$200,786	\$107,994	\$58,780	73.0	112.5	0.19	0.19	\$1,479	\$571,397	\$13.12	73.00	40109	2024R-08439		2026 SOUTHWEST	401	
800060	631 FOREST PARK DR	08/13/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$188,800	42.91	\$455,863	\$132,487	\$148,350	148.3	140.0	0.48	0.48	\$893	\$277,751	\$6.38	148.30	40109	2024R-07118		2026 SOUTHWEST	401	
800320	614 FOREST PARK DR	10/29/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$172,200	44.15	\$403,902	\$113,921	\$127,823	104.0	171.9	0.41	0.41	\$1,095	\$277,180	\$6.36	104.00	40109	2024R-08999		2026 SOUTHWEST	401	
840080	8 SPECKER CIR	06/06/23	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$182,800	43.01	\$450,505	\$51,002	\$76,507	80.4	133.0	0.25	0.25	\$634	\$207,325	\$4.76	80.42	40109	2023R-05009		2026 SOUTHWEST	401	
840190	19 SPECKER CIR	05/17/24	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$170,800	36.34	\$420,297	\$204,895	\$155,192	124.2	175.0	0.50	0.50	\$1,650	\$410,611	\$9.43	124.19	40109	2024R-04778		2026 SOUTHWEST	401	
870220	1609 ALTAMONT ST	10/23/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$208,800	38.67	\$491,905	\$113,717	\$65,622	92.0	100.0	0.21	0.21	\$1,236	\$538,943	\$12.37	92.00	40109	2024R-08791		2026 SOUTHWEST	401	
900100	10 GROVE HILL CT	07/01/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,500	36.75	\$336,353	\$122,977	\$74,330	104.1	100.0	0.24	0.24	\$1,181	\$514,548	\$11.81	104.12	40109	2024R-05339		2026 SOUTHWEST	401	
940020	1729 ALTAMONT ST	06/14/24	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$208,400	37.15	\$524,595	\$137,482	\$101,077	105.0	135.0	0.33	0.33	\$1,309	\$423,022	\$9.71	105.00	40109	2024R-04944		2026 SOUTHWEST	401	
1050480	1750 HARBOUR VIEW DR	05/19/24	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$586,900	46.95	\$1,208,180	\$644,239	\$602,419	0.0	0.0	1.94	1.94	#DIV/0!	\$332,596	\$7.64	0.00	40109	2024R-04204		2026 SOUTHWEST	401	
1080030	1603 ALTAMONT ST	07/31/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,600	39.68	\$745,179	\$73,626	\$378,805	0.0	0.0	1.22	1.22	#DIV/0!	\$60,448	\$1.39	0.00	40109	2023R-06331		2026 SOUTHWEST	401	
<b>Totals:</b>			<b>\$5,151,000</b>			<b>\$5,151,000</b>	<b>\$2,122,500</b>		<b>\$5,237,565</b>	<b>\$1,702,340</b>	<b>\$1,788,905</b>	<b>831.0</b>		<b>5.75</b>	<b>5.75</b>										
								Sale. Ratio =>	<b>41.21</b>	Average				Average		Average									
								Std. Dev. =>	<b>3.96</b>	per FF=>				<b>\$2,048</b>	per Net Acre=>		<b>295,956.19</b>	per SqFt=>		<b>\$6.79</b>					

PER ACRE	
1	\$ 295,956
1.5	\$ 443,934
2	\$ 591,912
2.5	\$ 739,890
3	\$ 887,869
4	\$ 1,183,825
5	\$ 1,479,781
7	\$ 2,071,693
10	\$ 2,959,562
15	\$ 4,439,343
20	\$ 5,919,124
25	\$ 7,398,905
30	\$ 8,878,686
40	\$ 11,838,248
50	\$ 14,797,809
100	\$ 29,595,619