

Good

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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		
10-093-00-098-00	2119 MICHIGAN AV	04/30/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$97,700	59.25	\$195,437	\$24,849	\$55,386	153.0	94.6	0.33	0.33	\$162	\$74,846	\$1.72	153.00		P 690/60		
10-061-50-005-00	1020 WARBLER LN	11/12/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$106,200	56.19	\$212,469	\$22,505	\$45,974	127.0	164.0	0.48	0.48	\$177	\$47,082	\$1.08	127.00		PE 691/1577		
10-102-00-046-01	422 HUSTON ST	08/30/21	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$124,200	52.74	\$248,366	\$23,334	\$36,200	100.0	132.0	0.30	0.30	\$233	\$77,010	\$1.77	100.00		Y 691/37		
10-066-00-093-00	119 HURON PL	08/19/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,100	72.40	\$36,200	\$25,000	\$36,200	100.0	125.0	0.29	0.29	\$250	\$87,108	\$2.00	100.00		P 693/2157		
10-105-00-031-00	240 LANSING ST	04/07/21	\$154,654	WD	03-ARM'S LENGTH	\$154,654	\$81,400	52.63	\$162,892	\$46,062	\$54,300	150.0	200.0	0.69	0.69	\$307	\$66,853	\$1.53	150.00		P 689/2462		
10-038-00-001-00	216 JONATHAN DR	07/06/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$96,400	50.76	\$192,809	\$31,843	\$34,752	96.0	111.0	0.25	0.25	\$332	\$129,971	\$2.98	96.00		P 690/1474		
10-063-00-014-00	800 EVART ST	06/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$177,800	46.18	\$355,511	\$104,260	\$74,771	293.0	204.5	1.38	1.38	\$356	\$75,770	\$1.74	293.00		PE 693/808		
10-066-00-187-00	130 OTSEGO PL	09/24/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,000	50.03	\$160,021	\$28,839	\$28,960	80.0	125.0	0.23	0.23	\$360	\$125,387	\$2.88	80.00		P 691/496		
10-066-00-135-00	115 WINONA PL	10/10/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$137,400	49.96	\$274,800	\$32,780	\$32,580	90.0	125.0	0.26	0.26	\$364	\$127,054	\$2.92	90.00		P 694/214		
10-067-00-040-00	919 STIMSON ST	04/01/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,500	48.05	\$196,954	\$61,622	\$53,576	148.0	132.0	0.45	0.45	\$416	\$137,549	\$3.16	148.00		PE 689/1721		
10-067-00-113-00	409 S CARMEL ST	03/17/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$62,200	44.11	\$124,443	\$52,757	\$36,200	100.0	132.0	0.30	0.30	\$528	\$174,116	\$4.00	100.00		PE 694/2645		
10-053-00-016-00	907 CHESTNUT ST	12/03/21	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$59,500	46.30	\$119,066	\$27,534	\$18,100	50.0	125.0	0.14	0.14	\$551	\$192,545	\$4.42	50.00		OR 691/2049		
10-066-00-285-00	215 OTSEGO PL	12/23/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$63,000	44.06	\$126,010	\$45,950	\$28,960	80.0	125.0	0.23	0.23	\$574	\$199,783	\$4.59	80.00		P 691/2527		
10-066-00-237-00	2310 MOHAWK PL	06/28/22	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$52,700	39.33	\$105,418	\$73,832	\$45,250	125.0	100.0	0.29	0.29	\$591	\$257,254	\$5.91	125.00		P 693/976		
10-052-00-129-00	916 CHESTNUT ST	08/26/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$30,000	41.67	\$60,093	\$29,826	\$17,919	49.5	165.0	0.19	0.19	\$603	\$158,649	\$3.64	49.50		OR 693/2287		
10-090-00-070-00	209 ALEXANDER ST	10/15/21	\$113,300	WD	03-ARM'S LENGTH	\$113,300	\$50,500	44.57	\$100,929	\$30,471	\$18,100	50.0	100.0	0.12	0.12	\$609	\$264,965	\$6.08	50.00		Y 691/955		
10-067-00-118-00	412 CRESTVIEW PL	10/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$94,600	45.05	\$189,287	\$50,035	\$29,322	81.0	132.0	0.25	0.25	\$618	\$204,224	\$4.69	81.00		PE 691/1129		
10-038-00-007-00	205 JONATHAN DR	11/15/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$116,100	45.53	\$232,277	\$53,493	\$30,770	85.0	111.0	0.22	0.22	\$629	\$246,512	\$5.66	85.00		P 691/1597		
10-105-00-055-00	103 KENTUCKY AV	05/04/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,800	40.44	\$145,511	\$81,187	\$46,698	129.0	149.0	0.44	0.44	\$629	\$184,098	\$4.23	129.00		P 690/321		
10-053-00-005-00	715 CHESTNUT ST	07/26/21	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$55,000	41.83	\$110,066	\$45,326	\$23,892	66.0	158.0	0.24	0.24	\$687	\$189,649	\$4.35	66.00		OR 690/1965		
Totals:			\$3,492,154			\$3,492,154	\$1,674,100		\$3,348,559	\$891,505	\$747,910	2,152.5		7.05	7.05								
								Sale. Ratio =>	47.94					Average per FF=>	\$414			Average per Net Acre=>	126,382.90			Average per SqFt=>	\$2.90
								Std. Dev. =>	7.67					USED	\$			414					