

MICHIGAN / MAIN FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	10%	NEW FF	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
MN-DOD-01-08	508 S MICHIGAN AVE	09/24/21	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$32,250	\$323	\$86,700	40.33	\$173,436	\$58,264	\$16,700	100.0	458.0	0.53	0.26	\$583	\$110,979	\$2.55	100.00
MN-STVNT-01	413 W MAIN ST	11/12/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$22,990	\$174	\$114,300	49.72	\$228,667	\$26,973	\$25,740	132.0	150.0	0.46	0.46	\$204	\$59,281	\$1.36	132.00
MNT-10-2104	302 E MAIN ST	06/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$15,000	\$163	\$57,700	38.47	\$115,338	\$52,602	\$17,940	92.0	140.0	0.30	0.30	\$572	\$177,709	\$4.08	92.00
MN-RAL-R-04	306 S MICHIGAN AV	04/14/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$12,900	\$258	\$38,500	44.77	\$76,955	\$17,395	\$8,350	50.0	166.0	0.19	0.19	\$348	\$91,073	\$2.09	50.00
MN-S-MQ-G05	703 S MICHIGAN AV	07/08/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$15,750	\$158	\$41,600	39.62	\$83,238	\$38,462	\$16,700	100.0	150.0	0.34	0.34	\$385	\$111,808	\$2.57	100.00
MNT-09-1103	101 SOUTH ST	02/21/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$25,500	\$283	\$39,300	23.12	\$78,683	\$106,347	\$15,030	90.0	150.0	0.31	0.31	\$1,182	\$343,055	\$7.88	90.00
Totals:			\$955,900			\$955,900			\$378,100		\$756,317	\$300,043	\$100,460	564.0		2.12	1.86				
									Sale. Ratio =>	39.55	Average per FF=>		\$532	Average per Net Acre=>		141,462.99	Average per SqFt=>		\$3.25		
									Std. Dev. =>	8.97											
						AVE	\$226														
						USE	\$226														

SIDE STREET FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	10%	NEW FF	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
MN-STVNT-28	416 SOUTH ST	09/16/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$16,500	\$110	8532.83	30.79	\$101,519	\$86,881	\$23,400	150.0	150.0	0.52	0.52	\$579	\$168,048	\$3.86	150.00
MNT-04-4423	107 WEST ST	05/27/22	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$24,490	\$120	7527.93	41.94	\$205,482	\$71,242	\$31,824	204.0	300.0	1.41	1.41	\$349	\$50,706	\$1.16	204.00
MN-HF-02-01	201 DIVISION ST	11/15/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$14,500	\$145	5032.83	47.66	\$138,161	\$22,439	\$15,600	100.0	144.0	0.33	0.33	\$224	\$67,792	\$1.56	100.00
MN-M-DV-020	105 E ELM ST	06/16/21	\$152,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$152,000	\$15,200	\$152	4332.83	50.13	\$152,348	\$15,252	\$15,600	100.0	462.0	0.53	0.23	\$153	\$28,777	\$0.66	100.00
MN-HF-03-10A	304 WEST ST	07/08/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$7,900	\$158	3732.83	46.20	\$73,055	\$13,745	\$7,800	50.0	100.0	0.12	0.12	\$275	\$119,522	\$2.74	50.00
MN-STVNT-03	101 INDIANA AV	12/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$20,000	\$278	8244.94	46.30	\$185,122	\$26,110	\$11,232	72.0	150.0	0.25	0.25	\$363	\$105,282	\$2.42	72.00
MN-CC-06-05	306 W ELM ST	12/22/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$14,990	\$300	10447.17	31.15	\$93,329	\$64,371	\$7,800	50.0	144.0	0.17	0.17	\$1,287	\$390,127	\$8.96	50.00
MN-CC-05-08	303 W ELM ST	09/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$15,000	\$300	10467.17	44.73	\$134,268	\$23,532	\$7,800	50.0	144.0	0.17	0.17	\$471	\$142,618	\$3.27	50.00
Totals:			\$1,285,800			\$1,285,800			\$541,700		\$1,083,284	\$323,572	\$121,056	776.0		3.48	3.18				
									Sale. Ratio =>	42.13	Average per FF=>		\$417	Average per Net Acre=>		93,087.46	Average per SqFt=>		\$2.14		
									Std. Dev. =>	7.41											
						AVE	\$195														
						USE	\$195														