

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-036-200-004-00	1515 BOMAN	02/26/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$101,500	32.22	\$252,258
070-036-301-003-01	1634 DEERHAVEN	09/13/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$98,000	36.43	\$220,529
070-061-000-010-00	1576 PIONEER	11/03/23	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$30,300	30.30	\$77,000
070-111-000-002-00	4318 MOHAWK	03/08/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$63,400	32.85	\$150,637
070-111-000-008-01	4340 MOHAWK	08/11/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$66,200	38.05	\$152,881
070-111-000-039-00	4486 MOHAWK	07/24/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$149,800	62.42	\$272,712
070-112-000-050-00	4506 MOHAWK	11/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$62,000	31.79	\$178,896
070-120-000-067-00	4719 EAST SHORE	01/03/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$76,900	59.15	\$151,711
070-120-000-079-00	4767 EAST SHORE	04/24/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$53,000	28.27	\$172,487
070-120-000-082-00	4785 EAST SHORE	01/16/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,200	46.26	\$139,865
070-120-000-089-00	4835 EAST SHORE	03/21/25	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,300	43.26	\$274,652
070-130-000-025-10	1249 OJIBWAY	07/27/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$92,600	37.04	\$230,937
070-130-000-025-10	1249 OJIBWAY	05/23/24	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$100,400	36.91	\$230,937
070-147-000-028-00	4371 ROSE	04/07/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$171,800	40.42	\$412,852
070-147-000-028-00	4371 ROSE	10/21/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$187,800	46.95	\$412,852
070-150-000-002-00	4686 MOHAWK	06/17/25	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$131,300	55.87	\$253,072
070-160-000-005-00	1543 LOEBRICH	08/22/25	\$344,500	WD	03-ARM'S LENGTH	\$344,500	\$167,000	48.48	\$330,406
070-160-000-015-00	1621 LOEBRICH	11/15/24	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$109,000	60.89	\$205,307
070-241-000-003-00	4138 PINE	08/13/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,800	42.62	\$246,261
070-241-000-018-00	1417 SIOUX	06/28/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,500	50.94	\$181,760
070-147-000-027-00	4367 ROSE	04/11/23	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$131,700	36.18	\$323,781
070-250-000-016-00	1661 RIVERSIDE	05/31/24	\$165,400	WD	03-ARM'S LENGTH	\$165,400	\$97,800	59.13	\$202,323
070-290-000-011-00	1049 PINEWAY	06/13/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,000	42.67	\$193,584
070-290-000-014-00	1077 PINEWAY	06/03/25	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$181,900	44.69	\$397,023
070-291-000-039-00	4166 SCOTT	06/30/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$145,200	45.38	\$295,885
070-291-000-041-00	4158 SCOTT	09/30/25	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$187,600	61.11	\$317,195
<b>Totals:</b>			<b>\$6,517,400</b>			<b>\$6,517,400</b>	<b>\$2,870,000</b>		<b>\$6,277,803</b>
								<b>Sale. Ratio =&gt;</b>	<b>44.04</b>
								<b>Std. Dev. =&gt;</b>	<b>10.42</b>

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$174,994	\$112,252	93.5	186.6	0.41	0.41	\$1,871	\$428,907	\$9.85	90.00	
\$184,071	\$135,600	113.0	590.0	1.53	1.53	\$1,629	\$120,229	\$2.76	113.00	
\$100,000	\$72,000	60.0	167.0	0.23	0.23	\$1,667	\$434,783	\$9.98	60.00	
\$110,763	\$68,400	57.0	168.0	0.22	0.22	\$1,943	\$503,468	\$11.56	57.00	
\$105,119	\$84,000	70.0	249.0	0.40	0.40	\$1,502	\$262,798	\$6.03	70.00	
\$99,288	\$132,000	110.0	225.0	0.57	0.57	\$903	\$174,803	\$4.01	110.00	
\$109,304	\$93,200	77.7	134.5	0.24	0.24	\$1,407	\$451,669	\$10.37	76.50	
\$50,289	\$72,000	60.0	188.0	0.26	0.26	\$838	\$194,166	\$4.46	60.00	
\$108,613	\$93,600	78.0	173.0	0.31	0.31	\$1,392	\$350,365	\$8.04	78.00	
\$66,335	\$91,200	76.0	183.0	0.32	0.32	\$873	\$207,947	\$4.77	76.00	
\$121,568	\$111,220	92.7	182.9	0.32	0.32	\$1,312	\$377,540	\$8.67	124.62	
\$111,619	\$92,556	77.1	185.4	0.30	0.30	\$1,447	\$367,168	\$8.43	88.79	
\$133,619	\$92,556	77.1	185.4	0.30	0.30	\$1,732	\$439,536	\$10.09	88.79	
\$116,604	\$104,456	87.0	249.5	0.49	0.49	\$1,340	\$238,943	\$5.49	90.57	
\$91,604	\$104,456	87.0	249.5	0.49	0.49	\$1,052	\$187,713	\$4.31	90.57	
\$152,488	\$170,560	142.1	242.5	0.71	0.71	\$1,073	\$214,169	\$4.92	170.70	
\$156,350	\$142,256	118.5	220.7	0.59	0.59	\$1,319	\$265,000	\$6.08	122.92	
\$60,093	\$86,400	72.0	248.0	0.41	0.41	\$835	\$146,568	\$3.36	72.00	
\$109,739	\$96,000	80.0	100.0	0.18	0.18	\$1,372	\$596,408	\$13.69	80.00	
\$94,480	\$116,240	96.9	108.0	0.22	0.22	\$975	\$437,407	\$10.04	116.00	
\$144,219	\$104,000	86.7	278.9	0.54	0.54	\$1,664	\$265,108	\$6.09	90.00	
\$111,477	\$148,400	123.7	150.0	0.44	0.44	\$901	\$253,934	\$5.83	116.00	
\$125,760	\$94,344	78.6	217.1	0.45	0.45	\$1,600	\$278,847	\$6.40	54.98	
\$132,777	\$122,800	102.3	225.4	0.54	0.54	\$1,297	\$247,718	\$5.69	100.00	
\$139,775	\$115,660	96.4	353.0	0.64	0.64	\$1,450	\$218,398	\$5.01	131.11	
\$188,189	\$198,384	165.3	293.8	1.01	1.01	\$1,138	\$187,253	\$4.30	197.98	
<b>\$3,099,137</b>	<b>\$2,854,540</b>	<b>2,378.8</b>		<b>12.12</b>	<b>12.12</b>					
	<b>Average per FF=&gt;</b>	<b>\$1,303</b>		<b>Average per Net Acre=</b>	<b>255,704.37</b>	<b>Average per SqFt=&gt;</b>		<b>\$5.87</b>		
		<b>Used \$1300/ff</b>		<b>\$1200/ff in 2025</b>						

