

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.		Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/F		Dollars/Sq		Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
								Sale	Cur. Appraisal							F	Dollars/Acre	Ft									
19-20-200-006	1464 E GARDNER AVE	08/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,800	53.80	\$107,623	\$44,903	\$52,526	150.1	482.5	1.02	1.03	\$299	\$43,851	\$1.01	140.00	0004	490/3555		RIVER	8/31/2023	401	AVERAGE BANK	
19-20-200-006	1464 E GARDNER AVE	07/10/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$56,100	28.06	\$112,197	\$140,229	\$52,526	150.1	482.5	1.02	1.03	\$934	\$136,942	\$3.14	140.00	0004	493/3782		RIVER	8/31/2023	401	AVERAGE BANK	
19-20-200-011	1516 E GARDNER AVE	08/25/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$339,800	59.10	\$679,603	\$38,832	\$143,435	409.8	880.0	7.48	7.37	\$95	\$5,195	\$0.12	370.00	0004	485/4966,486/6281		RIVER	6/18/2020	401	AVERAGE BANK	
19-20-200-012	7417 S WALNUT AVE	11/17/21	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$56,600	30.11	\$113,262	\$104,623	\$29,885	16.5	176.0	5.87	5.87	\$6,328	\$17,832	\$0.41	7.00	0003	486/5349		RIVER	6/18/2020	401	AVERAGE BANK	
19-24-400-009		02/24/23	\$128,884	WD	03-ARM'S LENGTH	\$128,884	\$64,400	49.97	\$128,884	\$128,884	\$66.5	1100.0	13.64	13.64	\$228	\$9,452	\$0.22	540.00	0003	491/9362		RIVER	7/26/2019	402	AVERAGE BANK		
										\$457,471	1,293.0																
										<b>\$354 per FF Average bank</b>																	
										2023 used: \$350 per FF																	
										2024 use: \$350																	
19-14-300-001	3210 E RIVERS EDGE	10/06/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$210,000	41.58	\$420,013	\$175,161	\$90,174	225.4	300.0	1.03	1.03	\$777	\$169,565	\$3.89	150.00	0004	485/8090		RIVER	7/23/2019	401	HIGH BANK	
19-14-300-016	3274 E RIVERS EDGE	03/16/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$92,800	41.06	\$185,685	\$167,904	\$127,589	319.0	301.0	2.07	2.07	\$526	\$80,996	\$1.86	300.00	0004	487/8736, CT 8727		RIVER	7/23/2019	401	HIGH BANK	
19-14-400-034	6838 S BUD LN	09/17/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$193,100	34.48	\$423,361	\$234,730	\$98,091	280.3	660.0	2.77	2.77	\$838	\$84,648	\$1.94	183.00	0004	485/6354	19-14-400-028	RIVER	7/25/2019	401	HIGH BANK	
19-15-400-019	S HAZELWOOD AVE	10/09/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$61,000	55.45	\$121,998	\$110,000	\$121,998	305.0	410.0	2.35	2.35	\$361	\$46,749	\$1.07	250.00	0004	494/4351		RIVER	NOT INSPECTED	402	HIGH BANK	
19-20-410-023	7661 S SNAKE RIDGE	01/04/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$186,700	62.23	\$373,365	\$62,059	\$135,424	384.7	1735.7	14.58	10.28	\$161	\$4,256	\$0.10	258.00	0004	487/1984	19-20-410-014, 19-20-410-030	RIVER	7/27/2020	401	HIGH BANK	
19-22-100-003	2416 E 72ND ST	05/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$185,300	51.47	\$370,645	\$198,640	\$209,285	780.9	300.0	65.50	65.50	\$254	\$3,033	\$0.07	1,800.00	0003	483/5656		RIVER	9/16/2021	401	HIGH BANK	
19-27-200-027	3001 E 82ND ST	12/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$194,300	49.82	\$388,528	\$125,053	\$123,581	309.0	940.0	4.32	4.44	\$405	\$28,974	\$0.67	200.00	0004	486/8930		RIVER	5/17/2023	401	HIGH BANK	
19-27-200-027	3001 E 82ND ST	03/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$194,300	48.58	\$388,528	\$135,053	\$123,581	309.0	940.0	4.32	4.44	\$437	\$31,291	\$0.72	200.00	0004	491/9952		RIVER	5/17/2023	401	HIGH BANK	
19-27-200-034	2997 E 82ND ST	07/28/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,000	43.78	\$161,918	\$88,977	\$75,895	189.7	200.0	0.55	0.55	\$522	\$179,632	\$4.12	120.00	0004	484/7454		RIVER	7/4/1989	401	HIGH BANK	
										\$1,307,577	3,102.9																
										<b>\$421 per FF High bank</b>																	
										2023 used: \$400 per FF																	
										2024 use: \$425 per FF																	
19-20-120-001	821 E ELM ST	09/09/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$159,300	47.55	\$318,600	\$104,127	\$87,727	146.2	277.5	2.36	2.36	\$712	\$44,122	\$1.01	196.00	0004	485/5763		RIVER	10/28/2022	401	SUBDIVISIONS	
19-20-120-017	955 E ELM ST	10/02/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$193,700	43.04	\$387,465	\$128,062	\$65,527	109.2	350.0	0.92	0.92	\$1,173	\$139,198	\$3.20	141.00	0004	494/3880		RIVER	6/19/2020	401	SUBDIVISIONS	
19-22-177-012	2553 E MAIN ST	08/23/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$68,900	50.66	\$137,823	\$46,142	\$47,965	79.9	308.0	0.46	0.46	\$577	\$100,309	\$2.30	76.00	0004	485/3217		RIVER	9/9/2021	401	SUBDIVISIONS	
19-22-177-024	7516 S MAIN ST	05/25/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,300	48.67	\$14,596	\$15,000	\$14,596	69.5	190.0	0.26	0.26	\$216	\$57,252	\$1.31	60.00	0004	492/8228		RIVER	12/6/2019	402	SUBDIVISIONS	
19-22-177-039	7480 S MAIN ST	07/01/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$195,500	51.46	\$391,021	\$67,170	\$78,291	130.5	288.0	1.09	1.09	\$515	\$61,567	\$1.41	230.00	0004	484/3590		RIVER	9/2/2021	401	SUBDIVISIONS	
19-22-301-012	7771 S MUSKEGON BLVD	03/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$128,000	36.57	\$255,900	\$153,918	\$59,818	99.7	383.5	0.88	0.88	\$1,544	\$174,907	\$4.02	100.00	0004	492/915		RIVER	9/15/2021	401	SUBDIVISIONS	
19-22-301-013		11/30/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$29,900	66.44	\$59,712	\$45,000	\$59,712	99.5	379.0	0.87	0.87	\$452	\$51,724	\$1.19	100.00	0004	487/1063,CT1048,1055		RIVER	7/4/1989	402	SUBDIVISIONS	
19-22-301-013		06/12/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,900	33.22	\$59,712	\$90,000	\$59,712	99.5	379.0	0.87	0.87	\$904	\$103,448	\$2.37	100.00	0004	493/1052		RIVER	7/4/1989	402	SUBDIVISIONS	
19-22-377-001	7610 S MAIN ST	05/21/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$91,700	45.62	\$183,498	\$62,448	\$44,946	74.9	120.0	0.22	0.22	\$834	\$283,855	\$6.52	80.00	0004	483/8142		RIVER	9/2/2021	401	SUBDIVISIONS	
19-22-377-002	7628 S MAIN ST	11/11/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$166,000	53.55	\$332,054	\$27,635	\$49,689	82.8	147.0	0.31	0.31	\$334	\$89,145	\$2.05	92.00	0004	490/9558		RIVER	9/27/2023	401	SUBDIVISIONS	
19-22-377-002	7628 S MAIN ST	09/12/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$178,200	46.29	\$356,443	\$78,246	\$49,689	82.8	147.0	0.31	0.31	\$945	\$252,406	\$5.79	92.00	0004	494/1385		RIVER	9/27/2023	401	SUBDIVISIONS	
19-27-100-003		12/06/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$85,900	45.23	\$41,012	\$189,900	\$41,012	83.3	165.0	0.23	0.34	\$2,279	\$811,538	\$18.63	90.00	0004	491/1942	19-27-100-004	RIVER	7/4/1989	401	SUBDIVISIONS	
19-27-100-004	8022 S MAIN ST	12/06/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$104,000	54.77	\$207,981	\$47,933	\$66,014	151.7	335.0	0.58	0.23	\$316	\$83,362	\$1.91	150.00	0004	491/1942	19-27-100-003	RIVER	9/1/2021	401	SUBDIVISIONS	
19-27-100-017	8068 S MAIN ST	12/22/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,400	52.97	\$174,823	\$73,113	\$82,936	138.2	260.0	1.46	1.46	\$529	\$50,215	\$1.15	160.00	0004	487/1596		RIVER	9/1/2021	401	SUBDIVISIONS	
										\$1,128,694	1,447.9																
										<b>\$780 per FF Subdivision on River</b>																	
										2023 used: \$600 per FF																	
										2024 use: \$700 per FF																	
<b>Totals:</b>			<b>\$7,469,484</b>			<b>\$7,469,484</b>	<b>\$3,494,900</b>	<b>46.79</b>	<b>\$6,896,250</b>	<b>\$4,658,790</b>	<b>\$2,322,808</b>	<b>10,239.8</b>	<b>137.34</b>	<b>132.96</b>													
								<b>Sale, Ratio =&gt;</b>	<b>46.79</b>	<b>Average</b>		<b>per FF=&gt;</b>	<b>\$455</b>	<b>Average</b>		<b>per Net Ac</b>	<b>33,922.57</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$0.78</b>						
								<b>Std. Dev. =&gt;</b>	<b>9.19</b>																		