

City of Milan Residential Land Value Analysis 2024

County	Land Table	2023 FF	2023 Site Value	2023 AC	2024 Rec FF	2024 Rec Site Value	2024 REC AC	2024 FF	2024 Site Value	2024 AC	Comments
X	Uptown	N/A	\$ 50,000	N/A	N/A	\$ 61,238	N/A	N/A	\$ 61,200	N/A	
X	Cherry Lane Condos	N/A	\$ 20,500	N/A	N/A	\$ 44,513	N/A	N/A	\$ 44,500	N/A	
X	Green Tree Sub	N/A	\$ 50,000	N/A	N/A	\$ 65,196	N/A	N/A	\$ 65,200	N/A	
x	Hannum's & Phillips	N/A	\$ 44,000	N/A	N/A	\$ 57,702	N/A	N/A	\$ 57,700	N/A	
X	Ideal Area	N/A	\$ 40,000	N/A	\$ 624	N/A	N/A	\$ 625	N/A	N/A	Changed from Site value to FF
X	Main Street North	N/A	\$ 40,000	N/A	N/A	\$ 40,239	N/A	N/A	\$ 40,200	N/A	
X	Main Street South	N/A	\$ 40,000	N/A	N/A	\$ 40,009	N/A	N/A	\$ 40,000	N/A	
X	Meadowbrook	N/A	\$ 50,000	N/A	N/A	\$ 65,938	N/A	N/A	\$ 65,900	N/A	
X	Milan Crossing	N/A	\$ 40,000	N/A	N/A	\$ 50,944	N/A	N/A	\$ 50,900	N/A	
X	Northside Addition	N/A	\$ 45,000	N/A	N/A	\$ 42,180	N/A	N/A	\$ 42,200	N/A	
X	River Point Court	N/A	\$ 34,000	N/A	N/A	\$ 44,123	N/A	N/A	\$ 44,100	N/A	Utilized sales outside study period due to lack of sales.
X	Riverside Subdivision	N/A	\$ 34,000	N/A	N/A	\$ 45,750	N/A	N/A	\$ 45,800	N/A	
X	Supervisor Plat Eastside	N/A	\$ 45,000	N/A	N/A	\$ 44,952	N/A	N/A	\$ 45,000	N/A	
X	The Enclave	N/A	\$ 49,000	N/A	N/A	\$ 66,492	N/A	N/A	\$ 66,500	N/A	
X	Yorkshire Square	N/A	\$ 26,000	N/A	N/A	\$ 25,792	N/A	N/A	\$ 25,800	N/A	
X	Wanty	N/A	\$ 38,000	N/A	N/A	\$ 41,642	N/A	N/A	\$ 41,600	N/A	
Monroe											
X	Allen Rd #3	N/A	\$ 47,500	N/A	N/A	\$ 47,606	N/A	N/A	\$ 47,600	N/A	
X	Anderson St #1	N/A	\$ 32,500	N/A	N/A	\$ 44,079	N/A	N/A	\$ 44,100	N/A	
X	Eagle Springs	N/A	\$ 47,500	N/A	N/A	\$ 63,451	N/A	N/A	\$ 63,500	N/A	
X	Glendale Farms	N/A	\$ 48,000	N/A	N/A	\$ 59,649	N/A	N/A	\$ 59,600	N/A	
X	Ann Marie Homesteads	N/A	\$ 42,500	N/A	N/A	\$ 63,214	N/A	N/A	\$ 63,200	N/A	
X	Main #5	N/A	\$ 40,000	N/A	N/A	\$ 46,397	N/A	N/A	\$ 46,400	N/A	
X	Milan Commons Condos	N/A	\$ 22,000	N/A	N/A	\$ 28,484	N/A	N/A	\$ 28,500	N/A	
X	Mill Race Shores	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Mobile Home Park.
X	Platt Area	N/A	\$ 40,000	N/A	\$ 513	\$ 49,220	N/A	\$ 510	\$ 49,200	N/A	Utilized sales outside study period due to lack of sales.
X	Scottsdale	N/A	\$ 55,000	N/A	N/A	\$ 63,975	N/A	N/A	\$ 64,000	N/A	
X	Stonehaven	N/A	\$ 32,700	N/A	N/A	\$ 37,732	N/A	N/A	\$ 37,750	N/A	
X	Wabash #4	N/A	\$ 30,000	N/A	N/A	\$ 41,149	N/A	N/A	\$ 41,100	N/A	
X	Monroe Acreage										
Limited sales. Necessary to use other communities for evaluation	15 Acres	N/A	N/A	\$ 110,600	N/A	N/A	\$ 106,939	N/A	N/A	\$ 106,940	
	20 Acres	N/A	N/A	\$ 116,200	N/A	N/A	\$ 108,778	N/A	N/A	\$ 108,800	
	25 Acres	N/A	N/A	\$ 130,000	N/A	N/A	\$ 135,972	N/A	N/A	\$ 135,975	
	40 Acres	N/A	N/A	\$ 142,400	N/A	N/A	\$ 155,258	N/A	N/A	\$ 155,250	
	50 Acres	N/A	N/A	\$ 183,800	N/A	N/A	\$ 194,072	N/A	N/A	\$ 194,075	
	100 Acres	N/A	N/A	\$ 455,000	N/A	N/A	\$ 445,301	N/A	N/A	\$ 445,300	

Totals:	\$402,053	\$11,352,140		\$7,717,891	\$4,621,188	964.03	\$4,292,816	35,991.65
			Sale. Ratio =>	59.88			Average	
			Std. Dev. =>	20.13			per Net Acre=>	\$ 4,453.01

Wabash #4

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	Other Parcels in Sale	Land Table	Inspected Date
53 040 177 00	334 WABASH ST	11/30/2021	\$174,995	OTH	03-ARM'S LENGTH	\$174,995	\$68,900	39.37	\$150,344	\$54,651	\$30,000	66.0	0.0	0.00	0.00	\$828	#DIV/0!	#DIV/0!	66.00	'WA #4		WABASH #4	08/15/2012
53 040 182 00	242 WABASH ST	09/21/2022	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$98,300	46.81	\$212,353	\$27,647	\$30,000	132.0	161.0	0.49	0.49	\$209	\$56,654	\$1.30	132.00	'WA #4		WABASH #4	05/14/1991
Totals:			\$384,995			\$384,995	\$167,200		\$362,697	\$82,298	\$60,000	198.0		0.49	0.49								
								Sale. Ratio =>	43.43		Average			Average				Average					
								Std. Dev. =>	5.26		Site Value	\$41,149		per Net Acre=>	168,643.44			per SqFt=>	\$3.87				

Stonehaven

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	Other Parcels in Sale	Land Table		
53 075 009 00	466 STONEHAVEN CT	06/21/2021	\$145,900	PTA	03-ARM'S LENGTH	\$145,900	\$59,200	40.58	\$129,629	\$48,971	\$32,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'STONE		STONEHAVEN		
53 075 017 00	453 STONEHAVEN CT	06/18/2021	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,400	42.59	\$156,450	\$46,250	\$32,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'STONE		STONEHAVEN		
53 075 030 00	495 O'BRIAN DR	02/24/2022	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$85,100	47.30	\$183,329	\$29,271	\$32,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'STONE		STONEHAVEN		
53 075 036 00	435 O'BRIAN DR	11/17/2021	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$69,600	43.50	\$151,694	\$41,006	\$32,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'STONE		STONEHAVEN		
53 075 037 00	419 O'BRIAN DR	08/02/2022	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$94,000	44.55	\$191,350	\$52,350	\$32,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'STONE		STONEHAVEN		
53 075 044 00	355 O'BRIAN DR	03/04/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,000	53.33	\$189,156	\$8,544	\$32,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'STONE		STONEHAVEN		
Totals:			\$1,031,800			\$1,031,800	\$468,300		\$1,001,608	\$226,392	\$196,200	0.0		0.00	0.00									
								Sale. Ratio =>	45.39					Average			Average							
								Std. Dev. =>	4.52					Site Value	\$37,732	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!			

Scottsdale

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	Other Parcels in Sale	Land Table	
53 067 025 00	248 O'BRIAN DR	08/09/2022	\$324,000	PTA	03-ARM'S LENGTH	\$324,000	\$142,400	43.95	\$308,165	\$70,835	\$55,000	80.0	141.2	0.26	0.26	\$885	\$273,494	\$6.28	80.01	'SCOTT		SCOTTSDALE	
53 067 037 00	273 O'BRIAN DR	08/12/2022	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$137,400	42.54	\$297,677	\$80,323	\$55,000	80.0	139.0	0.26	0.26	\$1,004	\$314,992	\$7.23	80.00	'SCOTT		SCOTTSDALE	
53 067 042 00	293 O'BRIAN DR	10/07/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$149,300	46.66	\$334,234	\$40,766	\$55,000	119.5	153.5	0.51	0.51	\$341	\$79,621	\$1.83	67.78	'SCOTT		SCOTTSDALE	
Totals:			\$967,000			\$967,000	\$429,100		\$940,076	\$191,924	\$165,000	279.5		1.03	1.03								
							Sale. Ratio =>	44.37			Average			Average				Average					
							Std. Dev. =>	2.09			Site Value	\$63,975		per Net Acre=>	187,060.43			per SqFt=>	\$4.29				

Platt Area

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	Other Parcels in Sale	Land Table			
53 030 005 00	296 S PLATT RD	05/25/2021	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$88,500	50.57	\$180,063	\$34,937	\$40,000	68.1	311.5	0.49	0.49	\$513	\$71,739	\$1.65	68.11	'PLATT		PLATT AREA			
53 063 008 00	350 CANFIELD ST	04/12/2023	\$38,000	PTA	03-ARM'S LENGTH	\$38,000	\$20,000	52.63	\$40,000	\$38,000	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'PLATT		PLATT AREA			
53 063 014 00	220 CANFIELD ST	10/12/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$166,500	43.25	\$350,276	\$74,724	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'PLATT		PLATT AREA			
Totals:			\$598,000			\$598,000	\$275,000		\$570,339	\$147,661	\$120,000	68.1		0.49	0.49										
								Sale. Ratio =>	45.99	Average			Average		Average										
								Std. Dev. =>	4.93	Site Value			\$49,220	per Net Acre=>		303,205.34	per SqFt=>		\$6.96						

Milan Commons Condos

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	Other Parcels in Sale	Land Table	
53 065 003 00	393 S. PLATT RD.	11/12/2021	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$37,400	33.10	\$102,026	\$35,449	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 008 00	381 S PLATT RD	10/12/2021	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,200	46.53	\$119,718	(\$243)	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 012 00	472 RIVERBEND DR.	03/24/2022	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$43,400	32.17	\$117,749	\$41,626	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 013 00	468 RIVERBEND DRIVE	10/18/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$43,100	33.15	\$102,026	\$52,449	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 015 00	464 RIVERBEND DR.	09/13/2021	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$43,400	32.88	\$117,749	\$38,726	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 023 00	438 RIVERBEND DR.	10/08/2021	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$37,400	39.37	\$99,551	\$17,449	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 025 00	434 RIVERBEND DR	01/31/2022	\$105,600	WD	03-ARM'S LENGTH	\$105,600	\$37,400	35.42	\$99,551	\$28,049	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 026 00	432 RIVERBEND DR.	06/29/2021	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$37,600	34.18	\$102,512	\$31,963	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 029 00	426 RIVERBEND DR	02/28/2022	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$37,400	42.99	\$102,026	\$9,449	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 030 00	418 RIVERBEND DR	06/11/2021	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$50,700	37.28	\$136,771	\$23,704	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 034 00	410 RIVERBEND DR.	04/08/2021	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,800	40.67	\$131,760	\$12,715	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 036 00	386 RIVERBEND DR.	05/27/2021	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$49,200	36.18	\$132,690	\$27,785	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 039 00	378 RIVERBEND DR.	05/13/2022	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$55,700	38.41	\$132,690	\$36,785	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 040 00	376 RIVERBEND DR	05/17/2021	\$110,760	PTA	03-ARM'S LENGTH	\$110,760	\$50,800	45.86	\$136,864	(\$1,629)	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 041 00	374 RIVERBEND DR.	09/21/2021	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$42,900	33.00	\$116,398	\$38,077	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 042 00	372 RIVERBEND DR	05/28/2021	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$41,800	32.15	\$113,563	\$40,912	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 043 00	370 RIVERBEND DR	06/09/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$57,700	44.38	\$134,965	\$17,035	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 045 00	356 RIVERBEND DR	09/13/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$52,300	37.36	\$140,702	\$23,773	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 046 00	354 RIVERBEND DR	05/08/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$120,542	\$33,933	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 047 00	352 RIVERBEND DR	04/15/2022	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$47,200	36.03	\$112,032	\$43,443	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 054 00	238 RIVERBEND DR.	03/09/2022	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$49,300	33.77	\$133,067	\$37,408	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
53 065 063 00	214 RIVERBEND DR	06/14/2021	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$41,900	32.99	\$111,217	\$37,783	\$22,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MILCO		MILAN COMMONS CONDOS	
Totals:			\$2,714,260			\$2,714,260	\$1,000,300		\$2,616,169	\$626,641	\$484,000	0.0		0.00	0.00								
							Sale. Ratio =>	36.85			Average			Average			Average			Average			
							Std. Dev. =>	4.54			Site Value	\$28,484			per Net Acre=>	#DIV/0!			per SqFt=>	#DIV/0!			

Main #5

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	Other Parcels in Sale	Land Table					
53 040 007 00	165 E. MAIN STREET	11/15/2021	\$178,900	PTA	03-ARM'S LENGTH	\$178,900	\$65,700	36.72	\$167,917	\$57,483	\$46,500	94.3	76.0	0.16	0.16	\$610	\$350,506	\$8.05	94.27	'MA #5		MAIN #5					
53 040 010 00	214 COUNTY ST	11/19/2021	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$81,600	38.13	\$199,211	\$61,289	\$46,500	68.0	72.0	0.11	0.11	\$901	\$547,223	\$12.56	68.00	'MA #5		MAIN #5					
53 040 018 00	221 E MAIN ST	02/28/2023	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$85,200	39.08	\$217,366	\$47,134	\$46,500	56.0	181.0	0.23	0.23	\$842	\$202,292	\$4.64	56.00	'MA #5		MAIN #5					
53 040 023 00	408 COUNTY ST	08/18/2021	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$89,900	44.29	\$228,971	\$20,529	\$46,500	85.0	132.0	0.32	0.32	\$242	\$64,760	\$1.49	150.35	'MA #5		MAIN #5					
53 040 037 00	250 E MAIN ST	05/06/2022	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$86,300	36.72	\$207,667	\$73,833	\$46,500	77.0	295.0	0.52	0.52	\$959	\$141,714	\$3.25	77.00	'MA #5		MAIN #5					
53 040 252 00	635 E MAIN ST	12/13/2022	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,900	47.31	\$273,384	\$18,116	\$46,500	113.5	184.5	0.48	0.48	\$160	\$37,663	\$0.86	70.12	'MA #5		MAIN #5					
Totals:			\$1,293,900			\$1,293,900	\$524,600		\$1,294,516	\$278,384	\$279,000	493.8		1.83	1.83												
								Sale. Ratio =>	40.54					Average			Average			Average							
								Std. Dev. =>	4.40					Site Value	\$46,397			per Net Acre=>	152,288.84			per SqFt=>	\$3.50				

Ann Marie Homesteads

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	Other Parcels in Sale	Land Table			
53 055 001 00	302 ANN MARIE DR	09/08/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$117,200	40.69	\$258,263	\$72,237	\$42,500	79.2	177.4	0.32	0.32	\$913	\$225,037	\$5.17	80.01	'AMH		ANN MARIE HOMESTEADS			
53 055 010 00	338 ANN MARIE DR	10/03/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$138,200	43.19	\$278,213	\$84,287	\$42,500	65.0	111.0	0.17	0.17	\$1,297	\$507,753	\$11.66	65.00	'AMH		ANN MARIE HOMESTEADS			
53 056 001 00	341 ANN MARIE DR	03/31/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$117,000	42.55	\$275,900	\$41,600	\$42,500	161.5	70.0	0.26	0.26	\$258	\$158,175	\$3.63	157.28	'AMH		ANN MARIE HOMESTEADS			
53 056 010 00	374 ANN MARIE DR	01/27/2021	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$89,300	39.87	\$211,767	\$54,733	\$42,500	72.9	107.0	0.20	0.20	\$751	\$275,040	\$6.31	56.44	'AMH		ANN MARIE HOMESTEADS			
Totals:			\$1,107,000			\$1,107,000	\$461,700		\$1,024,143	\$252,857	\$170,000	378.5		0.95	0.95										
								Sale. Ratio =>	41.71					Average			Average								
								Std. Dev. =>	1.55					Average	per Net Acre=>	266,445.73	Average	per SqFt=>	\$6.12						
														Site Value	\$63,214										

Glendale Farms

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	Other Parcels in Sale	Land Table		
53 037 003 00	512 ASHER PASS	03/30/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$124,200	46.00	\$292,115	\$25,885	\$48,000	83.7	128.5	0.21	0.21	\$309	\$120,958	\$2.78	106.00	'GF		GLENDALE FARMS		
53 037 004 00	519 ASHER PASS	08/29/2022	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$98,600	32.07	\$231,715	\$123,785	\$48,000	85.0	119.0	0.23	0.23	\$1,456	\$533,556	\$12.25	85.00	'GF		GLENDALE FARMS		
53 037 013 00	542 ASHER PASS	03/17/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$102,900	38.13	\$241,361	\$76,539	\$48,000	60.0	120.0	0.17	0.17	\$1,276	\$463,873	\$10.65	60.00	'GF		GLENDALE FARMS		
53 037 014 00	536 ASHER PASS	10/15/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$107,400	41.31	\$267,474	\$40,526	\$48,000	60.0	120.0	0.17	0.17	\$675	\$245,612	\$5.64	60.00	'GF		GLENDALE FARMS		
53 037 022 00	615 SARAH LN	01/31/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$101,500	39.80	\$237,913	\$65,087	\$48,000	88.3	112.0	0.18	0.18	\$737	\$353,734	\$8.12	121.44	'GF		GLENDALE FARMS		
53 037 023 00	601 SARAH LN	06/11/2021	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$104,100	39.28	\$259,438	\$53,562	\$48,000	80.0	120.0	0.22	0.22	\$670	\$243,464	\$5.59	80.00	'GF		GLENDALE FARMS		
53 037 024 00	562 ASHER PASS	06/24/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,100	41.85	\$286,024	\$36,976	\$48,000	67.3	122.0	0.19	0.19	\$550	\$194,611	\$4.47	66.00	'GF		GLENDALE FARMS		
53 037 030 00	571 ASHER PASS	09/13/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,700	39.16	\$268,170	\$54,830	\$48,000	63.0	1220.0	1.76	1.76	\$870	\$31,083	\$0.71	63.00	'GF		GLENDALE FARMS		
Totals:			\$2,177,400			\$2,177,400	\$861,500		\$2,084,210	\$477,190	\$384,000	587.3		3.13	3.13									
								Sale. Ratio =>	39.57					Average			Average							
								Std. Dev. =>	3.93					Site Value	\$59,649	Average	per Net Acre=>	152,262.28	Average	per SqFt=>	\$3.50			

Eagle Springs

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	Other Parcels in Sale	Land Table			
53 035 012 00	802 BARN SWALLOW LN	11/16/2022	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$130,200	39.10	\$304,292	\$86,208	\$57,500	88.1	150.0	0.30	0.30	\$979	\$284,515	\$6.53	88.07	'ES		EAGLE SPRINGS			
53 035 019 00	844 BARN SWALLOW LN	11/30/2022	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$125,300	38.91	\$293,009	\$86,491	\$57,500	80.0	150.0	0.28	0.28	\$1,081	\$313,373	\$7.19	80.01	'ES		EAGLE SPRINGS			
53 035 032 00	810 FAITH CT	09/08/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,100	42.22	\$288,083	\$44,417	\$57,500	80.0	150.0	0.28	0.28	\$555	\$160,931	\$3.69	80.02	'ES		EAGLE SPRINGS			
53 035 033 00	816 FAITH CT	04/16/2021	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$117,000	42.09	\$290,390	\$45,110	\$57,500	80.0	150.0	0.28	0.28	\$564	\$163,442	\$3.75	80.01	'ES		EAGLE SPRINGS			
53 035 041 00	859 FAITH CT	04/22/2022	\$341,000	PTA	03-ARM'S LENGTH	\$341,000	\$137,200	40.23	\$320,784	\$77,716	\$57,500	98.6	205.0	0.54	0.54	\$789	\$144,723	\$3.32	67.25	'ES		EAGLE SPRINGS			
53 035 052 00	786 BLUE BIRD LN	05/11/2022	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$119,600	36.46	\$279,700	\$105,800	\$57,500	80.0	150.0	0.28	0.28	\$1,322	\$383,333	\$8.80	80.01	'ES		EAGLE SPRINGS			
53 035 053 00	861 BOBWHITE LN	02/16/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$128,900	52.61	\$301,530	\$970	\$57,500	80.0	150.0	0.28	0.28	\$12	\$3,514	\$0.08	80.01	'ES		EAGLE SPRINGS			
53 035 054 00	855 BOBWHITE LN	09/10/2021	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$102,300	37.07	\$255,839	\$77,661	\$57,500	80.0	150.1	0.28	0.28	\$971	\$281,380	\$6.46	80.01	'ES		EAGLE SPRINGS			
53 035 055 00	849 BOBWHITE LN	01/10/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$147,100	45.26	\$344,546	\$37,954	\$57,500	80.0	150.1	0.28	0.28	\$474	\$137,514	\$3.16	80.01	'ES		EAGLE SPRINGS			
53 035 070 00	733 BLUE BIRD LN	04/25/2022	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$110,600	34.56	\$258,968	\$118,532	\$57,500	80.0	150.0	0.28	0.28	\$1,481	\$429,464	\$9.86	80.01	'ES		EAGLE SPRINGS			
53 035 071 00	727 BLUE BIRD LN	12/15/2021	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,700	45.32	\$329,558	\$22,942	\$57,500	80.0	150.0	0.28	0.28	\$287	\$83,123	\$1.91	80.01	'ES		EAGLE SPRINGS			
53 035 081 00	750 BLUE BIRD LN	01/27/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$100,500	35.26	\$251,621	\$90,879	\$57,500	80.0	150.0	0.28	0.28	\$1,136	\$329,272	\$7.56	80.01	'ES		EAGLE SPRINGS			
53 035 087 00	826 KING FISHER ST	03/31/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$133,300	44.43	\$312,219	\$45,281	\$57,500	60.0	182.5	0.25	0.25	\$755	\$180,402	\$4.14	60.00	'ES		EAGLE SPRINGS			
53 035 090 00	856 KING FISHER ST	10/24/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$141,500	44.92	\$331,370	\$41,130	\$57,500	60.0	180.5	0.25	0.25	\$686	\$165,181	\$3.79	60.00	'ES		EAGLE SPRINGS			
53 035 133 00	641 SARAH LN	07/12/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$290,840	\$66,660	\$57,500	86.2	151.0	0.32	0.32	\$773	\$209,623	\$4.81	75.00	'ES		EAGLE SPRINGS			
53 035 142 00	752 SARAH LN	06/01/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,100	41.30	\$305,030	\$67,470	\$57,500	60.0	120.0	0.17	0.17	\$1,125	\$408,909	\$9.39	60.00	'ES		EAGLE SPRINGS			
Totals:			\$4,853,000			\$4,853,000	\$1,990,100		\$4,757,779	\$1,015,221	\$920,000	1,253.0		4.58	4.58										
								Sale. Ratio =>	41.01	Average			Average		Average										
								Std. Dev. =>	4.65	Site Value			\$63,451	per Net Acre=>		221,518.87	per SqFt=>		\$5.09						

Anderson St #1

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	Other Parcels in Sale	Land Table						
53 040 154 00	385 ANDERSON ST	07/22/2022	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$67,200	64.00	\$141,872	(\$4,372)	\$32,500	66.0	132.0	0.20	0.20	(\$66)	(\$21,860)	(\$0.50)	66.00	'ANDER		ANDERSON ST. #1-MONROE						
53 040 203 30	266 ANDERSON ST	07/02/2021	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$108,700	48.96	\$236,976	\$17,524	\$32,500	134.3	151.8	0.47	0.47	\$130	\$37,444	\$0.86	134.30	'ANDER		ANDERSON ST. #1-MONROE						
53 040 237 10	425 ANDERSON ST	11/16/2021	\$182,500	PTA	03-ARM'S LENGTH	\$182,500	\$103,700	56.82	\$224,418	(\$9,418)	\$32,500	79.0	132.0	0.24	0.24	(\$119)	(\$39,406)	(\$0.90)	79.02	'ANDER		ANDERSON ST. #1-MONROE						
53 060 007 00	344 ANDERSON ST	09/07/2021	\$214,900	PTA	03-ARM'S LENGTH	\$214,900	\$58,300	27.13	\$136,945	\$110,455	\$32,500	50.0	180.0	0.21	0.21	\$2,209	\$533,599	\$12.25	50.00	'ANDER		ANDERSON ST. #1-MONROE						
53 060 021 00	156 REDMAN RD	02/28/2022	\$357,000	PTA	03-ARM'S LENGTH	\$357,000	\$78,700	22.04	\$283,294	\$106,206	\$32,500	69.8	169.0	0.27	0.27	\$1,521	\$391,904	\$9.00	69.83	'ANDER		ANDERSON ST. #1-MONROE						
Totals:			\$1,081,400			\$1,081,400	\$416,600		\$1,023,505	\$220,395	\$162,500	399.2		1.39	1.39													
							Sale. Ratio =>	38.52							Average													
							Std. Dev. =>	18.41							Site Value	\$44,079			Average			per Net Acre=>	159,129.96			Average		
															per SqFt=>			\$3.65										

Allen Rd #3

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	Other Parcels in Sale	Land Table			
53 040 109 00	665 ALLEN RD	10/01/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$99,900	39.96	\$304,337	(\$6,837)	\$47,500	100.0	319.0	0.79	0.79	(\$68)	(\$8,687)	(\$0.20)	85.00	'AL #3		ALLEN RD			
53 040 113 00	624 ALLEN RD	09/03/2021	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$80,700	33.35	\$195,537	\$93,963	\$47,500	53.3	198.0	0.26	0.26	\$1,762	\$360,011	\$8.26	45.00	'AL #3		ALLEN RD			
53 040 114 00	612 ALLEN RD	12/20/2021	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$64,300	37.85	\$181,590	\$35,810	\$47,500	57.0	200.0	0.26	0.26	\$628	\$136,679	\$3.14	57.00	'AL #3		ALLEN RD			
53 040 116 00	596 ALLEN RD	05/06/2022	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$56,800	34.45	\$144,914	\$67,486	\$47,500	60.0	200.0	0.28	0.28	\$1,125	\$245,404	\$5.63	60.00	'AL #3		ALLEN RD			
Totals:			\$826,800			\$826,800	\$301,700		\$826,378	\$190,422	\$190,000	270.3		1.59	1.59										
								Sale. Ratio =>	36.49					Average			Average								
								Std. Dev. =>	3.05					Average	per Net Acre=>	120,140.06	Average	per SqFt=>	\$2.76						

Main Street South

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	Other Parcels in Sale	Land Table		
19-19-35-328-017	464 W MAIN ST	10/04/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,100	42.04	\$243,193	\$46,807	\$40,000	92.4	492.8	1.05	1.05	\$506	\$44,749	\$1.03	92.44	'MSS		MAIN STREET SOUTH		
19-19-35-328-026	368 W MAIN ST	05/11/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$77,500	38.75	\$183,984	\$56,016	\$40,000	92.8	365.0	0.78	0.78	\$604	\$72,000	\$1.65	92.80	'MSS		MAIN STREET SOUTH		
19-19-35-381-002	109 W MAIN ST	06/15/2021	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$101,000	42.98	\$257,795	\$17,205	\$40,000	66.0	457.0	0.69	0.69	\$261	\$24,863	\$0.57	66.00	'MSS		MAIN STREET SOUTH		
Totals:			\$685,000			\$685,000	\$283,600		\$684,972	\$120,028	\$120,000	251.2		2.52	2.52									
						Sale. Ratio =>	41.40							Average			Average							
						Std. Dev. =>	2.22							SITE VALUE	\$40,009	Average	per Net Acre=>	47,705.88	Average	per SqFt=>	\$1.10			

The Enclave

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	Other Parcels in Sale	Land Table		
19-19-35-280-154	883 PRIMROSE LN	06/06/2022	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$148,700	43.74	\$348,827	\$58,673	\$67,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'ENC		ENCLAVE		
19-19-35-280-156	867 PRIMROSE LN	10/29/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$130,600	43.53	\$313,596	\$53,904	\$67,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'ENC		ENCLAVE		
19-19-35-280-162	801 PRIMROSE LN	09/08/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$149,900	48.35	\$355,514	\$21,986	\$67,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'ENC		ENCLAVE		
19-19-35-280-174	1022 PRIMROSE LN	12/06/2022	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,700	43.97	\$330,768	\$56,732	\$67,500	60.0	140.0	0.19	0.19	\$946	\$293,948	\$6.75	60.00	'ENC		ENCLAVE		
19-19-35-280-175	1044 PRIMROSE LN	08/20/2021	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$112,300	42.22	\$252,516	\$80,984	\$67,500	60.0	140.0	0.19	0.19	\$1,350	\$419,606	\$9.63	60.00	'ENC		ENCLAVE		
19-19-35-280-177	1088 PRIMROSE LN	01/04/2022	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$141,000	44.78	\$336,120	\$46,280	\$67,500	73.0	140.0	0.24	0.24	\$634	\$196,936	\$4.52	73.00	'ENC		ENCLAVE		
19-19-35-280-180	1017 PRAIRIE LN	07/19/2022	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$118,900	38.35	\$255,691	\$121,809	\$67,500	61.0	144.0	0.20	0.20	\$1,997	\$603,015	\$13.84	61.00	'ENC		ENCLAVE		
19-19-35-280-184	937 PRAIRIE LN	11/16/2022	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,100	38.66	\$265,931	\$91,569	\$67,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'ENC		ENCLAVE		
Totals:			\$2,450,900			\$2,450,900	\$1,054,200		\$2,458,963	\$531,937	\$540,000	254.0		0.82	0.82									
								Sale. Ratio =>	43.01					Average		Average		Average						
								Std. Dev. =>	3.27					Average	\$66,492	per Net Acre=>	646,339.00	Average	per SqFt=>	\$14.84				

Main Street North

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	Other Parcels in Sale	Land Table
19-19-35-305-016	250 FIRST ST	08/01/2022	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$92,300	51.31	\$206,918	\$12,982	\$40,000	66.0	132.0	0.20	0.20	\$197	\$64,910	\$1.49	66.00	'MSN2		MAIN STREET NORTH
19-19-35-380-008	241 FIRST ST	09/24/2021	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$71,600	65.09	\$179,335	(\$29,335)	\$40,000	66.0	132.0	0.20	0.20	(\$444)	(\$146,675)	(\$3.37)	66.00	'MSN2		MAIN STREET NORTH
19-19-35-382-002	115 FIRST ST.	05/12/2022	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$83,100	34.77	\$186,333	\$92,667	\$40,000	66.0	132.0	0.20	0.20	\$1,404	\$463,335	\$10.64	66.00	'MSN2		MAIN STREET NORTH
19-19-35-408-003	104 E MICHIGAN AVE	06/24/2021	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$66,700	34.65	\$169,027	\$63,473	\$40,000	50.0	120.0	0.14	0.14	\$1,269	\$459,949	\$10.56	50.00	'MSN2		MAIN STREET NORTH
19-19-35-408-005	519 MARVIN ST	04/28/2021	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$87,400	40.84	\$217,840	\$36,160	\$40,000	50.0	201.3	0.23	0.23	\$723	\$156,537	\$3.59	50.00	'MSN2		MAIN STREET NORTH
19-19-35-408-012	334 FERMAN ST	12/17/2021	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$78,000	38.05	\$186,722	\$58,278	\$40,000	66.0	135.0	0.21	0.21	\$883	\$284,283	\$6.53	66.00	'MSN2		MAIN STREET NORTH
19-19-35-408-014	328 FERMAN ST	07/06/2021	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$97,900	52.21	\$233,339	(\$5,839)	\$40,000	49.5	135.0	0.15	0.15	(\$118)	(\$38,163)	(\$0.88)	49.50	'MSN2		MAIN STREET NORTH
19-19-35-433-009	210 CHURCH ST	05/11/2021	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$77,500	41.33	\$183,667	\$43,833	\$40,000	44.5	132.0	0.14	0.14	\$985	\$324,689	\$7.45	44.50	'MSN2		MAIN STREET NORTH
19-19-35-433-013	38 W SECOND ST	04/26/2022	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$73,100	50.41	\$158,908	\$26,092	\$40,000	41.3	148.0	0.13	0.13	\$631	\$196,180	\$4.50	46.00	'MSN2		MAIN STREET NORTH
19-19-35-433-017	243 NORTH ST	11/30/2021	\$195,000	LC	03-ARM'S LENGTH	\$195,000	\$87,800	45.03	\$217,410	\$17,590	\$40,000	49.5	165.0	0.19	0.19	\$355	\$93,564	\$2.15	49.50	'MSN2		MAIN STREET NORTH
19-19-35-433-018	305 NORTH ST	01/21/2022	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$84,000	34.29	\$208,554	\$76,446	\$40,000	82.5	152.0	0.29	0.29	\$927	\$265,438	\$6.09	82.50	'MSN2		MAIN STREET NORTH
19-19-35-453-002	15 FIRST ST	08/12/2021	\$246,600	PTA	03-ARM'S LENGTH	\$246,600	\$99,100	40.19	\$244,270	\$42,330	\$40,000	54.9	129.0	0.16	0.16	\$771	\$259,693	\$5.96	54.90	'MSN2		MAIN STREET NORTH
19-19-35-453-005	39 FIRST ST	09/21/2021	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$76,900	37.15	\$191,827	\$55,173	\$40,000	90.0	134.0	0.28	0.28	\$613	\$197,753	\$4.54	88.53	'MSN2		MAIN STREET NORTH
19-19-35-453-010	77 FIRST ST	08/24/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$91,100	46.72	\$204,296	\$30,704	\$40,000	66.0	132.0	0.20	0.20	\$465	\$153,520	\$3.52	66.00	'MSN2		MAIN STREET NORTH
19-19-35-459-005	8 ANN ST	07/01/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$83,000	36.09	\$208,420	\$61,580	\$40,000	66.0	132.0	0.20	0.20	\$933	\$307,900	\$7.07	66.00	'MSN2		MAIN STREET NORTH
19-19-35-459-006	328 NORTH ST	07/08/2022	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$74,300	59.44	\$166,577	(\$1,577)	\$40,000	66.0	66.0	0.10	0.10	(\$24)	(\$15,770)	(\$0.36)	66.00	'MSN2		MAIN STREET NORTH
19-19-35-480-003	252 FERMAN ST	07/29/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,600	40.64	\$251,267	\$38,733	\$40,000	74.3	135.0	0.23	0.23	\$522	\$168,404	\$3.87	74.25	'MSN2		MAIN STREET NORTH
19-19-35-480-008	301 MARVIN ST	05/07/2021	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,600	36.88	\$190,018	\$54,982	\$40,000	99.7	66.0	0.15	0.15	\$552	\$364,119	\$8.36	100.00	'MSN2		MAIN STREET NORTH
19-19-35-480-012	204 FERMAN ST	09/10/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$101,200	44.00	\$262,752	\$7,248	\$40,000	111.1	68.8	0.18	0.18	\$65	\$39,391	\$0.90	100.70	'MSN2		MAIN STREET NORTH
19-19-35-481-004	121 MARVIN ST	08/05/2021	\$206,500	PTA	03-ARM'S LENGTH	\$206,500	\$88,500	42.86	\$221,634	\$24,866	\$40,000	75.0	66.0	0.11	0.11	\$332	\$218,123	\$5.01	75.00	'MSN2		MAIN STREET NORTH
19-19-35-481-005	32 GAY ST	05/03/2021	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$89,700	36.61	\$224,497	\$60,503	\$40,000	67.0	105.0	0.16	0.16	\$903	\$373,475	\$8.57	67.00	'MSN2		MAIN STREET NORTH
19-19-35-482-003	300 HURD ST	03/30/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$77,300	41.78	\$173,439	\$51,561	\$40,000	82.5	132.0	0.25	0.25	\$625	\$206,244	\$4.73	82.50	'MSN2		MAIN STREET NORTH
19-19-35-482-012	236 HURD ST	05/26/2022	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$109,600	63.72	\$252,017	(\$40,017)	\$40,000	65.0	165.0	0.25	0.25	(\$616)	(\$162,671)	(\$3.73)	65.00	'MSN2		MAIN STREET NORTH
19-19-35-482-023	211 COUNTY ST	12/22/2021	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$82,400	45.78	\$207,256	\$12,744	\$40,000	66.0	132.0	0.20	0.20	\$193	\$63,720	\$1.46	66.00	'MSN2		MAIN STREET NORTH
19-19-35-482-026	227 COUNTY ST	07/15/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$95,300	33.44	\$206,635	\$118,365	\$40,000	66.0	297.0	0.45	0.45	\$1,793	\$263,033	\$6.04	66.00	'MSN2		MAIN STREET NORTH
19-19-35-482-030	251 COUNTY ST	02/18/2022	\$204,900	PTA	03-ARM'S LENGTH	\$204,900	\$78,700	38.41	\$189,127	\$55,773	\$40,000	41.3	132.0	0.13	0.13	\$1,352	\$446,184	\$10.24	41.25	'MSN2		MAIN STREET NORTH
19-19-35-482-033	267 COUNTY ST	03/17/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,000	51.25	\$183,955	\$16,045	\$40,000	33.0	202.0	0.15	0.15	\$486	\$104,869	\$2.41	33.00	'MSN2		MAIN STREET NORTH
19-19-35-482-042	115 DEXTER ST	11/12/2021	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$74,700	31.80	\$188,689	\$86,211	\$40,000	46.8	138.0	0.13	0.13	\$1,844	\$658,099	\$15.11	57.75	'MSN2		MAIN STREET NORTH
19-19-35-483-009	266 IDEAL ST	06/17/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$76,600	33.30	\$171,735	\$98,265	\$40,000	66.0	148.0	0.22	0.22	\$1,489	\$438,683	\$10.07	66.00	'MSN2		MAIN STREET NORTH
19-19-35-483-019	203 HURD ST	11/30/2022	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$91,000	47.27	\$200,315	\$32,185	\$40,000	66.0	132.0	0.20	0.20	\$488	\$160,925	\$3.69	66.00	'MSN2		MAIN STREET NORTH
19-19-35-483-033	313 HURD ST	09/01/2021	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$81,600	40.80	\$205,418	\$34,582	\$40,000	70.0	105.0	0.17	0.17	\$494	\$204,627	\$4.70	69.96	'MSN2		MAIN STREET NORTH
19-19-35-484-014	279 IDEAL ST	09/03/2021	\$213,500	PTA	03-ARM'S LENGTH	\$213,500	\$86,300	40.42	\$198,444	\$55,056	\$40,000	66.0	132.0	0.20	0.20	\$834	\$275,280	\$6.32	66.00	'MSN2		MAIN STREET NORTH
Totals:			\$6,498,300			\$6,498,300	\$2,715,900	41.79	\$6,490,641	\$1,287,659	\$1,280,000	2,069.7		6.20	6.20		Average	Average	Average			
							Std. Dev. =>	8.56		Average	SITE VALUE	\$40,239		Average	per Net Acre=>	207,619.96	Average	per SqFt=>	\$4.77			

Green Tree Sub

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	Gravel	Paved			
19-19-35-327-008	448 GREENTREE LN	03/14/2022	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$78,100	29.36	\$220,207	\$95,793	\$50,000	60.0	141.0	0.19	0.19	\$1,597	\$493,778	\$11.34	60.00	'GTS		GREEN TREE SUBDIVISION	0	1				
19-19-35-328-008	413 GREENTREE LN	06/02/2021	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,600	38.20	\$260,401	\$34,599	\$50,000	70.0	215.0	0.35	0.35	\$494	\$99,997	\$2.30	70.00	'GTS		GREEN TREE SUBDIVISION	0	1				
Totals:			\$511,000			\$511,000	\$171,700		\$480,608	\$130,392	\$100,000	130.0		0.54	0.54													
								Sale. Ratio =>	33.60			Average			Average			Average			Average			per Net Acre=>	241,466.67	per SqFt=>	\$5.54	
								Std. Dev. =>	6.25			Average	\$65,196			per Net Acre=>			per SqFt=>			\$5.54						

Cherry Lane Condos

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	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	
19-19-35-385-003	103 CHERRY LANE DR	11/30/2022	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$72,000	40.22	\$238,070	\$49,013	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'CHYLN		CHERRY LANE CONDOS	
19-19-35-385-006	113 CHERRY LANE DR	01/06/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,000	42.35	\$238,070	\$40,013	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'CHYLN		CHERRY LANE CONDOS	
Totals:			\$349,000			\$349,000	\$144,000		\$476,140	\$89,026	\$90,000	0.0		0.00	0.00								
							Sale. Ratio =>	41.26			Average			Average			Average						
							Std. Dev. =>	1.51			Site Value	\$44,513		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!					

Uptown

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	Other Parcels in Sale	Land Table		
19-19-26-405-015	734 JEFFERSON LN	03/17/2023	\$313,500	PTA	03-ARM'S LENGTH	\$313,500	\$123,800	39.49	\$270,509	\$92,991	\$50,000	50.6	102.3	0.12	0.12	\$1,837	\$781,437	\$17.94	50.62	'UP		UPTOWN		
19-19-26-405-021	782 JEFFERSON LN	08/06/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$130,400	47.42	\$274,885	\$50,115	\$50,000	50.6	102.3	0.12	0.12	\$990	\$421,134	\$9.67	50.63	'UP		UPTOWN		
19-19-26-405-022	790 JEFFERSON LN	03/16/2022	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$126,500	42.31	\$269,413	\$79,587	\$50,000	69.2	91.0	0.15	0.15	\$1,149	\$548,876	\$12.60	69.24	'UP		UPTOWN		
19-19-26-405-024	781 JEFFERSON LN	10/03/2022	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$125,400	44.79	\$274,860	\$55,140	\$50,000	51.6	101.0	0.12	0.12	\$1,068	\$459,500	\$10.55	51.62	'UP		UPTOWN		
19-19-26-405-028	749 JEFFERSON LN	08/29/2022	\$255,500	PTA	03-ARM'S LENGTH	\$255,500	\$102,800	40.23	\$224,352	\$81,148	\$50,000	51.6	101.0	0.12	0.12	\$1,572	\$676,233	\$15.52	51.62	'UP		UPTOWN		
19-19-26-405-039	732 JACKSON LN	08/17/2022	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$107,600	36.47	\$235,315	\$109,685	\$50,000	51.7	101.0	0.12	0.12	\$2,122	\$914,042	\$20.98	51.68	'UP		UPTOWN		
19-19-26-405-050	1324 EISENHOWER LN	08/02/2021	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$109,800	43.75	\$240,081	\$60,919	\$50,000	51.0	107.0	0.13	0.13	\$1,194	\$487,352	\$11.19	51.00	'UP		UPTOWN		
19-19-26-405-057	697 REAGAN LN	11/19/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$128,400	40.13	\$314,928	\$55,072	\$50,000	74.0	124.5	0.21	0.21	\$744	\$263,502	\$6.05	76.01	'UP		UPTOWN		
19-19-26-405-100	1412 TRUMAN LOOP	12/07/2021	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$120,700	43.11	\$296,476	\$33,524	\$50,000	50.0	105.0	0.12	0.12	\$670	\$277,058	\$6.36	50.00	'UP		UPTOWN		
19-19-26-405-105	1443 E ROOSEVELT LN	08/27/2021	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$127,600	44.00	\$313,280	\$26,720	\$50,000	78.3	105.0	0.19	0.19	\$341	\$142,888	\$3.28	80.00	'UP		UPTOWN		
19-19-26-405-110	1407 E ROOSEVELT LN	06/18/2021	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$133,000	43.61	\$326,284	\$28,716	\$50,000	50.0	105.0	0.12	0.12	\$574	\$237,322	\$5.45	50.00	'UP		UPTOWN		
Totals:			\$3,164,000			\$3,164,000	\$1,336,000		\$3,040,383	\$673,617	\$550,000	628.7		1.51	1.51									
								Sale. Ratio =>	42.23					Average			Average							
								Std. Dev. =>	3.01					SITE VALUE	\$61,238	Average	per Net Acre=>	447,288.84	Average	per SqFt=>	\$10.27			

Ideal Area

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	Other Parcels in Sale	Land Table			
19-19-36-356-003	522 IDEAL ST	04/30/2021	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$64,400	34.81	\$166,822	\$58,178	\$40,000	99.0	112.0	0.26	0.26	\$588	\$228,149	\$5.24	99.00	'IA		IDEAL AREA			
19-19-36-356-005	510 IDEAL ST	02/08/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$89,700	37.39	\$205,467	\$74,433	\$40,000	49.5	112.0	0.13	0.13	\$1,504	\$586,087	\$13.45	49.50	'IA		IDEAL AREA			
19-19-36-356-012	523 HURD ST	10/31/2022	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$80,100	35.62	\$178,443	\$86,457	\$40,000	83.3	104.0	0.20	0.20	\$1,038	\$434,457	\$9.97	83.33	'IA		IDEAL AREA			
19-19-36-357-005	311 HACK ST	07/18/2022	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$84,900	42.03	\$194,067	\$47,933	\$40,000	51.0	132.0	0.16	0.16	\$940	\$309,245	\$7.10	51.00	'IA		IDEAL AREA			
19-19-36-359-006	419 COUNTY STREET	04/12/2021	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$84,400	52.42	\$222,058	(\$21,058)	\$40,000	66.0	132.0	0.20	0.20	(\$319)	(\$105,290)	(\$2.42)	66.00	'IA		IDEAL AREA			
19-19-36-360-001	548 HURD ST	10/03/2022	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$105,600	45.91	\$234,251	\$55,749	\$60,000	150.0	132.0	0.46	0.46	\$372	\$122,525	\$2.81	150.00	'IA		IDEAL AREA			
19-19-36-360-004	200 HACK ST	05/12/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$91,400	42.51	\$209,616	\$45,384	\$40,000	66.0	132.0	0.20	0.20	\$688	\$226,920	\$5.21	66.00	'IA		IDEAL AREA			
19-19-36-360-010	530 HURD ST	10/21/2021	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,800	42.64	\$238,482	\$41,518	\$60,000	231.0	66.0	0.35	0.35	\$180	\$118,623	\$2.72	231.00	'IA		IDEAL AREA			
Totals:			\$1,677,800			\$1,677,800	\$694,300		\$1,649,206	\$388,594	\$360,000	795.8		1.94	1.94										
								Sale. Ratio =>	41.38					Average			Average								
								Std. Dev. =>	5.82					Front Foot	\$624	Average	per Net Acre=>	200,202.99	Average	per SqFt=>	\$4.60				

Milan Crossing

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	Other Parcels in Sale	Land Table		
19-19-35-160-007	1170 GRAY CT	09/02/2021	\$219,700	PTA	03-ARM'S LENGTH	\$219,700	\$90,500	41.19	\$223,675	\$36,025	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-160-011	975 KAY ST	06/25/2021	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$91,900	40.86	\$215,435	\$49,465	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-160-047	908 WRIGHT LN	04/25/2022	\$222,200	PTA	03-ARM'S LENGTH	\$222,200	\$94,700	42.62	\$216,583	\$45,617	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-160-060	1182 WRIGHT LN	06/14/2021	\$184,900	PTA	03-ARM'S LENGTH	\$184,900	\$81,500	44.08	\$202,177	\$22,723	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-161-027	915 KAY ST	06/24/2022	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$105,300	39.00	\$241,493	\$68,507	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-161-036	855 MARVIN CT	03/21/2022	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$98,300	40.98	\$230,526	\$49,374	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-161-038	850 MARVIN CT	02/15/2023	\$301,500	PTA	03-ARM'S LENGTH	\$301,500	\$103,800	34.43	\$237,882	\$103,618	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
19-19-35-161-072	1194 MARVIN ST	04/07/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,500	44.05	\$192,775	\$32,225	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'MICR		MILAN CROSSING		
Totals:			\$1,848,100			\$1,848,100	\$747,500		\$1,760,546	\$407,554	\$320,000	0.0		0.00	0.00									
								Sale. Ratio =>	40.45					Average			Average			Average				
								Std. Dev. =>	3.13					SITE VALUE	\$50,944	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!			

Yorkshire Square

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	Gravel	Paved	Inspected Date
19-19-34-415-011	575 YORKSHIRE SQ	12/09/2021	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$63,600	39.26	\$154,649	\$33,351	\$26,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'YKS		YORKSHIRE SQUARE	0	1	10/27/2023	
19-19-34-415-023	596 YORKSHIRE SQ	12/15/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,500	44.19	\$166,308	\$14,692	\$26,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'YKS		YORKSHIRE SQUARE	0	1	06/19/1991	
19-19-34-415-029	560 YORKSHIRE SQ	07/02/2021	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$61,100	40.20	\$148,667	\$29,333	\$26,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'YKS		YORKSHIRE SQUARE	0	1	12/18/2014	
Totals:			\$469,000			\$469,000	\$193,200		\$469,624	\$77,376	\$78,000	0.0		0.00	0.00											
								Sale. Ratio =>	41.19					Average					Average							
								Std. Dev. =>	2.62					Average	\$25,792	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!						

Wanty

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	Other Parcels in Sale	Land Table		
19-19-35-153-009	861 WILLANA ST	01/28/2022	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$81,100	36.88	\$216,836	\$41,064	\$38,000	60.0	127.0	0.18	0.18	\$684	\$234,651	\$5.39	60.00	'WAN		WANTY		
19-19-35-155-017	52 W PHILLIPS AVE	09/02/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$96,500	43.86	\$230,580	\$27,420	\$38,000	60.0	120.0	0.17	0.17	\$457	\$166,182	\$3.82	60.00	'WAN		WANTY		
19-19-35-156-002	23 W PHILLIPS AVE	07/28/2022	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$102,800	39.92	\$239,057	\$56,443	\$38,000	60.0	120.0	0.17	0.17	\$941	\$342,079	\$7.85	60.00	'WAN		WANTY		
Totals:			\$697,400			\$697,400	\$280,400		\$686,473	\$124,927	\$114,000	180.0		0.51	0.51									
								Sale. Ratio =>	40.21					Average			Average							
								Std. Dev. =>	3.50					SITE VALUE	\$41,642	Average	per Net Acre=>	247,380.20	Average	per SqFt=>	\$5.68			

Supervisor Plat Eastside

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	Other Parcels in Sale	Land Table			
19-19-35-178-008	236 E LEWIS AVE	01/13/2023	\$214,900	PTA	03-ARM'S LENGTH	\$214,900	\$95,400	44.39	\$212,144	\$47,756	\$45,000	62.8	132.4	0.19	0.19	\$761	\$250,031	\$5.74	62.76	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-181-002	364 E BRAMAN AVE	06/29/2021	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$76,600	40.74	\$216,303	\$16,697	\$45,000	66.0	132.0	0.20	0.20	\$253	\$83,485	\$1.92	66.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-182-004	336 E MILLER AVE	03/03/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$98,900	46.00	\$214,797	\$45,203	\$45,000	66.0	132.0	0.20	0.20	\$685	\$226,015	\$5.19	66.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-182-009	349 E BRAMAN AVE	11/14/2022	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$115,800	52.16	\$258,909	\$8,091	\$45,000	66.0	132.0	0.20	0.20	\$123	\$40,455	\$0.93	66.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-401-007	370 E PHILLIPS AVE	08/08/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$106,200	42.48	\$237,012	\$57,988	\$45,000	54.4	166.5	0.21	0.21	\$1,065	\$280,135	\$6.43	54.35	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-401-010	318 E PHILLIPS AVE	04/19/2021	\$239,400	PTA	03-ARM'S LENGTH	\$239,400	\$122,100	51.00	\$295,002	(\$10,602)	\$45,000	56.4	132.0	0.18	0.18	(\$188)	(\$60,239)	(\$1.38)	53.41	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-401-011	734 LEE ST	01/24/2022	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$55,000	43.31	\$145,046	\$26,954	\$45,000	57.0	132.0	0.17	0.17	\$473	\$155,803	\$3.58	57.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-401-018	329 SMITH AVE	07/29/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,000	37.73	\$183,734	\$81,266	\$45,000	50.0	105.0	0.12	0.12	\$1,625	\$671,620	\$15.42	50.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-405-010	212 WELCH ST	12/02/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,600	42.55	\$219,513	\$45,487	\$45,000	96.0	115.0	0.25	0.25	\$474	\$179,791	\$4.13	96.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-406-008	625 LEE STREET	09/27/2021	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$60,900	33.83	\$154,032	\$70,968	\$45,000	65.0	147.0	0.22	0.22	\$1,092	\$324,055	\$7.44	65.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-409-006	239 SPINK AVE	06/11/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,300	40.88	\$269,534	\$35,466	\$45,000	66.0	150.0	0.23	0.23	\$537	\$156,238	\$3.59	66.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-409-013	220 E MICHIGAN AVE	05/20/2022	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$122,600	37.61	\$274,422	\$96,578	\$45,000	71.0	151.0	0.25	0.25	\$1,360	\$391,004	\$8.98	70.76	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-410-014	226 SPINK AVE	06/21/2022	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$91,500	38.13	\$203,322	\$81,678	\$45,000	73.0	149.0	0.25	0.25	\$1,120	\$326,712	\$7.50	72.64	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-412-002	524 LEE ST	03/28/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$65,500	30.47	\$170,402	\$89,598	\$45,000	75.0	139.5	0.24	0.24	\$1,195	\$373,325	\$8.57	75.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-412-013	332 E MICHIGAN AVE	06/18/2021	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$77,700	40.89	\$199,958	\$35,042	\$45,000	70.0	150.0	0.24	0.24	\$501	\$145,402	\$3.34	70.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-484-001	206 LAFAYETTE AVE	10/12/2022	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$84,900	60.64	\$188,166	(\$3,166)	\$45,000	57.8	130.0	0.17	0.17	(\$55)	(\$18,407)	(\$0.42)	57.75	'SPE		SUPERVISOR'S PLAT EASTSIDE			
19-19-35-484-031	254 LAFAYETTE AVE	09/22/2021	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,100	40.05	\$205,812	\$39,188	\$45,000	66.0	181.5	0.28	0.28	\$594	\$142,502	\$3.27	66.00	'SPE		SUPERVISOR'S PLAT EASTSIDE			
Totals:			\$3,647,300			\$3,647,300	\$1,536,100		\$3,648,108	\$764,192	\$765,000	1,118.3		3.59	3.59										
								Sale. Ratio =>	42.12					Average			Average								
								Std. Dev. =>	7.12					Average	per Net Acre=>	212,748.33	Average	per SqFt=>	\$4.88						
														SITE VALUE	\$44,952										

Riverside Subdivision

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	Other Parcels in Sale	Land Table				
19-19-35-329-005	463 W MAIN ST	06/03/2022	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$94,000	36.86	\$205,317	\$83,683	\$34,000	60.0	120.0	0.17	0.17	\$1,395	\$507,170	\$11.64	60.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-329-009	487 W MAIN ST	10/14/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$74,600	34.70	\$167,393	\$81,607	\$34,000	60.0	120.0	0.17	0.17	\$1,360	\$494,588	\$11.35	60.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-329-014	35 S PLATT RD	05/06/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,600	37.80	\$169,850	\$64,150	\$34,000	60.0	127.0	0.18	0.18	\$1,069	\$366,571	\$8.42	60.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-330-007	419 W MAIN ST	11/04/2022	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$87,200	42.96	\$196,582	\$40,418	\$34,000	70.0	120.0	0.19	0.19	\$577	\$209,420	\$4.81	70.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-330-008	420 EVERETT ST	02/01/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$73,800	37.85	\$170,269	\$58,731	\$34,000	70.0	117.5	0.19	0.19	\$839	\$310,746	\$7.13	70.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-330-011	390 EVERETT ST	07/29/2022	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$94,300	39.46	\$213,014	\$59,986	\$34,000	60.3	133.0	0.18	0.18	\$994	\$326,011	\$7.48	60.51	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-330-013	370 EVERETT ST	09/27/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$76,400	38.20	\$171,707	\$62,293	\$34,000	70.0	133.0	0.21	0.21	\$889	\$302,393	\$6.94	75.07	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-351-007	153 S PLATT RD	08/26/2022	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$79,400	46.71	\$178,694	\$25,306	\$34,000	65.0	120.0	0.18	0.18	\$389	\$141,374	\$3.25	65.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-351-010	171 S PLATT RD	07/08/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$95,100	44.23	\$214,959	\$34,041	\$34,000	65.0	120.0	0.18	0.18	\$524	\$190,173	\$4.37	65.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-352-002	401 EVERETT ST	09/10/2021	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$83,000	46.14	\$190,677	\$23,223	\$34,000	81.8	89.0	0.17	0.17	\$284	\$139,898	\$3.21	82.71	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-352-019	466 BODLEY CRES	04/29/2022	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$77,100	40.58	\$173,329	\$50,671	\$34,000	70.0	105.0	0.17	0.17	\$724	\$299,828	\$6.88	70.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-353-006	447 BODLEY CRES	11/19/2021	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$75,100	39.53	\$179,460	\$44,540	\$34,000	70.0	106.0	0.18	0.18	\$636	\$243,388	\$5.59	60.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-374-012	469 ARGYLE CRES	10/19/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$94,200	49.58	\$212,831	\$11,169	\$34,000	60.0	120.0	0.17	0.17	\$186	\$67,691	\$1.55	60.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-374-013	473 ARGYLE CRES	01/21/2022	\$188,100	PTA	03-ARM'S LENGTH	\$188,100	\$72,600	38.60	\$173,601	\$48,499	\$34,000	60.0	120.0	0.17	0.17	\$808	\$293,933	\$6.75	60.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-374-015	481 ARGYLE CRES	09/01/2021	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$82,600	42.36	\$196,728	\$32,272	\$34,000	62.1	126.0	0.18	0.18	\$520	\$182,328	\$4.19	64.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-374-021	245 ST LOUIS ST	04/30/2021	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$76,300	41.24	\$182,212	\$36,788	\$34,000	68.5	118.0	0.19	0.19	\$537	\$197,785	\$4.54	68.00	'RVS		RIVERSIDE SUBDIVISION				
19-19-35-375-007	369 ARGYLE CRES	05/10/2021	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$91,600	44.90	\$217,627	\$20,373	\$34,000	57.4	140.0	0.18	0.18	\$355	\$113,183	\$2.60	60.00	'RVS		RIVERSIDE SUBDIVISION				
Totals:			\$3,414,000			\$3,414,000	\$1,402,900		\$3,214,250	\$777,750	\$578,000	1,110.1		3.03	3.03											
							Sale. Ratio =>	41.09				Average			Average			Average								
							Std. Dev. =>	4.02				SITE VALUE	\$45,750			per Net Acre=>	257,022.47			per SqFt=>	\$5.90					

River Point Court

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	Other Parcels in Sale	Land Table		
19-19-34-410-004	535 RIVER POINTE CT	08/09/2023	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$102,400	45.31	\$214,267	\$45,733	\$34,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'RPC		RIVER POINT CONDOS		
19-19-34-410-023	532 RIVER POINTE CT	12/17/2021	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$77,000	40.96	\$179,235	\$42,765	\$34,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'RPC		RIVER POINT CONDOS		
19-19-34-410-025	516 RIVER POINTE CT	12/06/2022	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$80,400	42.32	\$180,130	\$43,870	\$34,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	'RPC		RIVER POINT CONDOS		
Totals:			\$604,000			\$604,000	\$259,800		\$573,632	\$132,368	\$102,000	0.0		0.00	0.00									
								Sale. Ratio =>	43.01					Average			Average							
								Std. Dev. =>	2.23					SITE VALUE	\$44,123	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!			

Northside Addition

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	Other Parcels in Sale	Land Table			
19-19-35-302-004	225 CHERRY ST	08/11/2021	\$209,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$159,331	\$68,100	42.74	\$234,724	\$14,607	\$90,000	50.0	120.0	0.28	0.14	\$292	\$52,924	\$1.21	50.00	'NSA	19-19-35-302-003	NORTHSIDE ADDITION			
19-19-35-303-002	205 ELM ST	04/30/2021	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$82,800	37.64	\$228,018	\$36,982	\$45,000	60.0	100.0	0.14	0.14	\$616	\$267,986	\$6.15	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-427-003	800 CHURCH ST	06/03/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$72,500	55.77	\$187,703	(\$12,703)	\$45,000	56.0	129.0	0.17	0.17	(\$227)	(\$76,524)	(\$1.76)	56.00	'NSA		NORTHSIDE ADDITION			
19-19-35-428-002	801 CHURCH ST	08/10/2022	\$132,300	PTA	03-ARM'S LENGTH	\$132,300	\$61,000	46.11	\$157,998	\$19,302	\$45,000	60.0	120.0	0.17	0.17	\$322	\$116,982	\$2.69	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-429-002	721 CHURCH ST	09/01/2022	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,300	32.67	\$208,524	\$91,476	\$45,000	60.0	120.0	0.17	0.17	\$1,525	\$554,400	\$12.73	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-429-005	722 YORK ST	09/26/2022	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$66,900	33.12	\$172,747	\$74,253	\$45,000	60.0	150.0	0.21	0.21	\$1,238	\$358,710	\$8.23	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-429-008	132 ELM STREET	08/25/2022	\$121,500	PTA	03-ARM'S LENGTH	\$121,500	\$57,900	47.65	\$151,085	\$15,415	\$45,000	50.0	120.0	0.14	0.14	\$308	\$111,703	\$2.56	50.00	'NSA		NORTHSIDE ADDITION			
19-19-35-430-004	121 ELM ST	06/28/2021	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$51,300	30.72	\$151,192	\$60,808	\$45,000	50.0	120.0	0.14	0.14	\$1,216	\$440,638	\$10.12	50.00	'NSA		NORTHSIDE ADDITION			
19-19-35-430-006	129 ELM ST	03/16/2022	\$21,500	PTA	03-ARM'S LENGTH	\$21,500	\$12,600	58.60	\$45,000	\$21,500	\$45,000	50.0	120.0	0.14	0.14	\$430	\$155,797	\$3.58	50.00	'NSA		NORTHSIDE ADDITION			
19-19-35-430-008	612 YORK ST	04/19/2022	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$71,600	35.27	\$185,447	\$62,553	\$45,000	60.0	100.0	0.14	0.14	\$1,043	\$453,283	\$10.41	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-430-012	124 W MICHIGAN AVE	08/20/2021	\$159,800	PTA	03-ARM'S LENGTH	\$159,800	\$57,500	35.98	\$161,592	\$43,208	\$45,000	50.0	120.0	0.14	0.14	\$864	\$313,101	\$7.19	50.00	'NSA		NORTHSIDE ADDITION			
19-19-35-431-002	117 W MICHIGAN AVE	05/14/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$55,400	39.57	\$155,964	\$29,036	\$45,000	50.0	120.0	0.14	0.14	\$581	\$210,406	\$4.83	50.00	'NSA		NORTHSIDE ADDITION			
19-19-35-431-003	121 W MICHIGAN AVE	05/17/2021	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$51,800	35.72	\$146,389	\$43,611	\$45,000	50.0	120.0	0.14	0.14	\$872	\$316,022	\$7.25	50.00	'NSA		NORTHSIDE ADDITION			
19-19-35-431-005	135 W MICHIGAN AVE	09/30/2022	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$73,800	37.09	\$185,993	\$58,007	\$45,000	70.0	120.0	0.19	0.19	\$829	\$300,554	\$6.90	70.00	'NSA		NORTHSIDE ADDITION			
19-19-35-431-007	228 YORK ST	09/20/2021	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$76,200	34.64	\$209,359	\$55,641	\$45,000	60.0	125.0	0.17	0.17	\$927	\$323,494	\$7.43	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-431-008	218 YORK ST	05/21/2021	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$56,200	37.47	\$164,758	\$30,242	\$45,000	60.0	125.0	0.17	0.17	\$504	\$175,826	\$4.04	60.00	'NSA		NORTHSIDE ADDITION			
19-19-35-432-012	138 W 2ND ST	05/17/2022	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$86,100	30.64	\$223,016	\$102,984	\$45,000	66.0	132.0	0.20	0.20	\$1,560	\$514,920	\$11.82	66.00	'NSA		NORTHSIDE ADDITION			
19-19-35-452-009	130 CHURCH ST	05/24/2021	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$67,800	34.07	\$190,250	\$53,750	\$45,000	66.0	70.0	0.11	0.11	\$814	\$507,075	\$11.64	66.00	'NSA		NORTHSIDE ADDITION			
19-19-35-453-016	82 W MAIN ST	09/08/2021	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$102,600	50.54	\$247,256	\$744	\$45,000	66.0	132.0	0.20	0.20	\$11	\$3,720	\$0.09	66.00	'NSA		NORTHSIDE ADDITION			
Totals:			\$3,358,500			\$3,308,431	\$1,255,400		\$3,407,015	\$801,416	\$900,000	1,094.0		3.13	2.99										
								Sale. Ratio =>	37.95					Average			Average								
								Std. Dev. =>	8.25					Average	\$42,180	per Net Acre=>	256,371.08	Average	\$5.89						
														SITE VALUE			per SqFt=>								

Meadowbrook

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	Other Parcels in Sale	Land Table	
19-19-35-185-022	1263 NORTH ST	05/12/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,200	41.27	\$295,891	\$84,109	\$50,000	74.4	129.0	0.22	0.22	\$1,130	\$384,059	\$8.82	75.12	'MB		MEADOWBROOK	
19-19-35-185-038	1259 DAISY LN	10/26/2021	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$123,800	43.14	\$281,004	\$55,996	\$50,000	73.0	120.0	0.20	0.20	\$767	\$278,587	\$6.40	73.00	'MB		MEADOWBROOK	
19-19-35-185-057	1248 MEADOWBROOK BLVD	11/24/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$137,700	44.42	\$311,345	\$48,655	\$50,000	60.0	120.0	0.17	0.17	\$811	\$294,879	\$6.77	60.10	'MB		MEADOWBROOK	
19-19-35-185-080	643 HONEYSUCKLE LN	03/07/2023	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$136,100	38.77	\$295,962	\$105,038	\$50,000	60.0	120.0	0.17	0.17	\$1,751	\$636,594	\$14.61	60.00	'MB		MEADOWBROOK	
19-19-35-185-102	1175 MEADOWBROOK BLVD	06/17/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,700	42.41	\$307,290	\$62,710	\$50,000	74.5	119.5	0.20	0.20	\$842	\$307,402	\$7.06	74.52	'MB		MEADOWBROOK	
19-19-35-185-105	1199 MEADOWBROOK BLVD	06/04/2021	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$134,200	48.45	\$303,949	\$23,051	\$50,000	61.5	120.0	0.17	0.17	\$375	\$135,594	\$3.11	61.56	'MB		MEADOWBROOK	
19-19-35-185-112	1249 MEADOWBROOK BLVD	09/22/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$138,200	44.58	\$316,226	\$43,774	\$50,000	61.5	127.0	0.18	0.18	\$712	\$244,547	\$5.61	61.52	'MB		MEADOWBROOK	
19-19-35-185-117	1289 MEADOWBROOK BLVD	10/28/2021	\$295,100	PTA	03-ARM'S LENGTH	\$295,100	\$142,400	48.25	\$326,172	\$18,928	\$50,000	61.8	117.0	0.17	0.17	\$306	\$114,024	\$2.62	61.96	'MB		MEADOWBROOK	
19-19-35-185-120	621 MORNING GLORY LN	12/17/2021	\$309,000	PTA	03-ARM'S LENGTH	\$309,000	\$139,000	44.98	\$314,450	\$44,550	\$50,000	60.5	119.0	0.17	0.17	\$736	\$270,000	\$6.20	60.50	'MB		MEADOWBROOK	
19-19-35-185-125	661 MORNING GLORY LN	05/04/2022	\$352,000	PTA	03-ARM'S LENGTH	\$352,000	\$125,600	35.68	\$272,407	\$129,593	\$50,000	60.5	119.0	0.17	0.17	\$2,142	\$785,412	\$18.03	60.50	'MB		MEADOWBROOK	
19-19-35-185-126	671 MORNING GLORY LN	06/29/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$132,700	39.61	\$288,190	\$96,810	\$50,000	60.5	119.0	0.17	0.17	\$1,600	\$586,727	\$13.47	60.50	'MB		MEADOWBROOK	
19-19-35-185-127	677 MORNING GLORY LN	11/12/2021	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$110,200	39.50	\$250,957	\$78,043	\$50,000	60.5	119.0	0.17	0.17	\$1,290	\$472,988	\$10.86	60.50	'MB		MEADOWBROOK	
Totals:			\$3,755,100			\$3,755,100	\$1,591,800		\$3,563,843	\$791,257	\$600,000	768.8		2.13	2.13								
								Sale. Ratio =>	42.39					Average			Average						
								Std. Dev. =>	3.84					Average	per Net Acre=>	371,656.65	Average						
														SITE VALUE	\$65,938	per SqFt=>	\$8.53						

Hannum's & Phillips

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	Other Parcels in Sale	Land Table				
19-19-35-152-001	1049 NORTH ST	03/08/2022	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$126,800	42.98	\$284,461	\$59,539	\$49,000	120.0	120.0	0.33	0.33	\$496	\$179,876	\$4.13	120.00	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-152-007	76 W MILLER AVE	03/01/2022	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$135,700	50.63	\$289,444	\$27,556	\$49,000	100.0	120.0	0.28	0.28	\$276	\$100,204	\$2.30	100.00	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-154-012	52 W BRAMAN AVE	10/13/2021	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$107,600	45.79	\$233,500	\$50,500	\$49,000	80.0	106.0	0.20	0.20	\$631	\$258,974	\$5.95	80.00	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-154-015	34 W BRAMAN AVE	04/20/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$109,300	54.65	\$261,149	(\$12,149)	\$49,000	80.0	106.0	0.20	0.20	(\$152)	(\$62,303)	(\$1.43)	80.00	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-154-016	22 W BRAMAN AVE	06/24/2022	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$90,800	32.31	\$217,808	\$112,192	\$49,000	80.0	106.0	0.20	0.20	\$1,402	\$575,344	\$13.21	80.00	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-156-001	805 NORTH ST	06/30/2022	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$88,200	38.36	\$211,607	\$67,293	\$49,000	120.0	128.0	0.35	0.35	\$561	\$190,632	\$4.38	120.00	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-177-003	90 E LEWIS AVE	07/27/2022	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$80,400	36.56	\$193,198	\$75,702	\$49,000	74.9	119.0	0.21	0.21	\$1,011	\$369,278	\$8.48	74.86	'HPS		HANNUM'S & PHILLIPS SUBS				
19-19-35-177-010	131 E MILLER AVE	12/28/2021	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$96,300	38.21	\$220,021	\$80,979	\$49,000	95.0	155.0	0.34	0.34	\$852	\$239,583	\$5.50	95.00	'HPS		HANNUM'S & PHILLIPS SUBS				
Totals:			\$1,980,800			\$1,980,800	\$835,100		\$1,911,188	\$461,612	\$392,000	749.9		2.09	2.09											
							Sale. Ratio =>	42.16								Average										
							Std. Dev. =>	7.55								Average	per Net Acre=>	221,184.48	Average	per SqFt=>	\$5.08					