

2023 LAND SALES ANALYSIS: SEC 1 & VILLAGE 2YR 4/01/2020 - 3/31/2022

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	Inspected Date	Class	
100-001-100-105-00	306 BEECH ST	12/28/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$66,864	\$38,776	\$35,640	110.0	278.0	0.70	0.70	\$353	\$55,236	\$1.27	110.00	RL\80	202121468		7/7/2022	401	
100-001-100-130-00	400 OLD BEAVER RD	09/30/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$66,300	49.11	\$134,970	\$59,970	\$59,940	185.0	240.0	1.02	1.02	\$324	\$58,852	\$1.35	185.00	AW-40	202116758		11/4/2021	401	
100-001-400-035-00	TWO MILE RD	07/24/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$51,800	54.53	\$113,796	\$49,244	\$68,040	210.0	322.0	1.55	1.55	\$234	\$31,729	\$0.73	210.00	AW-40	202010398		8/11/2020	001	
100-001-400-035-01	3332 TWO MILE RD	07/24/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$58,800	61.89	\$117,073	\$45,967	\$68,040	210.0	317.0	1.53	1.53	\$219	\$30,083	\$0.69	210.00	AW-40	202010398		8/11/2020	401	
100-001-400-275-00	2913 WHEELER RD	02/28/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,700	54.92	\$76,280	\$14,640	\$25,920	80.0	660.0	1.21	1.21	\$183	\$12,079	\$0.28	80.00	AW-40	202203108		3/4/2022	401	
100-001-400-325-01	2819 WHEELER RD	09/11/20	\$69,000	WD	16-LC PAYOFF	\$69,000	\$23,200	33.62	\$51,735	\$53,229	\$35,964	111.0	200.0	0.51	0.51	\$480	\$104,371	\$2.40	111.00	AW-40	202012954		9/18/2020	401	
100-B10-000-003-00	2987 BERTHIAUME DR	08/03/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$34,100	41.59	\$67,960	\$30,240	\$16,200	50.0	123.0	0.14	0.14	\$605	\$214,468	\$4.92	50.00	O/NCG	202113471		5/26/2022	401	
100-B10-000-006-00	2973 BERTHIAUME DR	04/20/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,300	38.30	\$77,597	\$46,703	\$24,300	75.0	123.0	0.21	0.21	\$623	\$220,297	\$5.06	75.00	O/NCG	202108151		5/12/2021	401	
100-B10-000-023-00	2952 BERTHIAUME DR	02/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,700	33.36	\$95,907	\$61,493	\$32,400	100.0	123.0	0.28	0.28	\$615	\$218,060	\$5.01	100.00	O/NCG	202102403		2/11/2021	401	
100-B10-000-031-00	2992 BERTHIAUME DR	02/24/22	\$129,900	OTH	03-ARM'S LENGTH	\$129,900	\$60,700	46.73	\$138,803	\$30,625	\$39,528	122.0	100.0	0.28	0.28	\$251	\$109,375	\$2.51	122.00	O/NCG	202202847/202202848		5/26/2022	401	
100-K10-001-007-00	211 SPRING ST	11/02/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,700	42.70	\$86,585	\$39,011	\$25,596	79.0	74.0	0.13	0.13	\$494	\$291,127	\$6.68	79.00	V-KAW	202016078		7/13/2022	401	
100-K10-002-014-00	118 W GROVE ST	03/25/21	\$77,900	WD	03-ARM'S LENGTH	\$77,900	\$30,400	39.02	\$63,575	\$33,117	\$18,792	58.0	85.0	0.11	0.11	\$571	\$293,071	\$6.73	58.00	V-KAW	202105075		5/13/2021	401	
100-K10-004-005-00	211 E GROVE ST	12/07/20	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$64,300	44.04	\$136,050	\$59,522	\$49,572	153.0	240.0	0.84	0.84	\$389	\$70,607	\$1.62	153.00	V-KAW	202017780		12/14/2020	401	
100-K10-007-012-00	CHIPPEWA ST	08/30/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,800	47.16	\$89,635	\$38,953	\$33,588	108.0	250.0	0.31	0.16	\$361	\$125,655	\$2.88	108.00	V-KAW	202114930	100-K10-007-013-00	9/7/2021	402	
100-K10-007-013-00	114 CHIPPEWA ST	08/30/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$44,800	47.16	\$89,635	\$38,953	\$33,588	108.0	250.0	0.31	0.15	\$361	\$125,655	\$2.88	108.00	V-KAW	202114930	100-K10-007-012-00	9/7/2021	401	
100-K10-008-001-00	201 GROVE ST	09/30/20	\$116,400	WD	03-ARM'S LENGTH	\$116,400	\$50,400	43.30	\$105,977	\$45,091	\$34,668	107.0	180.0	0.44	0.44	\$421	\$102,016	\$2.34	107.00	V-KAW	202014319		11/2/2020	401	
100-K10-010-020-00	SAGINAW ST	12/13/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$3,100	51.67	\$79,305	\$6,000	\$79,305	100.0	130.0	1.73	0.30	\$60	\$3,474	\$0.08	100.00	V-KAW	202120694/202201525	100-K10-023-001-01	1/4/2022	402	
100-K10-023-001-01	300 BEECH ST	12/13/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$74,200	43.91	\$148,417	\$99,888	\$79,305	255.0	295.0	1.73	1.73	\$392	\$57,839	\$1.33	255.00	V-KAW	202120694/202201525	100-K10-010-020-00	1/4/2022	401	
100-W15-000-021-00	2984 LUPINE CT	07/01/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$73,600	31.72	\$148,557	\$115,843	\$32,400	100.0	150.0	0.34	0.34	\$1,158	\$336,753	\$7.73	100.00	MA/CG	202114322		7/2/2021	401	
Totals:			\$2,003,200			\$2,003,200	\$871,600		\$1,888,721	\$907,265	\$792,786	2,321.0		13.39	11.65										
							Sale. Ratio =>	43.51				Average		Average											
							Std. Dev. =>	7.80				per FF=>	\$391	per Net Ac	67,767.03			Average							
																		per SqFt=>	\$1.56						

2023 USED \$391 FF