

2024 LAND ANALYSIS: SOUTHEAST CORNER SEC 38 & SOUTHEAST CORNER SEC 37 LAND TABLES: 2-YR 4/01/2021 - 3/31/2023

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
100-036-400-040-00	5876 S TWO MILE RD	02/25/22	\$130,900	WD	03-ARM'S LENGTH	\$130,900	\$45,200	34.53	\$130,206	\$64,846	\$64,152	132.0	231.0	0.70	0.70	\$491	\$92,637	\$2.13	132.00
100-037-100-090-00	5111 S TWO MILE RD	02/04/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$39,800	24.88	\$147,585	\$62,565	\$50,150	85.0	495.0	0.97	0.97	\$736	\$64,767	\$1.49	85.00
100-037-100-110-00	5095 S TWO MILE RD	05/23/22	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$66,900	52.68	\$179,247	(\$2,097)	\$50,150	85.0	495.0	0.97	0.97	(\$25)	(\$2,171)	(\$0.05)	85.00
100-037-100-160-01	5033 S TWO MILE RD	06/01/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$92,200	34.15	\$281,576	\$62,174	\$73,750	125.0	465.0	1.33	1.33	\$497	\$46,607	\$1.07	125.00
100-037-100-190-00	5011 S TWO MILE RD	11/12/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$79,000	41.15	\$222,216	\$46,484	\$76,700	130.0	132.0	0.39	0.39	\$358	\$117,980	\$2.71	130.00
100-037-100-510-01	3103 HABERLAND DR	04/14/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$242,300	33.42	\$661,429	\$137,321	\$73,750	155.0	290.3	1.03	1.03	\$886	\$132,934	\$3.05	155.00
100-037-100-600-01	5082 KASEMEYER RD	08/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,400	31.76	\$152,638	\$71,362	\$59,000	100.0	250.0	0.57	0.57	\$714	\$124,324	\$2.85	100.00
100-037-100-640-00	5122 KASEMEYER RD	08/26/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$53,000	44.17	\$139,938	\$40,832	\$60,770	103.0	330.0	0.78	0.78	\$396	\$52,349	\$1.20	103.00
100-037-200-015-01	5165 KASEMEYER RD	06/10/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$88,800	39.47	\$232,268	\$51,732	\$59,000	100.0	396.0	0.91	0.91	\$517	\$56,911	\$1.31	100.00
100-037-200-390-00	5010 N PRESSLER DR	10/24/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$51,200	36.83	\$134,299	\$40,101	\$35,400	60.0	107.0	0.15	0.15	\$668	\$272,796	\$6.26	60.00
100-037-300-070-01	5390 KASEMEYER RD	12/14/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$49,000	43.36	\$129,369	\$41,911	\$58,280	98.8	212.8	0.48	0.48	\$424	\$86,952	\$2.00	98.78
100-037-300-070-03	5404 KASEMEYER RD	06/01/22	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$75,300	41.95	\$196,137	\$41,773	\$58,410	99.0	212.0	0.48	0.48	\$422	\$86,666	\$1.99	99.00
100-038-100-060-00	5523 S TWO MILE RD	05/24/22	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$43,100	34.76	\$123,616	\$48,984	\$48,600	100.0	150.0	0.34	0.34	\$490	\$142,395	\$3.27	100.00
100-038-100-310-00	5571 GAERTNER CT	10/15/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,400	28.38	\$132,562	\$72,150	\$44,712	92.0	194.0	0.41	0.41	\$784	\$175,976	\$4.04	92.00
100-038-100-340-00	5545 GAERTNER CT	05/24/21	\$162,900	WD	03-ARM'S LENGTH	\$162,900	\$48,700	29.90	\$142,172	\$69,328	\$48,600	100.0	194.0	0.45	0.45	\$693	\$155,793	\$3.58	100.00
100-038-200-280-00	41 WS SAGINAW RD	12/16/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$35,400	29.50	\$103,272	\$50,262	\$33,534	69.0	231.0	0.37	0.37	\$728	\$137,328	\$3.15	69.00
100-038-200-450-00	56 WS SAGINAW RD	11/19/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$33,600	34.46	\$98,224	\$34,268	\$34,992	72.0	240.0	0.40	0.40	\$476	\$86,317	\$1.98	72.00
100-038-200-460-00	WS SAGINAW RD	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,200	44.42	\$122,847	\$8,603	\$36,450	75.0	198.0	0.34	0.34	\$115	\$25,229	\$0.58	75.00
100-038-200-460-01	WS SAGINAW RD	10/13/21	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$11,500	57.50	\$34,506	\$20,000	\$34,506	71.0	209.0	0.34	0.34	\$282	\$58,651	\$1.35	71.00
100-038-200-460-02	54 WS SAGINAW RD	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$58,700	61.79	\$122,847	\$8,603	\$36,450	146.0	203.3	0.68	0.68	\$59	\$12,614	\$0.29	146.00
100-038-300-030-01	5861 S TWO MILE RD	05/11/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$72,300	40.19	\$204,311	\$24,189	\$48,600	100.0	200.0	0.46	0.46	\$242	\$52,699	\$1.21	100.00
100-038-300-070-00	5909 S TWO MILE RD	03/11/22	\$183,600	OTH	03-ARM'S LENGTH	\$183,600	\$59,800	32.57	\$174,450	\$67,470	\$58,320	120.0	412.0	1.14	1.14	\$562	\$59,445	\$1.36	120.00
100-038-300-110-00	5953 S TWO MILE RD	09/07/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,500	31.71	\$149,769	\$73,831	\$48,600	100.0	412.0	0.95	0.95	\$738	\$78,045	\$1.79	100.00
100-038-300-300-00	5860 WS SAGINAW RD	12/22/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$71,000	42.01	\$197,511	\$53,623	\$82,134	169.0	299.0	1.16	1.16	\$317	\$46,227	\$1.06	169.00
100-038-300-350-00	5800 WS SAGINAW RD	05/03/21	\$223,500	WD	03-ARM'S LENGTH	\$223,500	\$134,700	60.27	\$352,585	(\$4,371)	\$124,714	209.0	495.8	1.18	0.73	(\$21)	(\$3,707)	(\$0.09)	209.04
100-038-400-210-00	2918 S EUCLID AVE	02/27/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$35,300	45.55	\$98,861	\$17,519	\$38,880	80.0	288.8	0.53	0.53	\$219	\$33,055	\$0.76	80.00
100-038-400-290-00	3110 S EUCLID AVE	05/03/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$35,000	51.47	\$101,611	(\$4,451)	\$29,160	60.0	205.0	0.28	0.28	(\$74)	(\$15,784)	(\$0.36)	60.00
100-B15-000-014-00	5556 CHRISTYWAY CT	12/07/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$84,400	43.06	\$206,104	\$67,656	\$77,760	160.0	140.0	0.51	0.51	\$423	\$131,626	\$3.02	160.00
100-B15-000-016-00	5530 CHRISTYWAY CT	10/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,000	41.88	\$179,745	\$28,855	\$48,600	100.0	140.0	0.32	0.32	\$289	\$89,891	\$2.06	100.00
100-C10-000-011-00	3463 CLOVER LANE	08/26/22	\$234,000	WD	08-ESTATE	\$234,000	\$102,900	43.97	\$230,313	\$62,687	\$59,000	100.0	140.0	0.32	0.32	\$627	\$195,287	\$4.48	100.00
100-F05-000-002-00	3282 E FISHER RD	07/14/22	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$64,100	31.65	\$146,001	\$103,109	\$46,610	79.0	167.0	0.30	0.30	\$1,305	\$340,294	\$7.81	79.00
100-F05-000-003-01	3254 E FISHER RD	11/01/22	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$71,600	45.75	\$162,436	\$40,674	\$46,610	79.0	167.0	0.30	0.30	\$515	\$134,238	\$3.08	79.00
100-G15-000-006-00	3357 GRANDE CT	11/28/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$64,500	42.43	\$149,215	\$38,185	\$35,400	60.0	143.0	0.20	0.20	\$636	\$193,832	\$4.45	60.00
100-G15-000-014-00	3414 GRANDE CT	04/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$125,441	\$51,744	\$42,185	71.5	129.6	0.21	0.21	\$724	\$242,930	\$5.58	71.50
100-H05-000-005-00	5078 OAKHURST CT	11/29/22	\$155,111	WD	03-ARM'S LENGTH	\$155,111	\$77,900	50.22	\$198,682	\$56,729	\$100,300	170.0	1.0	0.00	0.00	\$334	\$14,182,250	\$325.58	170.00
100-H07-000-010-00	5437 LISA DR	06/30/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$106,900	36.87	\$275,802	\$96,698	\$82,600	140.0	118.0	0.38	0.38	\$691	\$255,140	\$5.86	140.00
100-H08-000-019-00	5368 LISA DR	07/15/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$123,900	38.12	\$313,059	\$70,941	\$59,000	100.0	132.0	0.30	0.30	\$709	\$234,129	\$5.37	100.00
100-H10-000-003-00	40 CHRISTOPHER CT	09/16/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$50,900	46.27	\$116,702	\$24,888	\$31,590	65.0	166.0	0.25	0.25	\$383	\$100,355	\$2.30	65.00
100-H10-000-011-00	5546 CHRISTOPHER CT	09/07/21	\$182,400	WD	03-ARM'S LENGTH	\$182,400	\$72,300	39.64	\$196,006	\$44,714	\$58,320	120.0	125.0	0.34	0.34	\$373	\$129,983	\$2.98	120.00
100-H10-000-025-00	53 CHRISTOPHER CT	09/16/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$35,700	43.27	\$97,106	\$16,984	\$31,590	65.0	150.0	0.22	0.22	\$261	\$75,821	\$1.74	65.00
100-H15-000-006-00	HILLTOP DR	07/05/22	\$210,000	WD	03-ARM'S LENGTH	\$190,000	\$124,500	65.53	\$296,602	\$11,398	\$118,000	200.0	200.0	0.46	0.23	\$57	\$24,778	\$0.57	200.00
100-H15-000-029-00	5420 HILLTOP DR	10/24/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$78,000	33.93	\$181,598	\$107,302	\$59,000	100.0	100.0	0.23	0.23	\$1,073	\$466,530	\$10.71	100.00
100-N05-000-015-00	5446 CHRISTENA RD	07/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$105,900	42.36	\$239,531	\$81,269	\$70,800	120.0	99.2	0.27	0.27	\$677	\$297,689	\$6.83	120.00
100-W14-000-008-00	5327 BROOKWAY DR	11/21/22	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$210,500	44.98	\$520,090	\$25,200	\$77,290	131.0	311.0	0.94	0.94	\$192	\$26,952	\$0.62	131.00

Totals:	\$8,036,111		\$8,016,111	\$3,211,600		\$8,400,485	\$2,128,045		\$2,512,419	4,696.3	23.36	22.68							
				Sale. Ratio =>		40.06			Average		Average		Average		Average				
				Std. Dev. =>		8.99			per FF=>		\$453		per Net Acre=		91,113.42				per SqFt=>
																			\$2.09

2024 USED \$453 FF