

**LAND ESTSU, G05, P05,RESW, V05 & W05 2024 4-1-21 TO 3-31-23**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
140-001-300-040-00	451 CHIP RD	11/02/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$65,050	37.17	\$130,093	\$75,457	\$30,550	130.0	200.0	1.30	1.30	\$580	\$58,178	\$1.34
140-003-200-050-00	1135 W TOWNLINE RD	09/07/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,850	48.21	\$115,694	\$33,446	\$29,140	124.0	233.0	0.64	0.64	\$270	\$52,259	\$1.20
140-005-300-030-02	2450 WHEELER RD	08/26/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,300	53.31	\$170,633	\$28,612	\$39,245	167.0	429.0	1.65	1.65	\$171	\$17,393	\$0.40
140-006-300-060-00	2788 W WHEELER	05/17/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$51,050	60.06	\$102,138	\$13,882	\$31,020	132.0	165.0	0.50	0.50	\$105	\$27,764	\$0.64
140-007-400-020-01	3807 ROGERS RD	10/27/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,050	43.10	\$168,102	\$69,551	\$42,653	181.5	247.5	1.03	1.03	\$383	\$67,460	\$1.55
140-008-100-050-00	3627 FLAJOLE RD	07/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,300	43.19	\$116,638	\$57,490	\$39,128	166.5	264.0	1.01	1.01	\$345	\$56,977	\$1.31
140-009-400-020-00	3826 11 MILE RD	02/17/22	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,350	42.43	\$186,718	\$92,032	\$58,750	250.0	174.0	1.00	1.00	\$368	\$92,124	\$2.11
140-010-100-010-02	1271 WHEELER RD	03/16/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$155,250	54.47	\$310,472	\$10,248	\$35,720	152.0	170.0	0.59	0.59	\$67	\$17,282	\$0.40
140-010-100-040-03	3665 ELEVEN MILE RD	04/08/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$50,800	48.38	\$101,575	\$38,675	\$35,250	150.0	360.2	1.24	1.24	\$258	\$31,190	\$0.72
140-010-200-080-01	3688 GARFIELD RD	12/20/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,100	64.56	\$116,211	\$9,823	\$36,034	150.0	244.0	0.84	0.84	\$65	\$11,694	\$0.27
140-010-200-080-02	3670 GARFIELD	09/20/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$136,700	55.80	\$273,365	\$12,056	\$40,421	168.7	252.8	1.03	1.03	\$71	\$11,671	\$0.27
140-012-100-010-02	389 W WHEELER	12/06/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$61,800	39.36	\$123,620	\$80,380	\$47,000	200.0	329.0	1.51	1.51	\$402	\$53,197	\$1.22
140-012-100-050-00	S 9 MILE RD	03/24/22	\$17,500	PTA	03-ARM'S LENGTH	\$17,500	\$11,750	67.14	\$23,500	\$17,500	\$23,500	100.0	260.0	0.60	0.60	\$175	\$29,313	\$0.67
140-012-400-040-02	72 WILDER RD	05/19/21	\$23,085	WD	03-ARM'S LENGTH	\$23,085	\$71,500	309.72	\$143,015	(\$18,880)	\$101,050	430.0	449.8	4.44	5.13	(\$44)	(\$4,252)	(\$0.10)
140-013-100-050-00	4205 S 9 MILE RD	01/14/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,750	37.64	\$135,451	\$79,799	\$35,250	150.0	363.0	1.25	1.25	\$532	\$63,839	\$1.47
140-013-100-060-00	4157 S NINE MILE	08/05/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$69,450	36.55	\$138,913	\$82,812	\$31,725	135.0	322.0	1.00	1.00	\$613	\$82,978	\$1.90
140-014-400-050-00	4426 S 9 MILE RD	08/16/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$58,700	38.62	\$117,449	\$62,751	\$28,200	120.0	234.0	0.65	0.65	\$523	\$97,288	\$2.23
140-015-100-060-05	4183 11 MILE RD	09/14/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,000	46.67	\$237,998	\$52,252	\$35,250	150.0	208.0	0.72	0.72	\$348	\$72,978	\$1.68
140-017-100-010-00	4001 S FLAJOLE RD	10/18/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$67,550	46.91	\$135,113	\$57,767	\$48,880	208.0	208.0	0.99	0.99	\$278	\$58,174	\$1.34
140-018-200-020-00	2727 WILDER RD	06/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,950	51.50	\$133,867	\$19,633	\$23,500	100.0	233.0	0.54	0.54	\$196	\$36,697	\$0.84
140-018-200-080-00	2673 WILDER RD	08/24/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$42,800	57.07	\$85,572	\$12,928	\$23,500	100.0	340.0	0.78	0.78	\$129	\$16,553	\$0.38
140-018-200-365-00	4221 LAMOE RD	12/10/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,050	51.91	\$166,106	\$38,544	\$44,650	190.0	232.0	1.01	1.01	\$203	\$38,087	\$0.87
140-018-400-030-02	KIESEL RD	09/20/21	\$26,500	PTA	03-ARM'S LENGTH	\$26,500	\$16,950	63.96	\$33,864	\$26,500	\$33,864	136.0	400.0	1.25	1.25	\$195	\$21,217	\$0.49
140-019-200-080-06	4534 FLAJOLE RD	01/31/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,800	43.74	\$135,633	\$48,319	\$28,952	123.2	257.0	0.73	0.73	\$392	\$66,464	\$1.53
140-019-200-170-00	4630 FLAJOLE RD	08/04/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$56,750	36.64	\$113,517	\$78,983	\$37,600	160.0	131.0	0.48	0.48	\$494	\$164,206	\$3.77
140-019-400-070-00	4872 JOY RD	09/06/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,900	48.42	\$159,758	\$61,642	\$56,400	240.0	140.0	0.77	0.77	\$257	\$79,951	\$1.84
140-019-400-150-00	4756 RONALD RD	02/13/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$72,150	47.47	\$144,303	\$26,497	\$18,800	80.0	240.0	0.44	0.44	\$331	\$60,084	\$1.38
140-019-400-280-00	4872 FLAJOLE RD	10/15/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$59,500	47.60	\$118,950	\$35,930	\$29,880	120.0	210.0	0.58	0.58	\$299	\$62,055	\$1.42
140-020-300-030-01	2357 W MIDLAND RD	09/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,050	43.65	\$240,088	\$78,857	\$43,945	187.0	196.0	0.84	0.84	\$422	\$93,766	\$2.15
140-020-400-090-00	2157 W MIDLAND RD	12/29/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,850	42.28	\$105,677	\$42,823	\$23,500	100.0	264.0	0.61	0.61	\$428	\$70,665	\$1.62
140-020-400-160-00	2089 W MIDLAND RD	07/21/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$60,950	81.27	\$121,918	(\$8,143)	\$38,775	165.0	314.0	1.19	1.19	(\$49)	(\$6,849)	(\$0.16)
140-020-400-250-01	4792 CARTER RD	11/14/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$65,300	41.07	\$130,566	\$69,794	\$41,360	176.0	346.5	1.40	1.40	\$397	\$49,853	\$1.14
140-020-400-300-00	4834 S CARTER RD	10/18/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$183,600	52.46	\$367,165	\$21,610	\$38,775	165.0	264.0	1.00	1.00	\$131	\$21,610	\$0.50
140-021-200-020-02	1721 W NORTH UNION RD	09/28/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$97,950	49.00	\$195,909	\$41,591	\$37,600	160.0	230.0	0.85	0.85	\$260	\$49,220	\$1.13
140-021-200-090-00	4550 11 MILE RD	07/29/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$85,050	51.58	\$170,053	\$63,027	\$68,180	280.0	279.0	1.79	1.79	\$225	\$35,152	\$0.81
140-021-200-290-00	1578 W MIDLAND RD	10/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,500	35.63	\$57,012	\$41,663	\$18,675	75.0	150.0	0.26	0.26	\$556	\$161,484	\$3.71
140-021-300-020-17	1851 W MIDLAND	02/14/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$125,650	59.83	\$251,260	(\$1,171)	\$40,089	161.0	250.0	0.74	0.92	(\$7)	(\$1,585)	(\$0.04)
140-022-200-130-05	1160 W MIDLAND	10/21/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$65,700	50.93	\$131,438	\$29,568	\$32,006	128.5	190.0	0.56	0.56	\$230	\$52,706	\$1.21
140-022-200-170-00	1186 W MIDLAND RD	09/15/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$67,650	38.88	\$135,277	\$70,595	\$31,872	128.0	220.0	0.65	0.65	\$552	\$109,280	\$2.51
140-022-300-080-00	1353 W MIDLAND RD	12/02/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,650	39.46	\$197,256	\$86,359	\$33,615	135.0	300.0	0.93	0.93	\$640	\$92,859	\$2.13
140-022-300-130-00	1281 W MIDLAND RD	08/31/21	\$121,000	OTH	03-ARM'S LENGTH	\$121,000	\$52,250	43.18	\$104,535	\$37,630	\$21,165	85.0	198.0	0.39	0.39	\$443	\$97,487	\$2.24
140-022-300-160-00	1255 W MIDLAND	09/29/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,050	40.60	\$142,143	\$53,275	\$20,418	82.0	422.0	0.79	0.79	\$650	\$67,097	\$1.54
140-022-300-240-00	4765 11 MILE RD	06/16/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$53,300	58.90	\$106,609	\$3,161	\$19,270	82.0	255.0	0.48	0.48	\$39	\$6,585	\$0.15

140-022-400-180-00	4890 GARFIELD RD	11/07/22	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$38,950	41.00	\$77,909	\$43,734	\$26,643	107.0	198.0	0.49	0.49	\$409	\$89,988	\$2.07
140-023-100-130-03	W NORTH UNION	06/08/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$10,400	47.27	\$20,815	\$22,000	\$20,815	115.0	200.0	0.53	0.53	\$191	\$41,667	\$0.96
140-024-200-170-00	124 W MIDLAND RD	06/16/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,900	42.69	\$123,830	\$43,580	\$22,410	90.0	484.0	1.00	1.00	\$484	\$43,580	\$1.00
140-024-400-015-05	195 W MIDLAND	09/01/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$132,200	45.60	\$264,424	\$53,115	\$27,639	111.0	200.0	0.51	0.51	\$479	\$104,147	\$2.39
140-026-200-070-08	5244 S NINE MILE	10/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$164,900	47.11	\$329,846	\$61,279	\$41,125	175.0	249.0	1.00	1.00	\$350	\$61,279	\$1.41
140-027-200-090-01	5198 GARFIELD RD	11/08/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$105,550	57.99	\$211,086	\$22,144	\$51,230	218.0	339.5	1.21	1.70	\$102	\$18,362	\$0.42
140-027-300-030-01	1342 SALZBURG RD	06/30/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$92,650	49.02	\$185,326	\$80,049	\$76,375	325.0	264.0	1.97	1.97	\$246	\$40,634	\$0.93
140-033-200-010-07	5670 ELEVEN MILE	06/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$90,350	45.18	\$180,727	\$54,523	\$35,250	150.0	262.0	0.90	0.90	\$363	\$60,447	\$1.39
140-033-400-090-11	ROBERTS RD	09/09/22	\$22,500	QC	03-ARM'S LENGTH	\$22,500	\$22,900	101.78	\$45,825	\$22,500	\$45,825	195.0	270.0	1.21	1.21	\$115	\$18,610	\$0.43
140-034-300-040-05	5749 S ELEVEN MILE RD	08/27/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$157,850	58.46	\$315,745	\$1,255	\$47,000	200.0	230.0	1.06	1.06	\$6	\$1,188	\$0.03
140-034-300-040-07	5793 11 MILE RD	07/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$110,000	44.90	\$220,009	\$81,391	\$56,400	240.0	230.0	1.27	1.27	\$339	\$64,239	\$1.47
140-034-400-020-00	5870 S GARFIELD RD	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,950	38.63	\$115,900	\$57,600	\$23,500	100.0	208.0	0.48	0.48	\$576	\$120,502	\$2.77
140-034-400-070-00	5890 GARFIELD	06/07/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,000	53.33	\$175,968	\$12,532	\$23,500	100.0	208.0	0.48	0.48	\$125	\$26,218	\$0.60
140-035-200-060-00	523 SALZBURG RD	09/07/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$58,300	47.79	\$116,565	\$38,453	\$33,018	187.3	160.0	0.77	0.77	\$205	\$49,939	\$1.15
140-035-200-100-02	5632 S 9 MILE RD	05/02/22	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$108,100	44.49	\$216,183	\$55,017	\$28,200	120.0	180.0	0.50	0.50	\$458	\$110,921	\$2.55
140-036-100-020-05	401 SALZBURG RD	09/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,400	47.47	\$284,814	\$43,386	\$28,200	120.0	240.0	0.66	0.66	\$362	\$65,637	\$1.51
140-036-400-030-00	5978 8 MILE RD	05/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,850	52.38	\$125,700	\$48,115	\$53,815	229.0	152.0	0.97	0.97	\$210	\$49,603	\$1.14
140-A05-000-014-00	620 W NORTH UNION	08/05/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$47,850	43.11	\$95,705	\$38,795	\$23,500	100.0	150.0	0.34	0.34	\$388	\$112,776	\$2.59
140-A05-000-015-00	610 W NORTH UNION RD	05/17/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$72,350	40.19	\$144,698	\$58,802	\$23,500	100.0	150.0	0.34	0.34	\$588	\$170,936	\$3.92
140-A05-000-019-00	566 W NORTH UNION RD	12/02/22	\$125,500	WD	03-ARM'S LENGTH	\$125,500	\$54,550	43.47	\$109,059	\$39,941	\$23,500	100.0	150.0	0.34	0.34	\$399	\$116,108	\$2.67
140-A05-000-020-00	554 W NORTH UNION RD	10/03/22	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$62,350	43.63	\$124,665	\$41,735	\$23,500	100.0	150.0	0.34	0.34	\$417	\$121,323	\$2.79
140-B05-000-006-00	4843 FLAJOLE RD	08/10/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,700	51.60	\$77,359	\$19,496	\$21,855	93.0	231.0	0.49	0.49	\$210	\$39,546	\$0.91
140-B05-000-010-00	4883 FLAJOLE RD	02/16/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$64,050	35.58	\$128,114	\$75,386	\$23,500	100.0	231.0	0.53	0.53	\$754	\$142,238	\$3.27
140-B05-000-032-00	2421 W MIDLAND RD	10/26/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$68,250	39.68	\$136,459	\$54,929	\$19,388	82.5	264.0	0.50	0.50	\$666	\$109,858	\$2.52
140-B05-000-041-00	4835 N RAYMOND RD	12/15/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$91,550	47.93	\$183,114	\$36,086	\$28,200	120.0	200.0	0.55	0.55	\$301	\$65,492	\$1.50
140-B06-000-078-00	4905 W BIS RD	05/10/22	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$77,050	45.73	\$154,141	\$37,859	\$23,500	100.0	135.0	0.31	0.31	\$379	\$122,126	\$2.80
140-B15-000-008-00	4801 COURT ST	06/25/21	\$177,000	AFF	03-ARM'S LENGTH	\$177,000	\$87,000	49.15	\$173,982	\$26,518	\$23,500	100.0	158.0	0.36	0.36	\$265	\$73,052	\$1.68
140-G05-000-032-00	4792 FRANKLIN ST	02/18/22	\$167,750	PTA	03-ARM'S LENGTH	\$167,750	\$63,450	37.82	\$126,912	\$63,248	\$22,410	90.0	180.0	0.37	0.37	\$703	\$170,022	\$3.90
140-G10-000-001-00	1760 W MIDLAND RD	09/23/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,500	40.86	\$142,961	\$55,445	\$23,406	94.0	175.0	0.38	0.38	\$590	\$146,680	\$3.37
140-H05-000-002-00	564 SALZBURG RD	11/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$108,850	65.97	\$217,672	(\$27,772)	\$24,900	100.0	175.0	0.40	0.40	(\$278)	(\$69,085)	(\$1.59)
140-H06-000-010-00	670 SALZBURG	09/24/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$62,100	60.59	\$124,187	\$3,213	\$24,900	100.0	175.0	0.40	0.40	\$32	\$7,993	\$0.18
140-P05-000-011-00	4647 MEADOW CT	08/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$78,800	54.34	\$157,635	\$9,961	\$22,596	90.7	122.0	0.25	0.25	\$110	\$39,528	\$0.91
140-R05-000-004-01	4545 11 MILE RD	08/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,800	49.14	\$137,612	\$39,440	\$37,052	157.7	190.0	0.69	0.69	\$250	\$57,326	\$1.32

<b>Totals:</b>			<b>\$12,183,835</b>			<b>\$12,183,835</b>	<b>\$5,820,100</b>		<b>\$11,640,121</b>	<b>\$3,149,023</b>	<b>\$2,605,309</b>	<b>11,033.7</b>		<b>62.63</b>	<b>63.99</b>			
							<b>Sale. Ratio =&gt;</b>		<b>47.77</b>		<b>Average</b>		<b>Average</b>			<b>Average</b>		
							<b>Std. Dev. =&gt;</b>		<b>31.73</b>		<b>per FF=&gt;</b>	<b>\$285</b>	<b>per Net Acre=&gt;</b>	<b>50,283.80</b>		<b>per SqFt=&gt;</b>		<b>\$1.15</b>

**USED \$285 FOR 2024**