

2023 City of Belleville Residential Land Value Analysis

| Table | NAME | 2022 FF | 2022 SITE | Recom FF | Recom Site | 2023 FF | 2023 SITE | Comments |
|--------------|-------------------------|----------------|------------------|-----------------|-------------------|----------------|------------------|---|
| 10005 | SOUTH COLUMBIA/SAVAGE | \$ 575 | N/A | \$ 592 | N/A | \$ 575 | N/A | |
| 10010 | CITY AT LARGE EXC LAKE | \$ 575 | N/A | \$ 908 | N/A | \$ 650 | N/A | |
| 10015 | N HURON RIVER DR | \$ 500 | N/A | \$ 574 | N/A | \$ 575 | N/A | |
| 10020 | LAKE FRONT | \$ 2,200 | N/A | \$ 2,394 | N/A | \$ 2,200 | N/A | |
| 10030 | LAKE VIEW | \$ 575 | N/A | \$ 311 | N/A | \$ 575 | N/A | NO CHANGE. SIMILAR TO 10005 AND 10015 |
| 10040 | HARBOUR POINTE | N/A | \$ 52,800 | N/A | \$ 83,343 | N/A | \$ 62,500 | |
| 10050 | BELLEVILLE LAKE DEV | N/A | \$ 75,000 | N/A | \$ 85,063 | N/A | \$ 75,000 | |
| 10060 | VICTORIA COMMONS | N/A | \$ 50,000 | N/A | \$ 80,305 | N/A | \$ 65,000 | |
| 10070 | BELLEVILLA CONDOS | N/A | \$ 14,000 | N/A | \$ 17,211 | N/A | \$ 15,000 | |
| 10080 | BELLEVILLE LAKE TERRACE | N/A | \$ 19,000 | N/A | \$ 21,792 | N/A | \$ 19,000 | |
| 10090 | MAIN STREET CONDOS | N/A | \$ 19,000 | N/A | \$ 23,514 | N/A | \$ 19,000 | |
| 10100 | LAKEVIEW CONDOS | N/A | \$ 10,000 | N/A | #REF! | N/A | \$ 10,000 | ALL 12 UNITS SOLD TOGETHER. BEING RENTED OUT. SIMILAR INCREASE AT 10080 |

SOUTH COLUMBIA/SAVAGE

| 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 | Class | Rate Group 1 | | | |
|--------------------|----------------|-----------|--------------------|--------|------------------------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------|-------|--------------------|--------------|------------|--------------|--------------|----------------|--------------------------|--|-----------------------|-------|--------------|--|----------------------|---------------|
| 31 106 99 0006 002 | 515 SUMPTER | 06/14/21 | \$250,000 | PTA | 03-ARM'S LENGTH | \$250,000 | \$105,100 | 42.04 | \$226,268 | \$115,473 | \$91,741 | 212.7 | 299.2 | 1.64 | 1.64 | \$543 | \$70,410 | \$1.62 | 0.00 | 10005 | | SOUTH COLUMBIA/SAVAGE | 401 | FRONT FOOT | | | |
| 31 109 01 0013 000 | 98 W WABASH | 12/04/20 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$76,800 | 40.42 | \$188,063 | \$35,172 | \$33,235 | 57.8 | 133.5 | 0.18 | 0.18 | \$609 | \$196,492 | \$4.51 | 56.45 | 10005 | | SOUTH COLUMBIA/SAVAGE | 401 | FRONT FOOT | | | |
| 31 109 01 0038 000 | 45 HENRY | 11/25/20 | \$182,000 | WD | 03-ARM'S LENGTH | \$182,000 | \$62,900 | 34.56 | \$154,898 | \$58,727 | \$31,625 | 55.0 | 142.5 | 0.18 | 0.18 | \$1,068 | \$326,261 | \$7.49 | 55.00 | 10005 | | SOUTH COLUMBIA/SAVAGE | 401 | FRONT FOOT | | | |
| 31 109 01 0039 000 | 35 HENRY | 01/22/21 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$68,400 | 34.20 | \$168,242 | \$70,858 | \$39,100 | 68.0 | 142.5 | 0.22 | 0.22 | \$1,042 | \$319,180 | \$7.33 | 68.00 | 10005 | | SOUTH COLUMBIA/SAVAGE | 401 | FRONT FOOT | | | |
| 31 109 02 0051 000 | 130 W WABASH | 11/03/21 | \$130,000 | PTA | 03-ARM'S LENGTH | \$130,000 | \$49,100 | 37.77 | \$106,077 | \$52,673 | \$28,750 | 50.0 | 140.0 | 0.16 | 0.16 | \$1,053 | \$327,161 | \$7.51 | 50.00 | 10005 | | SOUTH COLUMBIA/SAVAGE | 401 | FRONT FOOT | | | |
| 31 109 02 0054 000 | 143 W WABASH | 06/18/21 | \$205,000 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$205,000 | \$117,400 | 57.27 | \$232,568 | \$76,983 | \$104,551 | 249.3 | 351.3 | 0.64 | 0.16 | \$309 | \$121,042 | \$2.78 | 249.29 | 10005 | 31 109 02 0053 002, 31 109 02 0041 012 | SOUTH COLUMBIA/SAVAGE | 401 | FRONT FOOT | | | |
| Totals: | | | \$1,157,000 | | | \$1,157,000 | \$479,700 | | \$1,076,116 | \$409,886 | \$329,002 | 692.8 | | 3.02 | 2.55 | | | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 41.46 | | | | | Average | | | | | Average | | | | | | | | |
| | | | | | | | | Std. Dev. => | 8.53 | | | | | per FF=> | \$592 | | | | | per Net Acre=> | 135,813.78 | | | | | per SqFt=> | \$3.12 |

CITY AT LARGE EXC LAKE

| 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 | Class | Rate Group 1 | |
|--------------------|----------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------|----------------|----------------|--------------------------|-------------------|----------------|--------------|----------------------|-----------------------|------------------------|-------|---------------|--|
| 31 084 01 0240 302 | 375 BRAIN | 10/02/20 | \$177,000 | WD | 03-ARM'S LENGTH | \$177,000 | \$63,600 | 35.93 | \$138,490 | \$88,973 | \$50,463 | 87.8 | 75.2 | 0.18 | 0.18 | \$1,014 | \$486,191 | \$11.16 | 106.74 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 02 0014 000 | 312 EDISON | 11/02/21 | \$270,000 | PTA | 03-ARM'S LENGTH | \$270,000 | \$135,800 | 50.30 | \$281,096 | \$20,166 | \$31,262 | 54.4 | 99.3 | 0.15 | 0.15 | \$371 | \$135,342 | \$3.11 | 53.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 02 0021 000 | 353 BRAIN | 10/13/21 | \$125,000 | PTA | 03-ARM'S LENGTH | \$125,000 | \$47,800 | 38.24 | \$97,917 | \$51,806 | \$24,723 | 43.0 | 89.1 | 0.10 | 0.10 | \$1,205 | \$507,902 | \$11.66 | 49.76 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 03 0092 001 | 25 FIRST | 12/21/20 | \$90,000 | WD | 03-ARM'S LENGTH | \$90,000 | \$51,300 | 57.00 | \$112,228 | \$5,201 | \$27,429 | 47.7 | 132.6 | 0.15 | 0.15 | \$109 | \$34,217 | \$0.79 | 50.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 03 0094 000 | 59 N LIBERTY | 11/06/20 | \$158,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$158,000 | \$83,100 | 52.59 | \$177,586 | \$61,574 | \$81,160 | 141.1 | 265.2 | 0.44 | 0.25 | \$436 | \$139,624 | \$3.21 | 144.93 | 10010 | 31 084 03 0092 302 | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 03 0160 000 | 221 SECOND | 04/26/21 | \$160,000 | PTA | 03-ARM'S LENGTH | \$160,000 | \$79,700 | 49.81 | \$166,347 | \$31,896 | \$38,243 | 66.5 | 165.0 | 0.25 | 0.25 | \$480 | \$127,584 | \$2.93 | 66.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 03 0189 000 | 328 CHURCH | 10/16/20 | \$198,000 | WD | 03-ARM'S LENGTH | \$198,000 | \$67,700 | 34.19 | \$147,679 | \$83,472 | \$33,151 | 57.7 | 133.4 | 0.19 | 0.19 | \$1,448 | \$451,200 | \$10.36 | 60.33 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 03 0203 000 | 245 CHURCH | 10/23/20 | \$355,000 | WD | 03-ARM'S LENGTH | \$355,000 | \$165,200 | 46.54 | \$330,465 | \$75,054 | \$50,519 | 87.9 | 201.6 | 0.39 | 0.39 | \$854 | \$194,945 | \$4.48 | 82.50 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 03 0210 004 | 280 EDISON | 08/13/20 | \$180,000 | PTA | 03-ARM'S LENGTH | \$180,000 | \$78,800 | 43.78 | \$171,310 | \$55,034 | \$46,344 | 80.6 | 83.5 | 0.19 | 0.19 | \$683 | \$295,882 | \$6.79 | 90.04 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 084 04 0001 302 | 170 W COLUMBIA | 01/29/21 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$82,000 | 34.17 | \$187,033 | \$101,384 | \$48,417 | 84.2 | 154.5 | 0.32 | 0.32 | \$1,204 | \$320,835 | \$7.37 | 77.13 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 03 0044 000 | 27 MADELON | 08/20/21 | \$240,000 | PTA | 03-ARM'S LENGTH | \$240,000 | \$76,400 | 31.83 | \$156,310 | \$123,862 | \$40,172 | 69.9 | 130.0 | 0.27 | 0.27 | \$1,773 | \$465,647 | \$10.69 | 42.77 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0006 000 | 130 S EDGEMONT | 05/07/21 | \$200,000 | PTA | 03-ARM'S LENGTH | \$200,000 | \$70,700 | 35.35 | \$144,766 | \$86,335 | \$31,101 | 54.1 | 219.1 | 0.25 | 0.25 | \$1,596 | \$343,964 | \$7.90 | 50.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0030 303 | 15 S BIGGS | 03/25/22 | \$151,000 | WD | 03-ARM'S LENGTH | \$151,000 | \$46,300 | 30.66 | \$94,590 | \$83,660 | \$27,250 | 47.4 | 71.5 | 0.10 | 0.10 | \$1,765 | \$880,632 | \$20.22 | 57.97 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0063 000 | 104 S BIGGS | 08/14/20 | \$190,000 | WD | 03-ARM'S LENGTH | \$190,000 | \$67,900 | 35.74 | \$148,283 | \$72,778 | \$31,061 | 54.0 | 218.0 | 0.25 | 0.25 | \$1,347 | \$291,112 | \$6.68 | 50.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0104 000 | 174 CLARENCE | 07/23/21 | \$196,000 | PTA | 03-ARM'S LENGTH | \$196,000 | \$69,000 | 35.20 | \$141,272 | \$85,472 | \$30,744 | 53.5 | 209.2 | 0.24 | 0.24 | \$1,599 | \$356,133 | \$8.18 | 50.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0118 301 | 100 CLARENCE | 11/29/21 | \$205,000 | PTA | 03-ARM'S LENGTH | \$205,000 | \$74,200 | 36.20 | \$151,503 | \$105,515 | \$52,018 | 90.5 | 205.3 | 0.40 | 0.40 | \$1,166 | \$263,130 | \$6.04 | 85.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0137 000 | 51 BEDELL | 10/26/21 | \$150,000 | PTA | 03-ARM'S LENGTH | \$150,000 | \$61,100 | 40.73 | \$124,991 | \$55,655 | \$30,646 | 53.3 | 206.6 | 0.24 | 0.24 | \$1,044 | \$234,831 | \$5.39 | 50.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0142 000 | 77 BEDELL | 12/04/20 | \$167,000 | WD | 03-ARM'S LENGTH | \$167,000 | \$56,500 | 33.83 | \$125,056 | \$72,639 | \$30,695 | 53.4 | 207.9 | 0.24 | 0.24 | \$1,361 | \$303,929 | \$6.98 | 50.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0149 002 | 445 ROBBE | 06/01/20 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$80,400 | 50.25 | \$176,633 | \$35,694 | \$52,327 | 91.0 | 109.7 | 0.25 | 0.25 | \$392 | \$141,643 | \$3.25 | 100.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0163 000 | 54 BEDELL | 02/11/22 | \$237,000 | PTA | 03-ARM'S LENGTH | \$237,000 | \$76,200 | 32.15 | \$155,200 | \$142,745 | \$60,945 | 106.0 | 201.9 | 0.46 | 0.46 | \$1,347 | \$307,640 | \$7.06 | 100.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 087 04 0172 005 | 171 CLARENCE | 12/16/20 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$92,200 | 41.91 | \$202,508 | \$55,325 | \$37,833 | 65.8 | 218.0 | 0.31 | 0.31 | \$841 | \$181,393 | \$4.16 | 60.90 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 106 01 0012 000 | 315 W COLUMBIA | 09/10/21 | \$228,000 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$228,000 | \$94,200 | 41.32 | \$193,583 | \$111,155 | \$76,738 | 133.5 | 318.9 | 0.49 | 0.31 | \$833 | \$225,925 | \$5.19 | 133.33 | 10010 | 31 087 03 0059 000 | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 106 01 0014 016 | 458 ROBBE | 11/04/20 | \$345,000 | WD | 03-ARM'S LENGTH | \$345,000 | \$181,700 | 52.67 | \$365,400 | \$34,973 | \$55,373 | 96.3 | 271.6 | 0.53 | 0.53 | \$363 | \$66,489 | \$1.53 | 84.37 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 106 02 0007 000 | 96 E COLUMBIA | 09/04/20 | \$250,000 | PTA | 03-ARM'S LENGTH | \$250,000 | \$120,600 | 48.24 | \$269,720 | \$45,280 | \$65,000 | 122.9 | 142.0 | 0.41 | 0.41 | \$368 | \$109,637 | \$2.52 | 126.64 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| 31 107 99 0001 005 | 40 OWEN | 12/10/20 | \$115,000 | WD | 03-ARM'S LENGTH | \$115,000 | \$49,500 | 43.04 | \$108,663 | \$38,486 | \$32,149 | 55.9 | 120.7 | 0.17 | 0.17 | \$688 | \$231,843 | \$5.32 | 60.00 | 10010 | | CITY AT LARGE EXC.LAKE | 401 | CITY AT LARGE | |
| Totals: | | | \$5,007,000 | | | \$5,007,000 | \$2,071,900 | | \$4,368,629 | \$1,724,134 | \$1,085,763 | 1,898.2 | | 6.95 | 6.58 | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 41.38 | | | Average | | | Average | | | Average | | | | | | | |
| | | | | | | | | Std. Dev. => | 7.73 | | | per FF=> | \$908 | Average | | per Net Acre=> | 248,219.69 | Average | | per SqFt=> | \$5.70 | | | | |

N HURON RIVER DR

| 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 | Class | Rate Group 1 | |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|--------------------|------------------|--------------|-------|----------------|--------------------------|------------|--------------|--------------|-------------------|----------------------|-----------------------|------------------|-------|---------------|--|
| 31 087 01 0171 000 | 31 N EDGEMONT | 01/29/21 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$53,000 | 39.26 | \$134,182 | \$21,318 | \$20,500 | 41.0 | 110.0 | 0.10 | 0.10 | \$520 | \$204,981 | \$4.71 | 41.00 | 10015 | | N HURON RIVER DR | 401 | FRONT FOOT | |
| 31 087 01 0191 000 | 169 N EDGEMONT | 09/27/21 | \$150,000 | PTA | 03-ARM'S LENGTH | \$150,000 | \$57,700 | 38.47 | \$125,488 | \$65,512 | \$41,000 | 82.0 | 110.0 | 0.21 | 0.21 | \$799 | \$316,483 | \$7.27 | 82.00 | 10015 | | N HURON RIVER DR | 401 | FRONT FOOT | |
| 31 087 01 0195 000 | 197 N EDGEMONT | 07/31/20 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$55,000 | 44.00 | \$146,376 | \$8,624 | \$30,000 | 60.0 | 112.4 | 0.16 | 0.16 | \$144 | \$55,639 | \$1.28 | 60.00 | 10015 | | N HURON RIVER DR | 401 | FRONT FOOT | |
| 31 087 01 0202 000 | 146 WEXFORD | 03/11/21 | \$135,000 | WD | 03-ARM'S LENGTH | \$135,000 | \$56,400 | 41.78 | \$154,308 | \$21,692 | \$41,000 | 82.0 | 110.0 | 0.21 | 0.21 | \$265 | \$104,792 | \$2.41 | 82.00 | 10015 | | N HURON RIVER DR | 401 | FRONT FOOT | |
| 31 087 01 0238 300 | 83 WEXFORD | 07/10/20 | \$159,900 | WD | 03-ARM'S LENGTH | \$159,900 | \$53,600 | 33.52 | \$135,576 | \$55,074 | \$30,750 | 61.5 | 110.0 | 0.16 | 0.16 | \$896 | \$355,316 | \$8.16 | 61.50 | 10015 | | N HURON RIVER DR | 401 | FRONT FOOT | |
| 31 087 01 0245 000 | 125 WEXFORD | 08/18/21 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$96,500 | 41.96 | \$209,263 | \$59,070 | \$38,333 | 76.7 | 102.0 | 0.20 | 0.20 | \$770 | \$296,834 | \$6.81 | 60.00 | 10015 | | N HURON RIVER DR | 401 | FRONT FOOT | |
| Totals: | | | \$934,900 | | | \$934,900 | \$372,200 | | \$905,193 | \$231,290 | \$201,583 | 403.2 | | 1.03 | 1.03 | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 39.81 | Average | | | | Average | Average | | | | | | | | | | |
| | | | | | | | | Std. Dev. => | 3.68 | per FF=> | | | | \$574 | per Net Acre=> | | | | 225,209.35 | per SqFt=> | | | | \$5.17 | |

LAKE FRONT

| 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 | Class | Rate Group 1 | |
|--------------------|-------------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|----------------|-------|----------------|--------------------------|-------------------|----------------|----------------------|----------------|----------|-----------------------|------------|-------|--------------|--|
| 31 084 03 0073 000 | 310 N LIBERTY | 08/13/20 | \$531,000 | PTA | 03-ARM'S LENGTH | \$531,000 | \$233,500 | 43.97 | \$525,128 | \$136,638 | \$130,766 | 59.4 | 165.0 | 0.21 | 0.21 | \$2,299 | \$653,770 | \$15.01 | 55.25 | 10020 | | LAKE FRONT | 401 | LAKE FRONT | |
| 31 084 03 0074 303 | 348 N LIBERTY | 09/09/21 | \$662,000 | PTA | 03-ARM'S LENGTH | \$662,000 | \$294,200 | 44.44 | \$642,246 | \$156,818 | \$137,064 | 62.3 | 165.0 | 0.23 | 0.23 | \$2,517 | \$681,817 | \$15.65 | 60.70 | 10020 | | LAKE FRONT | 401 | LAKE FRONT | |
| 31 087 01 0328 000 | 179 POTTER | 12/14/21 | \$470,000 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$470,000 | \$256,200 | 54.51 | \$564,190 | \$143,364 | \$237,554 | 108.0 | 255.4 | 0.28 | 0.15 | \$1,328 | \$508,383 | \$11.67 | 96.00 | 10020 | 31 087 01 0329 000 | LAKE FRONT | 401 | LAKE FRONT | |
| 31 087 01 0335 000 | 157 POTTER | 08/21/20 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$145,000 | 36.25 | \$360,599 | \$138,393 | \$98,992 | 45.0 | 86.8 | 0.07 | 0.07 | \$3,076 | \$1,922,125 | \$44.13 | 36.00 | 10020 | | LAKE FRONT | 401 | LAKE FRONT | |
| 31 087 01 0349 008 | 103 POTTER | 04/21/21 | \$448,000 | PTA | 03-ARM'S LENGTH | \$448,000 | \$200,000 | 44.64 | \$436,437 | \$181,820 | \$170,257 | 77.4 | 131.6 | 0.30 | 0.30 | \$2,349 | \$614,257 | \$14.10 | 98.00 | 10020 | | LAKE FRONT | 401 | LAKE FRONT | |
| 31 087 01 0349 312 | 95 POTTER | 03/31/22 | \$350,000 | PTA | 03-ARM'S LENGTH | \$350,000 | \$120,600 | 34.46 | \$262,291 | \$186,125 | \$98,416 | 44.7 | 94.3 | 0.08 | 0.08 | \$4,161 | \$2,449,013 | \$56.22 | 35.00 | 10020 | | LAKE FRONT | 401 | LAKE FRONT | |
| 31 087 03 0075 006 | 185 E HURON RIVER | 06/25/21 | \$635,000 | PTA | 03-ARM'S LENGTH | \$635,000 | \$283,100 | 44.58 | \$615,913 | \$156,737 | \$137,650 | 62.6 | 201.4 | 0.27 | 0.27 | \$2,505 | \$576,239 | \$13.23 | 58.83 | 10020 | | LAKE FRONT | 401 | LAKE FRONT | |
| Totals: | | | \$3,496,000 | | | \$3,496,000 | \$1,532,600 | | \$3,406,804 | \$1,099,895 | \$1,010,699 | 459.4 | | 1.44 | 1.31 | | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 43.84 | | | Average | | | Average | | | Average | | | | | | | | |
| | | | | | | | Std. Dev. => | 6.57 | | | per FF=> | \$2,394 | | Average | per Net Acre=> | 765,410.58 | Average | per SqFt=> | \$17.57 | | | | | | |

LAKE VIEW

| 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 | Class | Rate Group 1 | |
|--------------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|--------------------|------------------|--------------|-------|----------------|--------------------------|------------|--------------|--------------|------------------|----------------------|-----------------------|------------|-------|---------------|--|
| 31 084 01 0242 000 | 351 HIGH | 08/20/20 | \$277,500 | PTA | 03-ARM'S LENGTH | \$277,500 | \$139,700 | 50.34 | \$305,928 | \$36,572 | \$65,000 | 145.8 | 164.9 | 0.55 | 0.55 | \$251 | \$66,616 | \$1.53 | 147.50 | 10030 | | LAKE VIEW | 401 | LAKE VIEW | |
| 31 087 01 0248 000 | 136 POTTER | 06/30/20 | \$143,500 | PTA | 03-ARM'S LENGTH | \$143,500 | \$63,000 | 43.90 | \$138,807 | \$27,693 | \$23,000 | 40.0 | 90.0 | 0.08 | 0.08 | \$692 | \$333,651 | \$7.66 | 40.00 | 10030 | | LAKE VIEW | 401 | LAKE VIEW | |
| 31 087 03 0009 000 | 254 E HURON RIVER | 02/04/22 | \$159,000 | PTA | 03-ARM'S LENGTH | \$159,000 | \$86,800 | 54.59 | \$178,731 | \$9,019 | \$28,750 | 50.0 | 130.0 | 0.15 | 0.15 | \$180 | \$60,530 | \$1.39 | 50.00 | 10030 | | LAKE VIEW | 401 | LAKE VIEW | |
| Totals: | | | \$580,000 | | | \$580,000 | \$289,500 | | \$623,466 | \$73,284 | \$116,750 | 235.8 | | 0.78 | 0.78 | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 49.91 | Average | | | | Average | Average | | | | | | | | | | |
| | | | | | | | | Std. Dev. => | 5.38 | per FF=> | | | | \$311 | per Net Acre=> | | | | 93,833.55 | per SqFt=> | | | | \$2.15 | |

HARBOUR POINTE

| 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 | Class | Rate Group 1 | |
|--------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|------------------|------------------|--------------|-------|----------------|-----------------|----------------|--------------------------|-------------------|----------------|----------------------|-----------------------|--------------------|-------|--------------|--|
| 31 110 02 0010 000 | 269 HARBOUR POINTE | 03/05/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$116,500 | 38.83 | \$241,190 | \$111,610 | \$52,800 | 90.0 | 112.0 | 0.23 | 0.23 | \$1,240 | \$483,160 | \$11.09 | 90.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 02 0021 000 | 362 HARBOUR POINTE | 11/09/20 | \$282,000 | WD | 03-ARM'S LENGTH | \$282,000 | \$106,600 | 37.80 | \$259,234 | \$75,566 | \$52,800 | 83.0 | 121.6 | 0.23 | 0.23 | \$911 | \$327,126 | \$7.51 | 83.07 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 02 0030 000 | 329 BAYPOINTE | 04/07/21 | \$282,000 | PTA | 03-ARM'S LENGTH | \$282,000 | \$122,700 | 43.51 | \$252,502 | \$82,298 | \$52,800 | 103.2 | 117.7 | 0.28 | 0.28 | \$797 | \$290,806 | \$6.68 | 100.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0036 000 | 341 LIGHT TOWER | 04/10/20 | \$242,000 | PTA | 03-ARM'S LENGTH | \$242,000 | \$126,700 | 52.36 | \$256,656 | \$38,144 | \$52,800 | 91.3 | 133.6 | 0.34 | 0.34 | \$418 | \$113,863 | \$2.61 | 55.44 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0042 000 | 437 LIGHT TOWER | 12/08/20 | \$282,000 | WD | 03-ARM'S LENGTH | \$282,000 | \$126,800 | 44.96 | \$272,733 | \$62,067 | \$52,800 | 80.0 | 125.0 | 0.23 | 0.23 | \$776 | \$269,857 | \$6.20 | 80.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0079 000 | 493 HARBOUR POINTE | 09/15/20 | \$290,000 | PTA | 03-ARM'S LENGTH | \$290,000 | \$133,600 | 46.07 | \$266,468 | \$76,332 | \$52,800 | 114.1 | 112.0 | 0.29 | 0.29 | \$669 | \$261,411 | \$6.00 | 115.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0087 000 | 522 HARBOUR POINTE | 07/14/21 | \$280,000 | PTA | 03-ARM'S LENGTH | \$280,000 | \$116,700 | 41.68 | \$240,149 | \$92,651 | \$52,800 | 85.7 | 152.5 | 0.29 | 0.29 | \$1,081 | \$316,215 | \$7.26 | 90.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0090 000 | 474 HARBOUR POINTE | 08/23/21 | \$350,000 | PTA | 03-ARM'S LENGTH | \$350,000 | \$134,900 | 38.54 | \$277,895 | \$124,905 | \$52,800 | 80.0 | 125.0 | 0.23 | 0.23 | \$1,561 | \$543,065 | \$12.47 | 80.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0091 000 | 458 HARBOUR POINTE | 09/29/21 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000 | \$113,400 | 36.58 | \$233,345 | \$129,455 | \$52,800 | 80.0 | 125.0 | 0.23 | 0.23 | \$1,618 | \$562,848 | \$12.92 | 80.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| 31 110 03 0094 000 | 410 HARBOUR POINTE | 08/31/20 | \$265,000 | PTA | 03-ARM'S LENGTH | \$265,000 | \$136,400 | 51.47 | \$277,403 | \$40,397 | \$52,800 | 80.0 | 125.0 | 0.23 | 0.23 | \$505 | \$175,639 | \$4.03 | 80.00 | 10040 | | HARBOUR POINTE SUB | 401 | SITE VALUE | |
| Totals: | | | \$2,883,000 | | | \$2,883,000 | \$1,234,300 | | \$2,577,575 | \$833,425 | \$528,000 | 887.3 | | 2.59 | 2.59 | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 42.81 | | | | | Average | | | Average | | | Average | | | | | |
| | | | | | | | | Std. Dev. => | 5.57 | | | | | Average | \$83,343 | Average | per Net Acre=> | 322,408.12 | Average | per SqFt=> | \$7.40 | | | | |

BELLEVILLE LAKE DEV

| 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 | Class | Rate Group 1 |
|--------------------|----------------|-----------|--------------------|--------|-----------------|--------------------------|------------------|---------------|--------------------|-------------------|------------------|--------------|-------|--------------------------|----------------|------------|--------------|----------------------|----------------|----------|-----------------------|---------------------------|-------|--------------|
| 31 084 07 0004 000 | 554 N LIBERTY | 01/13/21 | \$212,500 | WD | 03-ARM'S LENGTH | \$212,500 | \$100,100 | 47.11 | \$265,453 | \$22,047 | \$75,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10050 | | BELLEVILLE LAKE DEV 10050 | 401 | |
| 31 084 07 0005 000 | 548 N LIBERTY | 12/18/19 | \$442,000 | PTA | 03-ARM'S LENGTH | \$442,000 | \$188,900 | 42.74 | \$469,759 | \$47,241 | \$75,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10050 | | BELLEVILLE LAKE DEV 10050 | 401 | |
| 31 084 07 0006 000 | 546 N LIBERTY | 07/23/19 | \$490,000 | PTA | 03-ARM'S LENGTH | \$490,000 | \$206,400 | 42.12 | \$475,386 | \$89,614 | \$75,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10050 | | BELLEVILLE LAKE DEV 10050 | 401 | |
| 31 084 07 0008 000 | 542 N LIBERTY | 04/01/19 | \$440,000 | PTA | 03-ARM'S LENGTH | \$440,000 | \$214,300 | 48.70 | \$470,429 | \$44,571 | \$75,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10050 | | BELLEVILLE LAKE DEV 10050 | 401 | |
| Totals: | | | \$2,197,000 | | | \$2,197,000 | \$934,300 | | \$2,146,687 | \$425,313 | \$375,000 | 0.0 | | 0.00 | 0.00 | | | | | | | | | |
| | | | | | | Sale. Ratio => | | 42.53 | | Average | | | | Average | | | | Average | | | | | | |
| | | | | | | Std. Dev. => | | 4.72 | | SITE VALUE | \$85,063 | | | per Net Acre=> | #DIV/0! | | | per SqFt=> | #DIV/0! | | | | | |

VICTORIA COMMONS

| 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 | Class | Rate Group 1 | | | | | | | | | | | | | |
|--------------------|----------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|----------------|-------|-------------|-------------|------------|--------------|--------------------------|-------------------|----------|-----------------------|-------------------|-------|--------------|--|--|--|----------------------|----------------|--|--|--|--|--|--|--|--|
| 31 106 05 0002 000 | 261 VICTORIAN | 01/28/21 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$95,000 | 39.58 | \$223,235 | \$66,765 | \$50,000 | 60.0 | 125.3 | 0.17 | 0.17 | \$1,113 | \$385,925 | \$8.86 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0005 000 | 279 VICTORIAN | 12/21/20 | \$245,500 | WD | 03-ARM'S LENGTH | \$245,500 | \$112,500 | 45.82 | \$253,427 | \$42,073 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$701 | \$258,117 | \$5.93 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0009 000 | 303 VICTORIAN | 08/13/20 | \$216,500 | PTA | 03-ARM'S LENGTH | \$216,500 | \$91,800 | 42.40 | \$214,926 | \$51,574 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$860 | \$316,405 | \$7.26 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0011 000 | 315 VICTORIAN | 12/15/21 | \$257,000 | PTA | 03-ARM'S LENGTH | \$257,000 | \$107,900 | 41.98 | \$226,701 | \$80,299 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$1,338 | \$492,632 | \$11.31 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0020 000 | 369 VICTORIAN | 04/02/21 | \$238,000 | PTA | 03-ARM'S LENGTH | \$238,000 | \$89,000 | 37.39 | \$185,133 | \$102,867 | \$50,000 | 41.0 | 125.0 | 0.12 | 0.12 | \$2,509 | \$871,754 | \$20.01 | 41.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0024 000 | 393 VICTORIAN | 01/28/22 | \$255,000 | PTA | 03-ARM'S LENGTH | \$255,000 | \$111,800 | 43.84 | \$234,962 | \$70,038 | \$50,000 | 107.1 | 80.0 | 0.20 | 0.20 | \$654 | \$355,523 | \$8.16 | 107.07 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0048 000 | 305 OXFORD | 06/29/21 | \$275,000 | PTA | 03-ARM'S LENGTH | \$275,000 | \$116,700 | 42.44 | \$245,506 | \$79,494 | \$50,000 | 78.0 | 118.0 | 0.21 | 0.21 | \$1,019 | \$376,749 | \$8.65 | 78.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0056 000 | 354 VICTORIAN | 11/12/21 | \$265,000 | PTA | 03-ARM'S LENGTH | \$265,000 | \$101,500 | 38.30 | \$208,211 | \$106,789 | \$50,000 | 73.5 | 115.0 | 0.19 | 0.19 | \$1,453 | \$550,459 | \$12.64 | 73.49 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0057 000 | 348 VICTORIAN | 11/22/21 | \$260,000 | PTA | 03-ARM'S LENGTH | \$260,000 | \$103,700 | 39.88 | \$212,789 | \$97,211 | \$50,000 | 76.5 | 117.0 | 0.21 | 0.21 | \$1,271 | \$474,200 | \$10.89 | 76.48 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0129 000 | 578 THORNHILL | 04/03/20 | \$217,000 | WD | 03-ARM'S LENGTH | \$217,000 | \$99,900 | 46.04 | \$213,514 | \$53,486 | \$50,000 | 62.0 | 118.0 | 0.17 | 0.17 | \$863 | \$318,369 | \$7.31 | 62.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0132 000 | 566 THORNHILL | 01/28/22 | \$264,995 | PTA | 03-ARM'S LENGTH | \$264,995 | \$102,900 | 38.83 | \$211,156 | \$103,839 | \$50,000 | 52.9 | 125.0 | 0.15 | 0.15 | \$1,961 | \$683,151 | \$15.68 | 52.94 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0139 000 | 555 THORNHILL | 10/25/21 | \$301,000 | PTA | 03-ARM'S LENGTH | \$301,000 | \$116,500 | 38.70 | \$245,080 | \$105,920 | \$50,000 | 52.7 | 121.0 | 0.15 | 0.15 | \$2,008 | \$720,544 | \$16.54 | 52.74 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0152 000 | 581 THORNHILL | 11/12/20 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$102,000 | 39.23 | \$223,730 | \$86,270 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$1,438 | \$529,264 | \$12.15 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0155 000 | 569 THORNHILL | 11/10/20 | \$230,000 | WD | 03-ARM'S LENGTH | \$230,000 | \$102,400 | 44.52 | \$223,266 | \$56,734 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$946 | \$348,061 | \$7.99 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0161 000 | 580 THORNHILL | 09/24/20 | \$220,000 | PTA | 03-ARM'S LENGTH | \$220,000 | \$100,500 | 45.68 | \$213,518 | \$56,482 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$941 | \$346,515 | \$7.95 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0169 000 | 478 WATERBURY | 07/30/21 | \$281,000 | PTA | 03-ARM'S LENGTH | \$281,000 | \$110,600 | 39.36 | \$232,530 | \$98,470 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$1,641 | \$604,110 | \$13.87 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0178 000 | 447 WATERBURY | 06/01/20 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$101,300 | 41.35 | \$227,343 | \$67,657 | \$50,000 | 57.7 | 121.0 | 0.16 | 0.16 | \$1,172 | \$422,856 | \$9.71 | 57.74 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0182 000 | 463 WATERBURY | 03/24/21 | \$282,500 | PTA | 03-ARM'S LENGTH | \$282,500 | \$100,900 | 35.72 | \$224,196 | \$108,304 | \$50,000 | 61.3 | 119.0 | 0.17 | 0.17 | \$1,766 | \$644,667 | \$14.80 | 61.34 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0197 000 | 465 WATERBURY | 01/08/21 | \$227,500 | WD | 03-ARM'S LENGTH | \$227,500 | \$98,800 | 43.43 | \$218,866 | \$58,634 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$977 | \$359,718 | \$8.26 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| 31 106 05 0200 000 | 464 WATERBURY | 05/21/21 | \$265,000 | PTA | 03-ARM'S LENGTH | \$265,000 | \$96,200 | 36.30 | \$201,813 | \$113,187 | \$50,000 | 60.0 | 118.0 | 0.16 | 0.16 | \$1,886 | \$694,399 | \$15.94 | 60.00 | 10060 | | VICTORIA'S COMMON | 401 | SITE VALUE | | | | | | | | | | | | | |
| Totals: | | | \$5,045,995 | | | \$5,045,995 | \$2,061,900 | | \$4,439,902 | \$1,606,093 | \$1,000,000 | 1,262.8 | | 3.36 | 3.36 | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 40.86 | | | | | | | | | Average | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Std. Dev. => | 3.17 | | | | | | | | | SITE VALUE | \$80,305 | | | | | | | | | Average | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | per Net Acre=> | 478,003.87 | | | | | | | | | Average | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | per SqFt=> | \$10.97 | | | | | | | | |

BELLEVILLA 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 | Class | Rate Group 1 | | | |
|--------------------|----------------|-----------|------------------|--------|-----------------|--------------------------|------------------|---------------|------------------|------------------|------------------|--------------|-------|-------------------|-----------------|----------------|--------------------------|----------------|----------------|----------------------|-----------------------|--------------------------|-------|--------------|--|--|--|
| 31 107 01 0110 000 | 110 ASTOR | 05/01/20 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$31,100 | 44.43 | \$69,668 | \$14,332 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0201 000 | 201 ASTOR | 10/07/20 | \$77,000 | PTA | 03-ARM'S LENGTH | \$77,000 | \$31,100 | 40.39 | \$69,668 | \$21,332 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0203 000 | 203 ASTOR | 02/24/21 | \$69,900 | WD | 03-ARM'S LENGTH | \$69,900 | \$25,200 | 36.05 | \$61,476 | \$22,424 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0303 000 | 303 ESTRADA | 07/13/20 | \$75,500 | PTA | 03-ARM'S LENGTH | \$75,500 | \$31,100 | 41.19 | \$69,668 | \$19,832 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0407 000 | 407 ESTRADA | 05/03/21 | \$50,001 | PTA | 03-ARM'S LENGTH | \$50,001 | \$27,900 | 55.80 | \$61,476 | \$2,525 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0410 000 | 410 ESTRADA | 07/09/21 | \$79,000 | PTA | 03-ARM'S LENGTH | \$79,000 | \$33,900 | 42.91 | \$69,668 | \$23,332 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0502 000 | 502 ESTRADA | 04/08/21 | \$70,000 | PTA | 03-ARM'S LENGTH | \$70,000 | \$27,900 | 39.86 | \$61,476 | \$22,524 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0503 000 | 503 ESTRADA | 04/30/20 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$25,200 | 45.82 | \$61,476 | \$7,524 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0703 000 | 703 ESTRADA | 04/02/20 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$25,200 | 38.77 | \$61,476 | \$17,524 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0705 000 | 705 ESTRADA | 09/30/20 | \$69,000 | PTA | 03-ARM'S LENGTH | \$69,000 | \$25,200 | 36.52 | \$61,476 | \$21,524 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0710 000 | 710 ESTRADA | 06/04/21 | \$75,000 | PTA | 03-ARM'S LENGTH | \$75,000 | \$33,900 | 45.20 | \$69,668 | \$19,332 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| 31 107 01 0801 000 | 801 ESTRADA | 02/26/21 | \$70,000 | PTA | 03-ARM'S LENGTH | \$70,000 | \$31,100 | 44.43 | \$69,668 | \$14,332 | \$14,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10070 | | BELLEVILLA CONDO'S 10070 | 401 | | | | |
| Totals: | | | \$825,401 | | | \$825,401 | \$348,800 | | \$786,864 | \$206,537 | \$168,000 | 0.0 | | 0.00 | 0.00 | | | | | | | | | | | | |
| | | | | | | Sale. Ratio => | 42.26 | | | | | | | Average | | | Average | | | | | | | | | | |
| | | | | | | Std. Dev. => | 5.28 | | | | | | | SITE VALUE | \$17,211 | Average | per Net Acre=> | #DIV/0! | Average | per SqFt=> | #DIV/0! | | | | | | |

BELLEVILLE LAKE TERRACE

| 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 | Class | Rate Group 1 |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|------------------|------------------|------------------|-----------------|-------|----------------|----------------|------------|--------------|--------------|----------------|----------|-----------------------|-------------------------------|-------|--------------|
| 31 084 05 0002 000 | 250 N LIBERTY | 08/28/20 | \$73,500 | WD | 03-ARM'S LENGTH | \$73,500 | \$37,300 | 50.75 | \$86,442 | \$6,058 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10080 | | BELLEVILLE LAKE TERRACE 10080 | 401 | |
| 31 084 05 0004 000 | 250 N LIBERTY | 07/01/19 | \$85,000 | PTA | 03-ARM'S LENGTH | \$85,000 | \$22,500 | 26.47 | \$75,240 | \$28,760 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10080 | | BELLEVILLE LAKE TERRACE 10080 | 401 | |
| 31 084 05 0005 000 | 250 N LIBERTY | 02/10/20 | \$66,100 | PTA | 03-ARM'S LENGTH | \$66,100 | \$22,500 | 34.04 | \$75,240 | \$9,860 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10080 | | BELLEVILLE LAKE TERRACE 10080 | 401 | |
| 31 084 05 0009 000 | 250 N LIBERTY | 08/31/21 | \$110,000 | PTA | 03-ARM'S LENGTH | \$110,000 | \$36,300 | 33.00 | \$74,388 | \$54,612 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10080 | | BELLEVILLE LAKE TERRACE 10080 | 401 | |
| 31 084 05 0016 000 | 250 N LIBERTY | 06/18/19 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$24,800 | 33.07 | \$79,271 | \$14,729 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10080 | | BELLEVILLE LAKE TERRACE 10080 | 401 | |
| 31 084 05 0025 000 | 250 N LIBERTY | 02/18/20 | \$89,000 | PTA | 03-ARM'S LENGTH | \$89,000 | \$27,500 | 30.90 | \$91,270 | \$16,730 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10080 | | BELLEVILLE LAKE TERRACE 10080 | 401 | |
| Totals: | | | \$498,600 | | | \$498,600 | \$170,900 | | \$481,851 | \$130,749 | \$114,000 | 0.0 | | 0.00 | 0.00 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 34.28 | | | Average | | | Average | | | | Average | | | | | | |
| | | | | | | | Std. Dev. => | 8.32 | | | SITE VALUE | \$21,792 | | per Net Acre=> | #DIV/0! | | | per SqFt=> | #DIV/0! | | | | | |

MAIN STREET 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 | Class | Rate Group 1 |
|--------------------|----------------|-----------|------------------|--------|-----------------|--------------------------|------------------|---------------|------------------|-----------------|-------------------|-----------------|-------|--------------------------|----------------|------------|----------------------|----------------|--------------|----------|-----------------------|---------------------------|-------|--------------|
| 31 084 06 0001 000 | 235 MAIN | 03/05/21 | \$105,000 | WD | 03-ARM'S LENGTH | \$105,000 | \$43,400 | 41.33 | \$98,819 | \$25,181 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10090 | | MAIN STREET CONDO'S 10090 | 401 | |
| 31 084 06 0002 000 | 241 MAIN | 03/25/22 | \$110,000 | PTA | 03-ARM'S LENGTH | \$110,000 | \$45,600 | 41.45 | \$98,819 | \$30,181 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10090 | | MAIN STREET CONDO'S 10090 | 401 | |
| 31 084 06 0005 000 | 233 MAIN | 08/31/20 | \$95,000 | PTA | 03-ARM'S LENGTH | \$95,000 | \$43,400 | 45.68 | \$98,819 | \$15,181 | \$19,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 10090 | | MAIN STREET CONDO'S 10090 | 401 | |
| Totals: | | | \$310,000 | | | \$310,000 | \$132,400 | | \$296,457 | \$70,543 | \$57,000 | 0.0 | | 0.00 | 0.00 | | | | | | | | | |
| | | | | | | Sale. Ratio => | | 42.71 | | | Average | | | Average | | | Average | | | | | | | |
| | | | | | | Std. Dev. => | | 2.48 | | | SITE VALUE | \$23,514 | | per Net Acre=> | #DIV/0! | | per SqFt=> | #DIV/0! | | | | | | |

LAKEVIEW 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 | Class | Rate Group 1 |
|--------------------|----------------|-----------|------------|--------|------------------------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------------|----------|--|-----------------|-------|--------------|
| 31 087 05 0001 000 | 32 N LIBERTY | 06/28/21 | \$690,000 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$690,000 | \$221,900 | 32.16 | \$145,110 | \$664,890 | \$120,000 | 0.0 | 0.0 | 0.68 | 0.00 | #DIV/0! | \$980,664 | \$22.51 | 0.00 | 10100 | 31 087 05 0002 000, 31 087 05 0003 000, 31 087 05 0004 000, 31 087 05 0005 000, 31 087 05 0006 000 | LAKEVIEW CONDOS | 401 | |
| Totals: | | | \$690,000 | | | \$690,000 | \$221,900 | | \$145,110 | \$664,890 | \$120,000 | 0.0 | | 0.68 | 0.00 | | | | | | | | | |
| | | | | | | | Sale. Ratio => | 32.16 | | | Average | | | Average | | | Average | | | | | | | |
| | | | | | | | Std. Dev. => | #DIV/0! | | | Average | | | Average | | | Average | | | | | | | |
| | | | | | | | | | | | SITE VALUE | | | per Net Acre=> | 980,663.72 | | per SqFt=> | \$22.51 | | | | | | |