

City Northwest Northeast Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
62-0340-0104-00-5	316 W Merchant Street	05/25/21	\$675,000	WD	03-ARM'S LENGTH	\$655,000	\$642,985	\$141,861
62-7100-0008-00-2	20 N Eagle Street	07/09/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$344,101	\$99,227
62-8550-0001-01-0	33 N Willard	04/02/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$147,032	\$172,500
62-8550-0086-00-1	115 N Berrien Street	04/23/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$280,319	\$72,699
62-8550-0086-00-1	115 N Berrien Street	08/12/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$280,319	\$113,699
<b>Totals:</b>			<b>\$1,802,500</b>			<b>\$1,782,500</b>	<b>\$1,694,756</b>	<b>\$599,986</b>

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Final Conclusion \$1257/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$129,846	102.0	132.0	\$1,391	102.00	
\$67,328	128.0	132.0	\$775	128.00	62-7100-0009-00-9
\$147,032	115.5	132.0	\$1,494	115.50	
\$84,018	66.0	132.0	\$1,102	66.00	
\$84,018	66.0	132.0	\$1,723	66.00	
<b>\$512,242</b>	<b>477.5</b>				
<b>Average</b>					
<b>per FF=&gt;</b>	<b>\$1,257</b>				