

City Northwest Northeast Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	
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	\$129,846	102.0	132.0	\$1,391	102.00		
62-0340-0157-00-1	123 E Mechanic Street	10/13/20	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$612,861	\$166,157	\$84,018	66.0	132.0	\$2,518	66.00		
62-7100-0016-00-5	823 W Merchant Street	12/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$245,492	\$70,888	\$76,380	60.0	132.0	\$1,181	60.00		
62-8550-0001-01-0	33 N Willard	04/02/21	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$147,032	\$172,500	\$147,032	115.5	132.0	\$1,494	115.50		
62-8550-0018-02-1	103 N Willard Street	11/09/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$369,441	\$157,859	\$127,300	100.0	132.0	\$1,579	100.00		
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	\$84,018	66.0	132.0	\$1,102	66.00		
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	\$84,018	66.0	132.0	\$1,723	66.00		
62-8550-0088-00-3	127 N Berrien Street	07/17/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$216,204	\$162,814	\$84,018	66.0	132.0	\$2,467	66.00		
Totals:			\$3,056,500			\$3,036,500	\$2,794,653	\$1,058,477	\$816,630	641.5					
										Average					
										per FF=>		\$1,650			

Final Conclusion \$1650/FF