

Southeast City 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
62-0010-0020-13-0	30 Norton Street	12/07/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$46,162	\$55,000	\$46,162	58.4	132.0	\$942	83.00	
62-1150-0033-01-0	Merchant Street	03/28/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$25,956	\$116,000	\$25,956	32.8	66.0	\$3,535	66.00	
62-6750-0068-02-1	134 Bronson Street	12/10/20	\$65,500	WD	03-ARM'S LENGTH	\$65,500	\$56,909	\$65,500	\$56,909	71.9	123.0	\$910	106.00	
62-8200-0052-06-2	309 S Whittaker Street	11/23/21	\$178,700	WD	03-ARM'S LENGTH	\$178,700	\$37,396	\$178,700	\$37,396	164.0	137.0	\$1,090	164.00	62-8200-0052-08-9
62-8200-0085-05-0	27 S Kenzie Street	07/30/20	\$13,875	WD	03-ARM'S LENGTH	\$13,875	\$36,707	\$13,875	\$36,707	92.8	132.0	\$149	132.00	
62-8200-0105-05-1	323 S Norton Street	08/26/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$38,158	\$200,000	\$38,158	166.0	188.0	\$1,205	166.00	62-8200-0105-07-7, 62-8200-0105-08-5
62-8200-0240-06-3	500 S Jameson Street	09/17/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$38,562	\$55,000	\$38,562	176.0	108.0	\$313	176.00	62-8200-0240-07-1
62-8200-0241-01-9	510 E Jefferson Street	03/17/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$100,222	\$105,000	\$100,222	253.4	246.0	\$414	264.00	
62-8200-0241-04-3	501 S Jameson Street	08/24/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$20,000	\$70,000	\$20,000	176.0	0.0	\$398	176.00	62-8200-0241-05-1
62-8200-0263-05-5	501 E Jefferson Street	10/26/22	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$88,080	\$100,000	\$88,080	188.0	188.0	\$532	188.00	62-8200-0263-06-3
Totals:			\$959,075			\$959,075	\$488,152	\$959,075	\$488,152	1,379.3				
										Average				
										per FF=>	\$695			

Final Conclusion \$695/FF