

Ag Land Analysis for 2025

Parcel Number	Street Address	Sub Date	Sale Price	Unit	Terms of Sale	Int. Avg. Sale \$	Ac'd when Sold	Ac'd/Int. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft.	Dollars/Acre	Dollars/SqFt	Chgd. Parcel's in Sale
011-015-000-0100-02	GRIMES RD	09/06/22	\$64,000	WD	03-ARMS LENGTH	\$43,000	\$14,600	33.56	\$39,891	\$43,000	\$63,891	0.0	0.0	9.09	17.59	#DIV/0!	\$4,320	\$0.11	
011-020-000-2600-10	SNOWEN RD	10/07/22	\$56,500	WD	03-ARMS LENGTH	\$56,900	\$26,400	27.53	\$60,373	\$60,373	\$60,373	0.0	0.0	17.59	17.59	#DIV/0!	\$3,452	\$0.13	
011-021-000-0300-00	W SNOWEN RD	10/28/22	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$5,810	55.81	\$205,000	\$205,000	\$205,000	0.0	0.0	80.00	80.00	#DIV/0!	\$2,688	\$0.06	
011-016-000-1300-00	1889 W BLACKHORE RD	12/21/22	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$26,000	22.81	\$69,544	\$40,260	\$40,260	0.0	0.0	10.08	10.08	#DIV/0!	\$5,504	\$0.20	
011-023-000-0500-00	LOBELL RD	01/12/23	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$67,300	28.69	\$80,219	\$109,793	\$70,000	0.0	0.0	20.00	20.00	#DIV/0!	\$5,489	\$0.13	
011-018-000-3100-00	2630 BLACKHORE RD	01/12/23	\$60,000	WD	03-ARMS LENGTH	\$60,000	\$67,300	25.88	\$179,229	\$121,771	\$40,000	0.0	0.0	10.00	10.00	#DIV/0!	\$12,177	\$0.28	
011-016-000-1500-06	W BLACKHORE RD	01/26/23	\$173,000	WD	03-ARMS LENGTH	\$173,000	\$24,600	30.75	\$60,045	\$80,000	\$60,045	0.0	0.0	16.38	16.38	#DIV/0!	\$4,884	\$0.11	
011-008-000-0700-02	2425 WATERMAN RD	04/10/23	\$55,000	WD	03-ARMS LENGTH	\$55,000	\$62,700	32.55	\$158,294	\$17,306	\$22,500	0.0	0.0	5.00	5.00	#DIV/0!	\$7,441	\$0.17	
011-030-000-0700-02	2737 SAGINAW RD	05/16/23	\$55,000	WD	03-ARMS LENGTH	\$55,000	\$17,700	32.18	\$45,850	\$55,000	\$45,850	0.0	0.0	11.80	11.80	#DIV/0!	\$4,693	\$0.11	
011-023-000-1110-00	CHAMBERS RD	05/16/23	\$55,000	WD	03-ARMS LENGTH	\$55,000	\$18,500	33.64	\$47,508	\$55,000	\$47,508	0.0	0.0	12.31	12.31	#DIV/0!	\$6,468	\$0.10	
011-027-000-1600-02	1428 W SAGINAW RD	05/16/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$133,100	42.94	\$299,533	\$57,882	\$47,515	0.0	0.0	9.80	9.80	#DIV/0!	\$4,822	\$0.11	
011-013-000-1600-00	4770 CATT LAKE RD	05/19/23	\$431,000	WD	03-ARMS LENGTH	\$431,000	\$187,200	38.79	\$358,103	\$194,897	\$120,000	0.0	0.0	40.00	40.00	#DIV/0!	\$6,872	\$0.20	
011-013-000-2700-00	4890 CATT LAKE RD	06/28/23	\$175,500	WD	03-ARMS LENGTH	\$175,500	\$71,100	40.51	\$155,202	\$42,907	\$22,609	0.0	0.0	5.03	5.03	#DIV/0!	\$6,897	\$0.15	
011-025-000-0400-00	5643 SCHOTT RD	06/28/23	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$79,600	34.38	\$274,140	\$173,860	\$85,000	0.0	0.0	26.00	26.00	#DIV/0!	\$14,132	\$0.35	
011-025-000-1650-00	6735 WENZ RD	07/12/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$79,600	27.93	\$182,689	\$142,736	\$40,255	0.0	0.0	10.10	10.10	#DIV/0!	\$14,132	\$0.35	
011-023-000-0415-00	6118 LEX RD	07/12/23	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$68,800	34.25	\$167,040	\$94,710	\$49,750	0.0	0.0	13.00	13.00	#DIV/0!	\$7,285	\$0.17	
011-009-000-1800-00	1861 AMBROSE RD	07/25/23	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$88,300	44.85	\$151,506	\$17,494	\$19,000	0.0	0.0	4.00	4.00	#DIV/0!	\$4,374	\$0.10	
011-023-000-0410-00	5224 LOBBELL RD	08/16/23	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$110,200	37.26	\$241,797	\$78,232	\$25,029	0.0	0.0	10.01	10.01	#DIV/0!	\$3,507	\$0.08	
011-013-000-1500-07	4914 SCHOTT RD	09/05/23	\$234,000	WD	03-ARMS LENGTH	\$234,000	\$65,600	36.58	\$153,408	\$204,000	\$153,408	0.0	0.0	5.07	5.07	#DIV/0!	\$15,430	\$0.35	
011-020-000-2800-10	SNOWEN RD	12/15/23	\$105,500	OTH	03-ARMS LENGTH	\$105,500	\$26,400	24.83	\$133,468	\$204,000	\$133,468	0.0	0.0	17.59	17.59	#DIV/0!	\$6,020	\$0.14	
011-009-000-1700-11	1721 AMBROSE RD	02/24/21	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$84,600	71.78	\$175,680	\$99,000	\$175,680	0.0	0.0	103.17	28.17	#DIV/0!	\$3,877	\$0.09	011-001-000-2300-00
011-012-000-0500-01	LOBBELL RD	01/12/21	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$189,100	42.28	\$484,599	\$400,000	\$484,599	0.0	0.0	40.75	40.75	#DIV/0!	\$3,209	\$0.05	
011-024-000-1300-00	CATT LAKE RD	03/02/21	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$221,500	52.28	\$188,875	\$145,000	\$188,875	0.0	0.0	40.44	40.44	#DIV/0!	\$3,586	\$0.08	
011-024-000-0600-08	SNOWEN RD	03/11/21	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$221,500	52.28	\$188,875	\$145,000	\$188,875	0.0	0.0	120.00	38.20	#DIV/0!	\$3,250	\$0.06	011-012-000-0700-00
011-024-000-0100-00	SNOWEN RD	04/20/21	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$221,500	52.28	\$188,875	\$145,000	\$188,875	0.0	0.0	38.20	38.20	#DIV/0!	\$3,586	\$0.09	
011-024-000-1500-01	6815 CONRAD RD	06/09/22	\$460,000	M/C	03-ARMS LENGTH	\$460,000	\$133,600	38.69	\$174,680	\$228,670	\$129,300	0.0	0.0	33.10	33.10	#DIV/0!	\$4,158	\$0.10	
011-024-000-2000-02	LOBBELL RD	08/17/23	\$223,000	M/C	03-ARMS LENGTH	\$223,000	\$133,600	59.38	\$174,680	\$228,670	\$129,300	0.0	0.0	55.00	55.00	#DIV/0!	\$4,158	\$0.10	
011-023-000-0950-00	LOBBELL RD	11/14/23	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$133,600	41.00	\$174,640	\$190,000	\$174,640	0.0	0.0	71.70	34.11	#DIV/0!	\$3,138	\$0.07	011-002-000-0800-01
011-024-000-0300-00	5205 SCHOTT RD	01/04/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$133,600	54.49	\$192,555	\$221,045	\$133,600	0.0	0.0	40.00	40.00	#DIV/0!	\$2,795	\$0.06	
Totals:			\$5,762,800			\$5,762,800	\$2,821,500	41.73	\$6,727,275	\$4,308,257	\$4,327,651	0.0	0.0	1,061.98	863.52		\$0.08		

Description	\$ per Acre	Agricultural Acreage
Cropland	\$4,200	1.0
Good Woods	\$4,080	1.5
Woods	\$3,580	2.0
Low Woods	\$3,580	2.5
Shrubland	\$6,000	
Pasture	\$3,500	
Lawn	\$3,500	
Swamp	\$3,000	
Utility ROW	\$0	
Road ROW	\$0	
Drains	\$0	

Due to insufficient vacant ag land sales we looked at historical and other acreage sales within district to determine the ag land values as shown above.

Commercial and Industrial Land Valuation Detail for 2025

Parcel Number	Street Address	Sale Date	Sale Price	Invtr	Terms of Sale	Int. Adj. Sale \$	Ac. when Sold	Assessed Sale	Our Appraisal	Land Premium	Est. Land Value	Effect from	Depth	Net Acres	Total Acres	Dollars/ft	Dollars/Acre	Dollars/Sqft	Actual from	Est. Acres	Other Parcels in Sale
011-002-000-105-00	3601 HERTZ RD	06/15/20	\$480,000	IC	03 ARBYS LENGTH	\$480,000	\$137,200	28.56	\$508,151	\$664	\$28,935	0.0	0.0	2.51	2.51	#DIV/0!	\$273	\$0.01	0.00	COMT	
011-003-000-0200-00	3600 W HERTZ RD	09/22/22	\$340,000	WD	03 ARBYS LENGTH	\$340,000	\$80,300	23.62	\$219,633	\$156,690	\$36,313	0.0	0.0	2.26	1.51	#DIV/0!	\$69,327	\$1.39	0.00	COMT 011-003-000-0400-00	
011-003-000-0400-00	W SAN JAC RD	09/22/22	\$340,000	WD	03 ARBYS LENGTH	\$340,000	\$80,300	23.62	\$219,633	\$156,690	\$36,313	0.0	0.0	2.26	0.75	#DIV/0!	\$69,327	\$1.39	0.00	COMT 011-003-000-0200-00	
011-003-000-4000-03	SCHWAB RD	09/14/23	\$255,000	WD	03 ARBYS LENGTH	\$255,000	\$66,100	25.92	\$135,619	\$255,000	\$135,619	0.0	0.0	44.85	14.85	#DIV/0!	\$5,896	\$0.13	0.00	COMT 011-000-000-4500-00	
040-500-109-0120-00	30 W MAIN ST	07/19/21	\$7,500	WD	03 ARBYS LENGTH	\$7,500	\$4,500	60.02	\$9,681	\$7,500	\$9,681	48.4	87.6	0.17	0.17	\$155	\$45,181	\$1.04	81.00	COMV	
040-026-000-3400-00	311 OHVER RD	06/26/22	\$168,000	PTA	03 ARBYS LENGTH	\$168,000	\$70,800	38.66	\$119,569	\$88,691	\$19,110	0.0	0.6	0.31	0.31	#DIV/0!	\$94,067	\$2.16	0.00	OHVER	
040-026-000-0800-01	720 MAIN ST	04/14/23	\$375,000	WD	03 ARBYS LENGTH	\$375,000	\$121,700	32.45	\$229,164	\$202,585	\$56,719	206.2	215.8	1.10	1.10	\$982	\$194,141	\$4.23	222.00	OHVER	
040-025-000-3500-00	OHVER RD	04/26/23	\$23,900	WD	03 ARBYS LENGTH	\$23,900	\$5,300	23.08	\$14,480	\$29,500	\$14,480	0.0	0.0	1.06	1.06	#DIV/0!	\$28,208	\$0.65	0.00	OHVER	
040-500-302-1200-00	5 E MAIN ST	03/20/21	\$24,000	WD	03 ARBYS LENGTH	\$24,000	\$15,500	64.58	\$26,573	\$2,278	\$4,651	24.3	100.0	0.05	0.05	\$34	\$42,981	\$0.99	23.00	COMV	
040-500-109-0100-00	MAIN ST	02/05/22	\$70,000	WD	03 ARBYS LENGTH	\$70,000	\$20,300	29.00	\$80,128	\$3,802	\$13,500	69.6	110.0	0.21	0.21	\$35	\$18,546	\$0.43	81.00	COMV	
040-500-109-0100-00	MAIN ST	03/09/23	\$250,000	WD	03 ARBYS LENGTH	\$250,000	\$18,900	7.56	\$90,128	\$183,802	\$13,500	69.6	110.0	0.21	0.21	\$2,639	\$98,585	\$20.56	81.00	COMV	
Totals:			\$2,357,400			\$2,357,400	\$822,500	26.41	\$1,454,999	\$1,084,482	\$370,181	418.2	Average	55.58	23.32	Average	\$0.45				
								16.60													
Description			\$ per Acre	Description per FF																	
In Use			\$6,800	FF Rate: \$275																	
In Reserve			\$4,400																		
Balance (Ad)			\$4,700																		
Spent			\$2,250																		
Commercial Village																					
Description			\$ per FF																		
Owner Rd			\$275																		
Off Owner			\$200																		
Industrial/Dw/Inv			\$200																		
May			\$200																		
Commercial Township - Rural Rd																					
1.0			\$18,600	3.0		\$33,000	10.0	\$60,000	30.0		\$120,000										
1.5			\$13,500	4.0		\$34,000	15.0	\$82,500	40.0		\$150,000										
2.0			\$25,600	5.0		\$38,250	20.0	\$58,000	50.0		\$175,000										
2.5			\$28,750	7.0		\$47,250	25.0	\$106,250	100.0		\$205,000										
Commercial Township - Rural Rd																					
1.0			\$11,000	3.0		\$23,750	10.0	\$40,000	30.0		\$99,000										
1.5			\$13,500	4.0		\$25,000	15.0	\$55,250	40.0		\$128,000										
2.0			\$16,000	5.0		\$29,250	20.0	\$79,000	50.0		\$153,000										
2.5			\$18,750	7.0		\$33,250	25.0	\$85,000	100.0		\$200,000										
Commercial Village - Acreage Rates																					
1.0			\$14,000	3.0		\$27,750	10.0	\$55,000	30.0		\$105,000										
1.5			\$18,000	4.0		\$30,000	15.0	\$75,000	40.0		\$130,000										
2.0			\$20,000	5.0		\$32,500	20.0	\$80,000	50.0		\$150,000										
2.5			\$23,750	7.0		\$42,000	25.0	\$93,750	100.0		\$250,000										
Commercial Village - Rural Rate																					
1.0			\$10,000	3.0		\$19,500	10.0	\$40,000	30.0		\$90,000										
1.5			\$12,750	4.0		\$20,000	15.0	\$45,250	40.0		\$110,000										
2.0			\$14,000	5.0		\$22,500	20.0	\$70,000	50.0		\$125,000										
2.5			\$16,875	7.0		\$29,750	25.0	\$81,250	100.0		\$200,000										
Industrial Properties - Main Rd																					
1.0			\$12,500	3.0		\$22,500	10.0	\$40,500	30.0		\$97,500										
1.5			\$15,000	4.0		\$24,400	15.0	\$50,000	40.0		\$120,000										
2.0			\$17,500	5.0		\$27,500	20.0	\$75,000	50.0		\$137,500										
2.5			\$20,825	7.0		\$35,000	25.0	\$87,500	100.0		\$200,000										
Industrial Properties - Rural Rate																					
1.0			\$8,000	3.0		\$15,000	10.0	\$32,500	30.0		\$47,500										
1.5			\$9,750	4.0		\$17,000	15.0	\$45,000	40.0		\$80,000										
2.0			\$11,500	5.0		\$20,000	20.0	\$55,000	50.0		\$97,500										
2.5			\$13,750	7.0		\$24,500	25.0	\$62,500	100.0		\$150,000										

Due to lack of sales in the time frame, we have added historical sales.

Residential Township Land Analysis for 2025																			
Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Int. Adj. Sale \$	Acq. when Sold	As of Sale	Cur. Apprais.	Land Residual	Est. Land Value	Etres. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/acre	Dollars/SqFt	Other Parcels in Sale	
011-023-000-1800-01	25 SNOVER RD	10/25/22	\$155,000	WD		\$55,300	\$55,300	\$148,413	\$12,613	\$6,026	0.0	0.0	1.04	1.04	#DIV/0!	\$12,128	\$0.28		
011-029-000-1400-03	5545 CHAMBERS RD	07/14/22	\$78,000	WD		\$20,700	\$20,700	\$33,338	\$3,140	\$6,478	0.0	0.0	1.12	1.12	#DIV/0!	\$27,804	\$0.64		
011-016-000-2800-02	1515 BLACKMORE RD	07/22/22	\$100,000	WD		\$50,500	\$50,500	\$158,735	\$8,139	\$6,874	0.0	0.0	1.19	1.19	#DIV/0!	\$6,839	\$0.16		
011-005-000-5100-07	WATERMAN RD	01/16/23	\$6,000	WD		\$5,900	\$5,900	\$14,143	\$6,000	\$14,143	0.0	0.0	2.45	1.22	#DIV/0!	\$2,449	\$0.06	011-005-000-5100-08	
011-005-000-5100-08	WATERMAN RD	01/16/23	\$6,000	WD		\$6,000	\$6,000	\$14,200	\$6,000	\$14,200	0.0	0.0	2.46	1.23	#DIV/0!	\$2,453	\$0.06	011-005-000-5100-08	
011-026-000-2200-05	RIDGEVIEW DR	08/15/23	\$140,000	WD		\$64,100	\$64,100	\$102,134	\$47,256	\$9,670	0.0	0.0	1.55	1.55	#DIV/0!	\$3,871	\$0.09		
011-026-000-1530-00	5689 WENZ RD	08/15/23	\$140,000	WD		\$64,100	\$64,100	\$102,134	\$47,256	\$9,670	0.0	0.0	1.55	1.55	#DIV/0!	\$3,871	\$0.09		
011-016-000-1100-03	4314 WENZ RD	11/07/22	\$126,500	WD		\$40,400	\$40,400	\$129,491	\$10,905	\$10,905	0.0	0.0	2.00	2.00	#DIV/0!	\$5,408	\$0.09		
011-020-000-2800-11	5476 LEX RD	11/07/22	\$126,500	WD		\$40,400	\$40,400	\$129,491	\$10,905	\$10,905	0.0	0.0	2.00	2.00	#DIV/0!	\$5,408	\$0.09		
011-013-000-2600-01	1905 PHELPS LANE RD	05/26/22	\$75,000	WD		\$75,000	\$75,000	\$11,400	\$12,318	\$13,970	0.0	0.0	2.40	2.40	#DIV/0!	\$5,687	\$0.14		
011-015-000-2100-08	1321 W BLACKMORE RD	03/05/24	\$33,000	WD		\$33,000	\$33,000	\$182,841	\$14,129	\$13,970	0.0	0.0	2.51	2.51	#DIV/0!	\$11,820	\$0.27		
011-016-000-2400-01	4815 LEX RD	12/19/22	\$183,000	WD		\$69,900	\$69,900	\$173,245	\$29,818	\$13,163	0.0	0.0	9.60	3.73	#DIV/0!	\$6,640	\$0.14	011-027-000-1600-01, 011-027-000-1600-02	
011-013-000-2200-01	4625 SCHOTT RD	04/28/22	\$183,000	PTA		\$71,100	\$71,100	\$220,551	\$57,982	\$47,515	0.0	0.0	3.75	3.75	#DIV/0!	\$29,640	\$0.88		
011-027-000-1600-02	1485 W SAGINAW RD	05/18/23	\$310,000	WD		\$310,000	\$310,000	\$220,551	\$11,148	\$22,500	0.0	0.0	4.00	4.00	#DIV/0!	\$4,374	\$0.49		
011-004-000-0100-02	6510 WENZ RD	09/28/23	\$305,000	WD		\$100,000	\$100,000	\$151,506	\$17,484	\$19,000	0.0	0.0	4.00	4.00	#DIV/0!	\$4,374	\$0.49		
011-009-000-1800-00	1661 AMBEROSE RD	07/23/23	\$150,000	WD		\$68,800	\$68,800	\$181,949	\$9,685	\$22,652	0.0	0.0	4.98	4.98	#DIV/0!	\$7,908	\$0.18		
011-009-000-1500-00	2425 WATERMAN RD	02/23/23	\$173,000	WD		\$62,700	\$62,700	\$154,258	\$39,387	\$33,645	0.0	0.0	4.98	4.98	#DIV/0!	\$7,908	\$0.18		
011-006-000-1000-08	1885 SAMLIC RD	01/02/24	\$250,000	WD		\$50,000	\$50,000	\$123,098	\$59,302	\$22,500	0.0	0.0	5.00	5.00	#DIV/0!	\$11,850	\$0.27		
011-030-000-3850-00	5757 WASHBURN RD	11/07/23	\$160,000	WD		\$48,300	\$48,300	\$203,415	\$34,065	\$22,500	0.0	0.0	5.00	5.00	#DIV/0!	\$5,092	\$0.12		
011-027-000-0100-01	89 W SNOVER RD	09/16/22	\$159,900	WD		\$159,900	\$159,900	\$203,415	\$34,065										

There were no vacant or improved land sales in the Residential Township land with a front foot and depth determination; therefore, we used the residential front foot calculations that were available within district from the Residential Village Land analysis.

Parcel Number	Street Address	Sale Date	Sale Price	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Line Residual	Est. Line Value	Line % Residual	Average per FTS	Average per Net Acres	Average per SqFt
040-500-403-0700-00	SECOND ST	08/25/21	\$3,900	\$3,900	\$7,700	197.44	\$17,089	\$3,900	\$17,089	13.9	132.0	0.36	\$34
040-500-624-0900-00	6044 THIRD ST	04/13/21	\$143,500	\$143,500	\$53,200	37.07	\$163,743	\$2,503	\$22,746	15.6	165.6	0.56	\$17
040-500-133-1000-00	6243 THIRD ST	04/17/21	\$112,000	\$112,000	\$34,200	30.54	\$108,391	\$14,345	\$10,736	71.6	132.0	0.20	\$200
040-500-262-1300-00	2220 TURNER ST	06/17/21	\$100,000	\$100,000	\$27,500	27.50	\$84,229	\$30,504	\$14,733	98.2	82.0	0.25	\$311
040-500-702-0600-00	6129 SECOND ST	08/26/21	\$115,000	\$115,000	\$35,800	31.13	\$111,849	\$15,923	\$12,772	85.1	132.0	0.25	\$187
011-036-510-2700-00	6616 SCHOTT RD	09/09/21	\$160,000	\$160,000	\$51,300	32.06	\$164,769	\$11,968	\$16,737	111.6	165.0	0.38	\$107
040-500-628-0900-00	6142 SECOND ST	09/15/21	\$75,000	\$75,000	\$21,000	28.13	\$60,089	\$27,663	\$12,772	85.1	132.0	0.25	\$325
040-500-632-0100-01	6103 FIFTH ST	09/17/21	\$125,000	\$125,000	\$0	0.00	\$141,056	\$4,843	\$20,889	139.3	165.0	0.50	\$35
040-500-135-0400-00	6320 FIRST ST	09/22/21	\$110,700	\$110,700	\$41,600	37.58	\$125,453	\$11,102	\$25,855	17.4	132.0	0.60	\$64
040-500-262-0100-00	203 W MAIN ST	10/20/21	\$117,000	\$117,000	\$37,000	31.62	\$116,932	\$10,736	71.6	132.0	0.20	0.20	\$150
040-500-404-0700-00	6327 SECOND ST	10/29/21	\$129,000	\$129,000	\$41,000	31.78	\$131,421	\$11,619	\$14,040	93.6	118.0	0.27	\$124
040-500-140-0200-00	250 W TURNER ST	11/01/21	\$135,000	\$135,000	\$44,200	32.74	\$141,827	\$7,741	\$14,568	97.1	125.0	0.29	\$80
040-025-000-0900-00	5987 FULTON ST	06/11/22	\$120,000	\$120,000	\$39,000	32.50	\$110,693	\$24,548	\$15,241	101.6	99.0	0.47	\$242
040-500-133-0200-00	6223 TREND ST	06/22/22	\$130,000	\$130,000	\$49,800	38.31	\$140,759	\$7,934	\$18,693	124.6	132.0	0.40	\$64
040-500-623-0100-00	524 E MAIN ST	08/01/22	\$70,000	\$70,000	\$32,900	47.00	\$84,808	\$11,139	\$13,947	213.0	160.3	0.85	\$80
040-025-000-0900-00	5987 FULTON ST	10/07/22	\$128,800	\$128,800	\$38,000	30.28	\$110,693	\$17,348	\$15,241	101.6	99.0	0.47	\$328
040-500-133-1000-00	6243 TREND ST	10/25/22	\$120,000	\$120,000	\$37,800	31.50	\$108,931	\$22,345	\$10,736	71.6	132.0	0.20	\$312
011-036-510-3200-00	6504 SCHOTT RD	12/20/22	\$172,200	\$172,200	\$56,200	32.64	\$167,068	\$34,273	\$29,141	194.3	165.0	0.76	\$231
040-500-611-0300-00	6111 TREND ST	02/24/23	\$61,000	\$61,000	\$19,500	31.97	\$54,065	\$18,707	\$12,772	85.1	132.0	0.25	\$321
040-500-702-0500-00	6130 THIRD ST	12/15/23	\$117,500	\$117,500	\$35,800	30.47	\$91,508	\$44,658	\$17,666	117.6	132.0	0.37	\$371
040-500-132-0100-00	6210 FIRST ST	02/27/24	\$127,500	\$127,500	\$49,300	38.67	\$126,203	\$25,254	\$15,974	132.0	132.0	0.54	\$158
040-500-403-0300-00	6231 SECOND ST	03/06/24	\$148,000	\$148,000	\$61,000	40.94	\$147,889	\$15,785	\$17,674	117.8	118.0	0.36	\$159
040-500-138-0150-00	6346 FIRST ST	03/28/24	\$199,900	\$199,900	\$72,600	36.32	\$176,778	\$37,643	\$14,521	96.8	147.0	0.30	\$389
Totals:			\$2,722,000	\$2,722,000	\$887,500	32.60	\$2,685,743	\$437,529	\$401,272	2,675.2	Average per FTS	A	

Description	per FF	Residential Village		
FF Rate	\$150			
		1.0	\$5,800	3.0
			\$15,000	10.0
			\$40,000	30.0
			\$90,000	
		1.5	\$8,625	4.0
			\$19,000	15.0
			\$56,250	40.0
			\$120,000	
			\$27,500	50.0
			\$137,500	
		2.0	\$11,000	50.0
			\$27,500	50.0
			\$137,500	

Description	\$ per FF	Residential Village				
FF rate	\$150					
		1.0	3.0	10.0	30.0	
		\$5,800	\$15,000	\$40,000	\$90,000	
		1.5	4.0	15.0	56,250	40.0
		\$8,625	\$19,000	\$50,000	\$120,000	
		2.0	5.0	\$22,500	50.0	
		\$11,000	\$20,000	\$70,000	\$137,500	
		2.5	7.0	\$29,750	25.0	100.0
		\$13,125		\$81,250	\$250,000	