

MW Belle River to City Limits LV

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
02-575-0016-000	846 S PARKER ST	05/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,100	37.21	\$115,423	\$59,977	\$35,400	59.0	112.0	0.15	0.15	\$1,017	\$394,586	\$9.06
02-575-0027-000	810 S FOURTH ST	11/06/21	\$0	MLC	03-ARM'S LENGTH	\$41,000	\$27,500	67.07	\$59,200	\$16,738	\$34,938	58.2	100.5	0.13	0.13	\$287	\$124,910	\$2.87
02-575-0037-000	817 BROWN ST	04/07/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,600	51.14	\$167,127	\$18,923	\$46,050	76.8	123.1	0.22	0.22	\$247	\$87,203	\$2.00
02-650-0003-000	546 ROBERTSON ST	04/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,000	37.50	\$133,311	\$64,189	\$37,500	62.5	101.0	0.15	0.15	\$1,027	\$442,683	\$10.16
02-700-0016-001	610 CHARTIER ST	01/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$95,100	54.34	\$213,241	\$21,759	\$60,000	100.0	125.0	0.29	0.29	\$218	\$75,815	\$1.74
02-700-0047-000	149 SCOTT ST	10/02/20	\$127,200	WD	03-ARM'S LENGTH	\$127,200	\$42,100	33.10	\$97,397	\$59,803	\$30,000	50.0	154.0	0.18	0.18	\$1,196	\$337,870	\$7.76
02-700-0057-000	334 SCOTT ST	04/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,700	49.57	\$204,376	\$40,624	\$60,000	100.0	140.0	0.32	0.32	\$406	\$126,555	\$2.91
02-700-0067-000	630 SCOTT ST	05/08/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$65,200	44.05	\$153,214	\$24,786	\$30,000	50.0	132.0	0.15	0.15	\$496	\$163,066	\$3.74
02-700-0069-001	654 SCOTT ST	04/20/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$42,800	29.32	\$94,583	\$81,417	\$30,000	50.0	132.0	0.15	0.15	\$1,628	\$535,638	\$12.30
02-850-0011-000	529 ROBERTSON ST	08/04/20	\$137,400	WD	03-ARM'S LENGTH	\$137,400	\$57,600	41.92	\$133,345	\$79,655	\$75,600	126.0	71.0	0.21	0.21	\$632	\$388,561	\$8.92
02-850-0018-000	810 BROWN ST	12/02/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$71,900	46.09	\$155,722	\$71,678	\$71,400	119.0	71.0	0.19	0.19	\$602	\$369,474	\$8.48

Totals:			\$1,514,600			\$1,555,600	\$677,600		\$1,526,939	\$539,549	\$510,888	851.5		2.14	2.14			
							Sale. Ratio =>	43.56			Average			Average			Average	
							Std. Dev. =>	10.71			per FF=>	\$634		per Net Acre=>	252,597.85		per SqFt=>	\$5.80
												650/ff for 2023						