

SEC 001, 002, 012 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
02-001-2001-020	103 DEGURSE AVE	07/13/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,600	45.48	\$248,854	\$21,146	\$40,000	80.0	212.4	0.39	0.39	\$264	\$54,221	\$1.24
02-001-2001-030	105 DEGURSE	06/29/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$81,400	34.35	\$272,494	\$5,926	\$41,420	82.8	199.8	0.38	0.38	\$72	\$15,595	\$0.36
02-001-2004-050	204 DEGURSE AVE	10/15/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,100	37.12	\$151,757	\$54,678	\$36,435	72.9	150.0	0.25	0.25	\$750	\$217,841	\$5.00
02-001-4011-000	300 W ST CLAIR ST	11/30/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$48,300	34.75	\$112,192	\$61,308	\$34,500	69.0	106.0	0.17	0.17	\$889	\$364,929	\$8.38
02-012-3001-000	142 CHARTIER ST	03/29/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$66,800	34.61	\$158,146	\$64,854	\$30,000	60.0	138.0	0.19	0.19	\$1,081	\$341,337	\$7.84
Totals:			\$969,000			\$969,000	\$364,200		\$943,443	\$207,912	\$182,355	364.7		1.38	1.38			
								Sale. Ratio ==>	37.59									
								Std. Dev. ==>	4.73									
											Average			Average				
											per FF==>	\$570		per Net Acre==>	150,770.12	Average		
														per SqFt==>				