

St Clair River 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
02-400-0018-000	517 N MAIN ST	02/18/22	\$0	MLC	03-ARM'S LENGTH	\$183,300	\$135,000	73.65	\$241,508	\$183,300	\$241,508	83.3	220.0	0.49	0.49	\$2,201	\$371,053	\$8.52
02-475-0423-000	108 N WATER ST	10/07/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$158,700	61.04	\$344,105	\$32,923	\$117,028	40.4	150.0	0.17	0.17	\$816	\$190,306	\$4.37
02-475-0631-000	250 RIVERVIEW	05/07/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$208,700	50.90	\$453,352	\$209,398	\$252,750	87.2	230.0	0.53	0.53	\$2,403	\$393,605	\$9.04
02-525-0003-000	6563 S RIVER	07/22/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,600	44.89	\$403,895	\$213,758	\$237,653	81.9	552.0	0.68	0.68	\$2,608	\$312,512	\$7.17
02-800-0027-100	663 N MAIN ST	09/10/21	\$453,000	WD	03-ARM'S LENGTH	\$453,000	\$192,700	42.54	\$460,468	\$151,643	\$159,111	91.4	357.0	0.67	0.67	\$1,658	\$227,692	\$5.23
02-800-0048-000	518 N MAIN ST	07/30/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$114,300	26.89	\$267,695	\$227,440	\$70,135	32.2	78.1	0.10	0.10	\$7,053	\$2,229,804	\$51.19
02-875-0053-000	1859 S PARKER ST	07/16/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$175,600	48.78	\$380,069	\$166,038	\$186,107	64.2	286.0	0.39	0.39	\$2,587	\$421,416	\$9.67
02-875-0056-000	1875 S PARKER ST	08/19/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,100	34.71	\$156,240	\$225,000	\$156,240	53.9	255.0	0.30	0.30	\$4,176	\$742,574	\$17.05
02-875-0061-000	1921 S RIVERSIDE	11/16/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,300	42.77	\$301,557	\$148,828	\$150,385	51.9	250.0	0.29	0.29	\$2,870	\$518,564	\$11.90
02-975-0028-000	1241 S WATER ST	09/15/21	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$198,600	23.93	\$567,355	\$437,776	\$175,131	60.4	88.6	0.31	0.31	\$7,249	\$1,435,331	\$32.95
Totals:			\$3,643,000			\$3,826,300	\$1,560,600		\$3,576,244	\$1,996,104	\$1,746,048	646.7		3.94	3.94			
								Sale. Ratio =>	40.79		Average			Average			Average	
								Std. Dev. =>	14.97		per FF=>	\$3,086		per Net Acre=>	506,625.38		per SqFt=>	\$11.63
												3100/ff for 2023						