

Supv Wonsey Plat 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
02-875-0019-000	410 ALGER ST	01/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,500	47.31	\$143,732	\$38,361	\$52,093	65.1	99.0	0.16	0.16	\$589	\$241,264	\$5.54
02-875-0023-000	413 ALGER ST	10/09/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,800	41.71	\$98,458	\$40,002	\$33,460	41.8	100.0	0.09	0.09	\$956	\$434,804	\$9.98
02-875-0024-000	329 ALGER ST	11/04/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$41,700	41.29	\$96,052	\$51,229	\$46,281	57.9	100.0	0.14	0.14	\$886	\$371,225	\$8.52
02-900-0001-000	1206 S BELLE RIVER AVE	09/11/20	\$0	MLC	03-ARM'S LENGTH	\$174,000	\$80,500	46.26	\$130,464	\$67,359	\$23,823	95.7	110.0	0.12	0.27	\$704	\$561,325	\$12.89
Totals:			\$336,000			\$510,000	\$227,500		\$468,706	\$196,951	\$155,657	260.5		0.51	0.66			
							Sale. Ratio =>	44.61			Average			Average			Average	
							Std. Dev. =>	3.09			per FF=>	\$756		per Net Acre=>	386,937.13		per SqFt=>	\$8.88
											750/ff for 2023							