

SW Corner Belle River to RR 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
02-125-0011-000	335 BRUCE ST	03/31/21	\$115,000	CD	03-ARM'S LENGTH	\$115,000	\$35,400	30.78	\$97,252	\$47,825	\$30,077	43.0	80.0	0.09	0.09	\$1,113	\$519,837	\$11.93
02-125-0021-000	312 BRUCE ST	06/19/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$48,300	48.30	\$133,986	(\$3,909)	\$30,077	43.0	80.0	0.09	0.09	(\$91)	(\$42,489)	(\$0.98)
02-125-0023-001	346 BRUCE ST	07/08/20	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$54,100	39.49	\$150,191	\$29,344	\$42,535	60.8	80.0	0.18	0.18	\$483	\$159,478	\$3.66
02-300-0006-000	514 S THIRD ST	08/25/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,600	33.83	\$111,989	\$48,363	\$40,352	57.6	120.0	0.17	0.17	\$839	\$293,109	\$6.73
02-300-0016-000	317 WARD ST	04/09/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$42,900	38.30	\$101,367	\$46,944	\$36,311	51.9	110.0	0.13	0.13	\$905	\$350,328	\$8.04
02-300-0021-000	324 WARD ST	12/14/20	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$43,700	31.55	\$125,016	\$48,170	\$34,686	49.6	95.0	0.12	0.12	\$972	\$394,836	\$9.06
02-325-0003-000	334 DELINA ST	07/31/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$37,000	32.20	\$101,595	\$46,329	\$33,024	47.2	90.0	0.11	0.11	\$982	\$417,378	\$9.58
02-325-0017-000	248 HILL ST	05/18/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$55,500	40.36	\$134,250	\$48,814	\$45,564	65.1	90.0	0.21	0.21	\$750	\$231,346	\$5.31
02-325-0031-000	220 DELINA ST	04/30/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$46,200	42.78	\$108,549	\$38,522	\$39,071	55.8	90.0	0.16	0.16	\$690	\$248,529	\$5.71
02-550-0012-000	307 WEST BLVD	02/21/22	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$48,200	41.95	\$112,620	\$38,184	\$35,904	51.3	76.0	0.13	0.13	\$744	\$291,481	\$6.69
02-750-0008-000	415 BELL AVE	04/07/20	\$121,999	WD	03-ARM'S LENGTH	\$121,999	\$33,600	27.54	\$92,629	\$65,575	\$36,205	51.7	138.0	0.13	0.13	\$1,268	\$493,045	\$11.32
02-750-0013-000	327 BELL AVE	04/01/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,900	34.08	\$112,137	\$44,068	\$36,205	51.7	138.0	0.13	0.13	\$852	\$331,338	\$7.61
02-750-0015-000	620 S THIRD ST	07/16/21	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$34,400	32.79	\$82,159	\$69,146	\$46,405	66.3	138.0	0.22	0.22	\$1,043	\$315,735	\$7.25
02-750-0026-000	178 BELL AVE	02/16/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$38,500	28.73	\$108,346	\$68,189	\$42,535	60.8	100.0	0.18	0.18	\$1,122	\$370,592	\$8.51
Totals:			\$1,678,699			\$1,678,699	\$599,300		\$1,572,086	\$635,564	\$528,951	755.6		2.07	2.07			
							Sale. Ratio =>	35.70			Average						Average	
							Std. Dev. =>	6.04			per FF=>	\$841					per Net Acre=>	Average
												\$841					per SqFt=>	\$7.06
												850/ff for 2023						