

Village of Marine 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
02-475-0023-000	428 S WILLIAM ST	08/25/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$44,800	27.15	\$111,078	\$82,544	\$28,622	35.8	80.0	0.07	0.07	\$2,307	\$1,130,740	\$25.96
02-475-0047-000	312 S WILLIAM ST	02/26/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,200	34.56	\$106,558	\$45,330	\$26,888	33.6	77.9	0.07	0.07	\$1,349	\$666,618	\$15.30
02-475-0061-000	233 S MARY ST	08/05/21	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$57,200	50.22	\$137,101	\$34,899	\$58,100	72.6	151.0	0.23	0.23	\$481	\$154,420	\$3.55
02-475-0074-000	505 S WILLIAM ST	02/16/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$46,600	26.18	\$121,814	\$90,402	\$34,216	42.8	80.0	0.09	0.09	\$2,114	\$982,630	\$22.56
02-475-0087-000	425 E ST CLAIR ST	07/17/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$40,000	43.01	\$101,187	\$27,119	\$35,306	44.1	80.0	0.10	0.10	\$614	\$282,490	\$6.49
02-475-0104-000	246 S ELIZABETH ST	02/25/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,000	35.17	\$126,229	\$50,771	\$32,000	40.0	100.0	0.09	0.09	\$1,269	\$551,859	\$12.67
02-475-0116-001	569 S ELIZABETH ST	10/25/21	\$224,750	WD	03-ARM'S LENGTH	\$224,750	\$109,100	48.54	\$254,741	\$32,378	\$62,369	78.0	67.0	0.19	0.19	\$415	\$175,016	\$4.02
02-475-0137-000	424 S MAIN ST	11/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,500	45.58	\$280,025	\$38,410	\$58,435	73.0	110.0	0.20	0.20	\$526	\$190,149	\$4.37
02-475-0157-000	572 S MARKET ST	08/05/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$50,300	35.95	\$123,909	\$47,991	\$32,000	40.0	100.0	0.09	0.09	\$1,200	\$521,641	\$11.98
02-475-0159-000	570 S MARKET ST	05/26/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,700	39.19	\$155,121	\$36,879	\$32,000	40.0	100.0	0.09	0.09	\$922	\$400,859	\$9.20
02-475-0167-000	508 S MARKET ST	08/20/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,000	39.55	\$205,279	\$70,436	\$55,715	69.6	100.0	0.18	0.18	\$1,011	\$382,804	\$8.79
02-475-0214-000	455 S MARKET ST	02/05/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$85,600	59.03	\$194,806	\$6,087	\$55,893	69.9	100.0	0.18	0.18	\$87	\$33,082	\$0.76
02-475-0305-000	129 S MAIN ST	10/08/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$62,600	41.76	\$148,364	\$39,790	\$38,254	47.8	100.0	0.12	0.12	\$832	\$346,000	\$7.94
02-475-0343-000	111 S WILLIAM ST	09/14/20	\$114,300	WD	03-ARM'S LENGTH	\$114,300	\$45,000	39.37	\$116,414	\$25,198	\$27,312	34.1	50.3	0.06	0.06	\$738	\$434,448	\$9.97
02-475-0357-000	130 S WILLIAM ST	12/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$77,200	49.81	\$174,146	\$28,160	\$47,306	59.1	150.8	0.18	0.18	\$476	\$160,914	\$3.69
02-475-0398-000	125 N WILLIAM ST	05/12/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$46,800	36.56	\$110,353	\$48,173	\$30,526	38.2	75.4	0.08	0.08	\$1,262	\$617,603	\$14.18
02-475-0409-000	202 BROADWAY ST	10/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$73,200	23.24	\$226,860	\$124,026	\$35,886	44.9	88.0	0.10	0.10	\$2,765	\$1,227,980	\$28.19
02-475-0450-000	234 N MAIN ST	12/29/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$67,100	50.45	\$162,682	\$19,241	\$48,923	61.2	100.0	0.16	0.16	\$315	\$123,340	\$2.83
02-475-0451-000	202 N MAIN ST	12/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,100	37.38	\$203,326	\$88,278	\$66,604	83.3	100.0	0.23	0.23	\$1,060	\$383,817	\$8.81
02-475-0454-000	219 N MAIN ST	08/30/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$91,100	46.96	\$213,489	\$24,772	\$44,261	55.3	100.0	0.14	0.14	\$448	\$179,507	\$4.12
02-475-0455-000	225 N MAIN ST	12/23/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$82,900	56.01	\$189,832	\$2,429	\$44,261	55.3	100.0	0.14	0.14	\$44	\$17,601	\$0.40
02-475-0481-000	271 N ELIZABETH ST	11/02/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,600	35.23	\$135,746	\$46,424	\$27,170	34.0	100.5	0.08	0.08	\$1,367	\$618,987	\$14.21
02-475-0486-000	252 N WILLIAM ST	03/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$51,900	37.07	\$122,004	\$62,368	\$44,372	55.5	100.5	0.14	0.14	\$1,124	\$451,942	\$10.38
02-475-0487-000	244 N WILLIAM ST	11/17/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$145,864	\$63,508	\$44,372	55.5	100.5	0.14	0.14	\$1,145	\$460,203	\$10.56
02-475-0499-000	233 N WILLIAM ST	10/02/20	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$55,000	37.67	\$135,755	\$64,589	\$54,344	67.9	150.8	0.21	0.21	\$951	\$310,524	\$7.13
02-475-0520-000	636 BROADWAY ST	12/04/20	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$41,500	34.61	\$106,458	\$51,696	\$38,254	47.8	100.0	0.12	0.12	\$1,081	\$449,530	\$10.32
02-475-0546-000	311 N ELIZABETH ST	09/17/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,400	40.82	\$172,778	\$36,661	\$39,439	49.3	54.5	0.14	0.14	\$744	\$265,659	\$6.10
02-475-0554-000	348 N WILLIAM ST	10/08/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$65,400	37.59	\$156,355	\$62,495	\$44,850	56.1	100.0	0.14	0.14	\$1,115	\$446,393	\$10.25
02-475-0571-000	336 WESTMINSTER ST	12/20/21	\$149,400	WD	03-ARM'S LENGTH	\$149,400	\$61,100	40.90	\$144,954	\$35,468	\$31,022	38.8	65.2	0.08	0.08	\$915	\$472,907	\$10.86
02-475-0573-000	347 N MAIN ST	06/26/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,200	32.13	\$119,415	\$62,585	\$32,000	40.0	100.0	0.09	0.09	\$1,565	\$680,272	\$15.62
02-475-0607-000	617 WESTMINSTER ST	09/18/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,000	40.00	\$133,373	\$41,551	\$39,924	49.9	70.3	0.11	0.11	\$833	\$391,991	\$9.00
02-475-0609-001	635 WESTMINSTER ST	08/30/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$82,100	48.32	\$190,884	\$36,168	\$57,152	71.4	116.7	0.20	0.20	\$506	\$179,940	\$4.13
02-475-0613-000	248 PLEASANT ST	11/06/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$56,400	34.20	\$142,426	\$76,992	\$54,518	68.1	150.8	0.21	0.21	\$1,130	\$370,154	\$8.50
02-475-0617-000	218 PLEASANT ST	09/09/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,400	38.67	\$114,702	\$59,816	\$54,518	68.1	150.8	0.21	0.21	\$878	\$287,577	\$6.60
Totals:			\$5,490,850			\$5,490,850	\$2,170,500		\$5,284,028	\$1,663,634	\$1,456,812	1,821.0		4.62	4.62			
							Sale. Ratio =>	39.53			Average			Average			Average	
							Std. Dev. =>	7.94			per FF=>	\$914		per Net Acre=>	360,327.92		per SqFt=>	\$8.27
												900/ff for 2023						