

2024 Highland Park Residential Land Value Analysis

Table	DESCRIPTION	2023 FF	Recom FF	2024 FF	Comments
40001	NORTHEAST DAVISON AND WOOWARD	\$ 325	\$ 379	\$ 375	
40002	SOUTHWEST DAVISON AND WOODWARD	\$ 325	\$ 331	\$ 330	
40003	NORTHWEST DAVISON AND WOODWARD	\$ 425	\$ 461	\$ 460	
40004	SOUTHEAST DAVISON AND WOODWARD	\$ 475	\$ 549	\$ 550	

40001 NORTHEAST DAVISON AND WOOWARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
43 002 01 0046 000	52 FERRIS	03/23/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,600	56.00
43 002 02 0012 000	35 CANDLER	03/23/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,500	44.29
43 002 02 0032 000	36 CANDLER	03/23/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,500	44.29
43 002 03 0045 000	49 CHURCH	03/30/23	\$1,100	PTA	21-NOT USED/OTHER	\$1,100	\$11,800	1072.73
43 002 03 0089 002	101 STEVENS	07/27/21	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$14,300	25.54
43 002 03 0321 000	231 FERRIS	09/23/21	\$30,000	WD	21-NOT USED/OTHER	\$30,000	\$14,000	46.67
43 008 01 0078 000	13830 BRUSH	05/31/22	\$120,000	WD	21-NOT USED/OTHER	\$120,000	\$38,200	31.83
43 008 01 0104 000	2 JOHN GLENN PLACE	01/12/22	\$82,500	WD	21-NOT USED/OTHER	\$82,500	\$20,400	24.73
43 008 09 0028 002	79 E GRAND	05/27/22	\$150,000	WD	21-NOT USED/OTHER	\$150,000	\$17,300	11.53
Totals:			\$544,600			\$544,600	\$166,600	
							Sale. Ratio =>	30.59
							Std. Dev. =>	345.98

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$56,783	(\$5,533)	\$16,250	50.0	125.0	0.14	0.14	(\$111)	(\$38,692)	(\$0.89)
\$44,329	\$421	\$9,750	30.0	135.0	0.09	0.09	\$14	\$4,527	\$0.10
\$44,329	\$421	\$9,750	30.0	130.0	0.09	0.09	\$14	\$4,678	\$0.11
\$34,986	(\$17,636)	\$16,250	50.0	129.0	0.15	0.15	(\$353)	(\$119,162)	(\$2.74)
\$45,954	\$21,421	\$11,375	35.0	120.0	0.10	0.10	\$612	\$223,135	\$5.12
\$44,329	(\$4,579)	\$9,750	30.0	125.0	0.09	0.09	(\$153)	(\$53,244)	(\$1.22)
\$115,527	\$23,973	\$19,500	60.0	120.0	0.17	0.17	\$400	\$145,291	\$3.34
\$86,812	\$13,563	\$17,875	55.0	108.0	0.14	0.14	\$247	\$99,728	\$2.29
\$50,584	\$114,041	\$14,625	45.0	124.9	0.13	0.13	\$2,534	\$884,039	\$20.29
\$523,633	\$146,092	\$125,125	385.0		1.09	1.09			
	Average				Average			Average	
	per FF=>		\$379		per Net Acre=>	134,523.02		per SqFt=>	\$3.09

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
50.00	40001			NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40001			NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40001			NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40001	2023070990		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
35.00	40001	2021320889		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40001	2022058919		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
60.00	40001	2022200289		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
55.00	40001	2022013297		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
45.00	40001	2022201881		NORTHEAST DAVISON AND WOODWARD	401	FRONT FOOT

40002 SOUTHWEST DAVISON AND WOODWARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
43 011 04 0037 000	112 STURTEVANT	11/13/22	\$18,000	QC	33-TO BE DETERMINED	\$18,000	\$12,400	68.89
43 011 06 0046 000	375 CORTLAND	12/02/22	\$22,000	WD	33-TO BE DETERMINED	\$22,000	\$10,600	48.18
43 012 01 0128 000	45 WAVERLY	04/16/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$9,500	14.18
43 012 01 0173 000	186 TYLER	07/26/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,700	46.80
43 012 01 0205 000	215 TYLER	08/01/22	\$52,599	PTA	33-TO BE DETERMINED	\$52,599	\$16,600	31.56
43 012 01 0212 000	191 TYLER	09/24/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,500	62.50
43 012 04 0034 002	181 CORTLAND	09/14/21	\$210,000	WD	33-TO BE DETERMINED	\$210,000	\$22,400	10.67
43 017 01 0029 002	94 RICHTON	07/16/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$17,000	48.57
43 017 01 0029 002	94 RICHTON	03/10/22	\$65,000	PTA	21-NOT USED/OTHER	\$65,000	\$17,000	26.15
43 017 01 0032 001	106 RICHTON	06/11/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$15,500	23.85
43 017 01 0206 002	242 MONTEREY	09/10/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$9,000	24.32
43 017 02 0018 000	59 TUXEDO	05/11/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,900	67.60
43 017 02 0054 000	241 TUXEDO	12/16/21	\$30,000	WD	21-NOT USED/OTHER	\$30,000	\$15,100	50.33
43 017 02 0115 000	93 ELMHURST	10/18/22	\$79,000	WD	33-TO BE DETERMINED	\$79,000	\$27,300	34.56
43 017 02 0178 000	80 ELMHURST	12/15/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$12,200	12.84
43 017 02 0222 002	179 MONTEREY	07/02/21	\$100,000	OTH	03-ARM'S LENGTH	\$100,000	\$15,300	15.30
43 018 05 0001 000	348 MONTEREY	02/28/22	\$80,000	WD	21-NOT USED/OTHER	\$80,000	\$14,200	17.75
43 018 09 0022 002	350 ELMHURST	12/20/21	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$15,700	39.25
Totals:			\$1,065,599			\$1,065,599	\$270,900	
							Sale. Ratio =>	25.42
							Std. Dev. =>	19.16

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$36,232	(\$8,482)	\$9,750	30.0	125.0	0.09	0.09	(\$283)	(\$98,628)	(\$2.26)
\$31,131	\$619	\$9,750	30.0	125.0	0.09	0.09	\$21	\$7,198	\$0.17
\$39,657	\$41,968	\$14,625	45.0	118.0	0.12	0.12	\$933	\$344,000	\$7.90
\$48,712	(\$12,337)	\$11,375	35.0	117.0	0.09	0.09	(\$352)	(\$131,245)	(\$3.01)
\$48,431	\$15,543	\$11,375	35.0	113.0	0.09	0.09	\$444	\$170,802	\$3.92
\$51,972	(\$20,597)	\$11,375	35.0	113.4	0.09	0.09	(\$588)	(\$226,341)	(\$5.20)
\$93,165	\$136,335	\$19,500	60.0	130.0	0.18	0.18	\$2,272	\$761,648	\$17.49
\$70,423	(\$22,858)	\$12,565	38.7	124.0	0.11	0.11	(\$591)	(\$207,800)	(\$4.77)
\$70,423	\$7,142	\$12,565	38.7	124.0	0.11	0.11	\$185	\$64,927	\$1.49
\$64,466	\$13,534	\$13,000	40.0	124.0	0.11	0.11	\$338	\$118,719	\$2.73
\$37,735	\$12,265	\$13,000	40.0	125.0	0.12	0.12	\$307	\$106,652	\$2.45
\$54,035	(\$12,785)	\$16,250	50.0	131.4	0.15	0.15	(\$256)	(\$84,669)	(\$1.94)
\$62,780	(\$16,530)	\$16,250	50.0	131.4	0.15	0.15	(\$331)	(\$109,470)	(\$2.51)
\$79,305	\$15,945	\$16,250	50.0	128.0	0.15	0.15	\$319	\$108,469	\$2.49
\$85,567	\$25,683	\$16,250	50.0	128.0	0.15	0.15	\$514	\$174,714	\$4.01
\$63,474	\$49,526	\$13,000	40.0	128.0	0.12	0.12	\$1,238	\$419,712	\$9.64
\$58,955	\$32,436	\$11,391	35.1	126.0	0.10	0.10	\$925	\$321,149	\$7.37
\$65,098	(\$15,348)	\$9,750	30.0	126.0	0.09	0.09	(\$512)	(\$176,414)	(\$4.05)
\$1,061,561	\$242,059	\$238,021	732.4		2.10	2.10			
	Average per FF=>		\$331	Average per Net Acre=>	115,266.19	Average per SqFt=>		\$2.65	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
30.00	40002	2022332936		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40002			SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
45.00	40002	2021224959		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
35.00	40002	2021318541		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
35.00	40002			SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
35.00	40002	2022064768		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
60.00	40002	2021356556		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
38.66	40002	2021300450		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
38.66	40002			SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40002	2021267685		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40002	2021346759		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40002	2021261478		SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT
50.00	40002	2021441807		SOUTHWEST DAVISON AND WOODWARD	402	FRONT FOOT
50.00	40002	2022317600		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40002	2021441825		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40002	2021284096		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
35.05	40002	2022057581		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40002	202206915		SOUTHWEST DAVISON AND WOODWARD	401	FRONT FOOT

40003 NORTHWEST DAVISON AND WOODWARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
43 003 01 0018 000	77 LOUISE	09/14/22	\$125,000	WD	33-TO BE DETERMINED	\$125,000	\$26,800	21.44
43 003 01 0119 000	76 LOUISE	01/28/22	\$35,000	WD	21-NOT USED/OTHER	\$35,000	\$20,600	58.86
43 003 01 0119 000	76 LOUISE	09/13/22	\$53,000	PTA	33-TO BE DETERMINED	\$53,000	\$30,300	57.17
43 003 01 0148 000	87 FLORENCE	04/28/21	\$79,000	PTA	03-ARM'S LENGTH	\$79,000	\$17,400	22.03
43 003 01 0224 000	162 FLORENCE	07/21/22	\$29,750	SD	33-TO BE DETERMINED	\$29,750	\$19,600	65.88
43 003 01 0240 000	114 FLORENCE	09/12/22	\$140,000	PTA	33-TO BE DETERMINED	\$140,000	\$24,400	17.43
43 003 01 0379 000	72 GENEVA	12/08/21	\$35,000	WD	21-NOT USED/OTHER	\$35,000	\$18,500	52.86
43 003 01 0379 000	72 GENEVA	05/02/22	\$68,300	WD	21-NOT USED/OTHER	\$68,300	\$21,300	31.19
43 003 01 0386 000	44 GENEVA	09/07/21	\$85,000	WD	21-NOT USED/OTHER	\$85,000	\$16,800	19.76
43 003 03 0594 000	90 MIDLAND	07/08/22	\$53,000	WD	33-TO BE DETERMINED	\$53,000	\$27,500	51.89
43 003 03 0596 000	80 MIDLAND	01/30/23	\$140,000	WD	33-TO BE DETERMINED	\$140,000	\$25,700	18.36
43 003 03 0599 000	68 MIDLAND	04/12/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$17,600	20.71
43 003 03 0599 000	68 MIDLAND	04/12/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$17,600	20.71
43 003 03 0686 000	230 PILGRIM	01/10/23	\$25,675	PTA	33-TO BE DETERMINED	\$25,675	\$19,600	76.34
43 003 03 0825 000	232 PURITAN	12/09/22	\$100,000	WD	33-TO BE DETERMINED	\$100,000	\$29,800	29.80
43 003 03 0844 002	162 PURITAN	06/24/22	\$140,000	WD	33-TO BE DETERMINED	\$140,000	\$14,500	10.36
43 003 03 0892 002	65 MOSS	06/23/21	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$35,400	24.76
43 003 03 0965 002	214 MOSS	09/29/22	\$45,000	WD	33-TO BE DETERMINED	\$45,000	\$30,400	67.56
43 003 03 0970 000	200 MOSS	07/25/22	\$97,000	WD	33-TO BE DETERMINED	\$97,000	\$29,300	30.21
43 003 03 1015 002	26 MOSS	09/23/21	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$24,200	17.94
43 003 03 1022 002	67 EASON	06/16/22	\$110,000	WD	21-NOT USED/OTHER	\$110,000	\$32,900	29.91
43 003 03 1070 002	239 EASON	10/12/22	\$50,000	WD	33-TO BE DETERMINED	\$50,000	\$29,700	59.40
43 003 03 1115 002	144 EASON	10/04/22	\$70,000	WD	33-TO BE DETERMINED	\$70,000	\$28,700	41.00
43 003 03 1126 000	106 EASON	12/30/21	\$45,000	WD	21-NOT USED/OTHER	\$45,000	\$18,100	40.22
43 004 04 0109 000	151 HILL	08/01/22	\$100,000	WD	33-TO BE DETERMINED	\$100,000	\$23,800	23.80
43 004 04 0204 000	131 NORTH	11/22/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,900	33.80
43 004 04 0333 000	46 BRIGHTON	08/26/22	\$47,500	PTA	33-TO BE DETERMINED	\$47,500	\$16,600	34.95
43 004 04 0344 000	79 BRIGHTON	02/11/23	\$12,000	QC	33-TO BE DETERMINED	\$12,000	\$21,100	175.83
43 004 04 0352 000	105 BRIGHTON	11/30/22	\$63,000	PTA	33-TO BE DETERMINED	\$63,000	\$25,600	40.63
43 004 04 0356 000	123 BRIGHTON	11/18/21	\$50,000	WD	21-NOT USED/OTHER	\$50,000	\$14,700	29.40
43 005 03 0004 000	16029 GEORGE	01/11/22	\$28,000	WD	21-NOT USED/OTHER	\$28,000	\$10,300	36.79
Totals:			\$2,324,125			\$2,324,125	\$705,700	

Sale. Ratio =>	30.36
Std. Dev. =>	30.41

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$73,080	\$68,920	\$17,000	40.0	140.0	0.13	0.13	\$1,723	\$534,264	\$12.27
\$81,579	(\$29,579)	\$17,000	40.0	125.0	0.12	0.12	(\$739)	(\$257,209)	(\$5.90)
\$81,579	(\$11,579)	\$17,000	40.0	125.0	0.12	0.12	(\$289)	(\$100,687)	(\$2.31)
\$69,662	\$26,338	\$17,000	40.0	125.0	0.12	0.12	\$658	\$229,026	\$5.26
\$53,497	(\$10,997)	\$12,750	30.0	125.0	0.09	0.09	(\$367)	(\$127,872)	(\$2.94)
\$66,125	\$88,750	\$14,875	35.0	125.0	0.10	0.10	\$2,536	\$887,500	\$20.37
\$59,518	(\$7,518)	\$17,000	40.0	125.0	0.12	0.12	(\$188)	(\$65,374)	(\$1.50)
\$59,518	\$25,782	\$17,000	40.0	125.0	0.12	0.12	\$645	\$224,191	\$5.15
\$67,520	\$34,480	\$17,000	40.0	125.0	0.12	0.12	\$862	\$299,826	\$6.88
\$74,684	(\$4,684)	\$17,000	40.0	113.0	0.10	0.10	(\$117)	(\$45,038)	(\$1.03)
\$70,346	\$86,654	\$17,000	40.0	113.0	0.10	0.10	\$2,166	\$833,212	\$19.13
\$70,588	\$31,412	\$17,000	40.0	113.0	0.10	0.10	\$785	\$302,038	\$6.93
\$58,088	\$31,412	\$4,500	40.0	113.0	0.07	0.10	\$785	\$436,278	\$10.02
\$53,516	(\$15,091)	\$12,750	30.0	113.0	0.08	0.08	(\$503)	(\$193,474)	(\$4.44)
\$81,144	\$37,981	\$19,125	45.0	113.0	0.12	0.12	\$844	\$324,624	\$7.45
\$114,758	\$46,492	\$21,250	50.0	113.0	0.13	0.13	\$930	\$357,631	\$8.21
\$138,028	\$28,772	\$23,800	56.0	113.0	0.15	0.15	\$514	\$198,428	\$4.56
\$82,839	(\$18,714)	\$19,125	45.0	120.0	0.12	0.12	(\$416)	(\$150,919)	(\$3.46)
\$79,961	\$36,164	\$19,125	45.0	120.0	0.12	0.12	\$804	\$291,645	\$6.70
\$112,144	\$48,256	\$25,500	60.0	100.0	0.14	0.14	\$804	\$349,681	\$8.03
\$89,823	\$41,427	\$21,250	50.0	140.0	0.16	0.16	\$829	\$257,311	\$5.91
\$71,690	(\$2,565)	\$19,125	45.0	120.0	0.12	0.12	(\$57)	(\$20,685)	(\$0.47)
\$79,086	\$11,314	\$20,400	48.0	140.0	0.15	0.15	\$236	\$73,468	\$1.69
\$71,581	(\$11,706)	\$14,875	35.0	140.0	0.11	0.11	(\$334)	(\$104,518)	(\$2.40)
\$65,616	\$51,384	\$17,000	40.0	109.0	0.10	0.10	\$1,285	\$513,840	\$11.80
\$66,412	(\$3,662)	\$12,750	30.0	113.2	0.08	0.08	(\$122)	(\$46,949)	(\$1.08)
\$47,872	\$16,628	\$17,000	40.0	113.2	0.10	0.10	\$416	\$159,885	\$3.67
\$57,238	(\$32,488)	\$12,750	30.0	112.0	0.08	0.08	(\$1,083)	(\$421,922)	(\$9.69)
\$68,319	\$7,431	\$12,750	30.0	112.0	0.08	0.08	\$248	\$96,506	\$2.22
\$58,429	\$4,321	\$12,750	30.0	112.0	0.08	0.08	\$144	\$56,117	\$1.29
\$42,476	(\$1,416)	\$13,060	30.7	103.3	0.07	0.07	(\$46)	(\$19,397)	(\$0.45)
\$2,266,716	\$573,919	\$516,510	1,244.7		3.38	3.41			

**Average
per FF=>**

\$461

**Average
per Net Acre=>**

169,698.11

**Average
per SqFt=>**

\$3.90

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
40.00	40003	2022295963		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2022028863		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2022284228		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2021213879		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40003	2022258610		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
35.00	40003	2022283112		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2021438355		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2022189049		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2021346746		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2022235839		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2023022083		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2021196405		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2021196405	43 003 03 0598 000, 43 003 03 0600 000	NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40003			NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
45.00	40003	2022352971		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40003	2022245599		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
56.00	40003	2021265618		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
45.00	40003	2022311484		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
45.00	40003	2022261294		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
60.00	40003	2021357236		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40003	2022220418		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
45.00	40003	2022308291		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
48.00	40003	2022304805		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
35.00	40003	2022009779		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2022262683		NORTHWEST DAVISON AND WOODWARD	402	FRONT FOOT
30.00	40003	2021421733		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40003	2022276670		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40003	2023029348		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40003	2022346693		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.00	40003	2021429052		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT
30.73	40003	2022031673		NORTHWEST DAVISON AND WOODWARD	401	FRONT FOOT

40004 SOUTHEAST DAVISON AND WOODWARD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
43 013 02 0060 003	248 BERESFORD	08/19/21	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$16,200	31.76
43 013 03 0032 000	159 WINONA	05/17/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$17,600	17.60
43 013 03 0114 000	24 WINONA	07/15/22	\$188,000	WD	33-TO BE DETERMINED	\$188,000	\$33,200	17.66
43 013 05 0020 000	75 FARRAND PARK	09/27/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$27,500	14.47
43 013 05 0049 000	201 FARRAND PARK	09/01/22	\$45,000	QC	33-TO BE DETERMINED	\$45,000	\$31,200	69.33
43 013 06 0005 000	111 FARRAND PARK	07/15/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$38,200	254.67
43 013 06 0035 000	112 FARRAND PARK	08/16/21	\$150,000	PTA	33-TO BE DETERMINED	\$150,000	\$24,800	16.53
43 013 06 0051 000	131 MCLEAN	11/23/21	\$40,000	WD	33-TO BE DETERMINED	\$40,000	\$24,400	61.00
43 013 07 0498 000	170 COLORADO	09/08/22	\$86,494	SD	33-TO BE DETERMINED	\$86,494	\$42,500	49.14
43 013 07 0518 000	171 COLORADO	05/26/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$29,100	15.32
43 013 07 0537 000	254 COLORADO	12/21/21	\$55,000	WD	21-NOT USED/OTHER	\$55,000	\$16,500	30.00
43 013 07 0542 000	189 COLORADO	02/21/23	\$60,012	WD	03-ARM'S LENGTH	\$60,012	\$34,700	57.82
43 013 07 0568 000	44 MCLEAN	12/06/21	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$41,300	43.47
43 013 07 0571 000	60 MCLEAN	02/07/22	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$39,200	15.68
43 013 07 0577 000	98 MCLEAN	08/08/22	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$39,500	44.13
43 013 07 0583 000	120 MCLEAN	12/01/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$33,000	13.20
43 013 07 0584 000	126 MCLEAN	05/12/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$23,200	10.94
43 013 07 0611 000	242 MCLEAN	06/23/22	\$47,026	PTA	21-NOT USED/OTHER	\$47,026	\$28,200	59.97
43 013 08 0266 000	189 CALIFORNIA	09/16/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,100	23.65
43 013 08 0279 000	241 CALIFORNIA	11/28/22	\$43,000	OTH	33-TO BE DETERMINED	\$43,000	\$25,300	58.84
43 013 08 0281 000	251 CALIFORNIA	01/03/23	\$149,900	WD	33-TO BE DETERMINED	\$149,900	\$27,700	18.48
43 013 08 0346 000	181 MASSACHUSETTS	03/10/22	\$63,700	PTA	21-NOT USED/OTHER	\$63,700	\$20,200	31.71
43 013 08 0377 000	134 RHODE ISLAND	11/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,200	35.33
43 013 08 0383 000	158 RHODE ISLAND	12/22/21	\$124,500	PTA	21-NOT USED/OTHER	\$124,500	\$21,600	17.35
43 013 08 0390 000	105 RHODE ISLAND	04/22/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$22,800	42.22
43 013 08 0390 000	105 RHODE ISLAND	04/22/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$35,800	60.68
43 013 08 0414 000	210 RHODE ISLAND	06/23/22	\$48,155	WD	21-NOT USED/OTHER	\$48,155	\$30,700	63.75
43 013 08 0423 000	246 RHODE ISLAND	09/20/22	\$142,500	PTA	33-TO BE DETERMINED	\$142,500	\$29,000	20.35
43 013 09 0116 000	62 CONNECTICUT	07/16/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$25,300	15.81
43 013 09 0163 000	189 CONNECTICUT	09/16/22	\$145,000	WD	33-TO BE DETERMINED	\$145,000	\$24,800	17.10
Totals:			\$3,248,787			\$3,248,787	\$844,800	26.00
							Sale. Ratio =>	26.00

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$76,131	(\$10,881)	\$14,250	30.0	120.0	0.08	0.08	(\$363)	(\$131,096)	(\$3.01)
\$83,380	\$35,620	\$19,000	40.0	120.0	0.11	0.11	\$891	\$323,818	\$7.43
\$133,557	\$78,193	\$23,750	50.0	122.0	0.14	0.14	\$1,564	\$558,521	\$12.82
\$154,816	\$58,934	\$23,750	50.0	161.7	0.19	0.19	\$1,179	\$316,849	\$7.27
\$74,994	(\$10,994)	\$19,000	40.0	151.9	0.14	0.14	(\$275)	(\$79,094)	(\$1.82)
\$113,399	(\$79,399)	\$19,000	40.0	158.6	0.15	0.15	(\$1,985)	(\$543,829)	(\$12.48)
\$134,836	\$34,164	\$19,000	40.0	150.0	0.14	0.14	\$854	\$247,565	\$5.68
\$113,526	(\$54,526)	\$19,000	40.0	150.0	0.14	0.14	(\$1,363)	(\$395,116)	(\$9.07)
\$127,605	(\$14,986)	\$26,125	55.0	150.0	0.19	0.19	(\$272)	(\$79,291)	(\$1.82)
\$146,636	\$69,489	\$26,125	55.0	150.0	0.19	0.19	\$1,263	\$367,667	\$8.44
\$78,513	(\$4,513)	\$19,000	40.0	150.0	0.14	0.14	(\$113)	(\$32,703)	(\$0.75)
\$103,652	(\$24,640)	\$19,000	40.0	150.0	0.14	0.14	(\$616)	(\$178,551)	(\$4.10)
\$148,275	(\$29,525)	\$23,750	50.0	131.2	0.15	0.15	(\$591)	(\$195,530)	(\$4.49)
\$141,465	\$132,285	\$23,750	50.0	132.0	0.15	0.15	\$2,646	\$876,060	\$20.11
\$92,760	\$15,740	\$19,000	40.0	131.8	0.12	0.12	\$394	\$130,083	\$2.99
\$178,239	\$90,761	\$19,000	40.0	131.8	0.12	0.12	\$2,269	\$750,091	\$17.22
\$126,123	\$104,877	\$19,000	40.0	131.8	0.12	0.12	\$2,622	\$866,752	\$19.90
\$68,510	(\$2,484)	\$19,000	40.0	131.7	0.12	0.12	(\$62)	(\$20,529)	(\$0.47)
\$94,767	\$9,233	\$19,000	40.0	150.0	0.14	0.14	\$231	\$66,906	\$1.54
\$76,861	(\$14,861)	\$19,000	40.0	150.0	0.14	0.14	(\$372)	(\$107,688)	(\$2.47)
\$83,574	\$85,326	\$19,000	40.0	150.0	0.14	0.14	\$2,133	\$618,304	\$14.19
\$77,473	\$8,077	\$21,850	46.0	150.0	0.16	0.16	\$176	\$51,120	\$1.17
\$99,316	(\$20,316)	\$19,000	40.0	150.0	0.14	0.14	(\$508)	(\$147,217)	(\$3.38)
\$101,446	\$42,054	\$19,000	40.0	150.0	0.14	0.14	\$1,051	\$304,739	\$7.00
\$84,738	(\$11,738)	\$19,000	40.0	150.0	0.14	0.14	(\$293)	(\$85,058)	(\$1.95)
\$84,738	(\$6,738)	\$19,000	40.0	150.0	0.14	0.14	(\$168)	(\$48,826)	(\$1.12)
\$73,813	(\$6,658)	\$19,000	40.0	150.0	0.14	0.14	(\$166)	(\$48,246)	(\$1.11)
\$87,198	\$74,302	\$19,000	40.0	150.0	0.14	0.14	\$1,858	\$538,420	\$12.36
\$118,900	\$64,850	\$23,750	50.0	150.0	0.17	0.17	\$1,297	\$377,035	\$8.66
\$75,406	\$88,594	\$19,000	40.0	150.0	0.14	0.14	\$2,215	\$641,986	\$14.74
\$3,154,647	\$700,240	\$606,100	1,276.0		4.23	4.23			
	Average				Average			Average	

per FF=>

\$549

per Net Acre=>

165,541.37

per SqFt=>

\$3.80

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
30.00	40004	2021328207		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021231551		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40004	2022240212		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40004	2021355558		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022277510		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022239302		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021331415		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004			SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
55.00	40004	2022295113		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
55.00	40004	2021255015		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022006972		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2023035802		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40004	2021439035		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40004	2022251536		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022263425		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021426113		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021240695		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004			SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021355468		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022344259		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2023008604		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
46.00	40004			SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021423052		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022006669		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2021203442		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022244867		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004			SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2023026084		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
50.00	40004	2021288355		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
40.00	40004	2022292640		SOUTHEAST DAVISON AND WOODWARD	401	FRONT FOOT
