

Table with columns: Parcel ID, Address, Date, Price, Area, etc. Lists various real estate parcels including addresses like '3826 N VANDENBURG RD' and '535 W DONALD RD'. Includes summary rows at the bottom for Totals, Sale Ratio, Average, and Std. Dev.

Totals: \$31,692,300, \$31,692,300, \$12,048,200, \$25,464,494, \$12,385,114, \$6,157,308, 9,045.5, 445.78, 431.18

Sale Ratio => 38.02, Average per FF=> \$1,369, Average per Net Acre=> 27,783.08, Average per SqFt=> \$0.64

Totals:	\$192,000	\$192,000	\$75,000	\$150,137	\$190,663	\$148,800	1,180.0	79.4	79.4	Average per Net Acre=>	2,402.51	Average per SqFt=>	\$0.06
			Sale. Ratio =>	39.06		Average per FF=>	\$162						
			Std. Dev. =>	13.45									

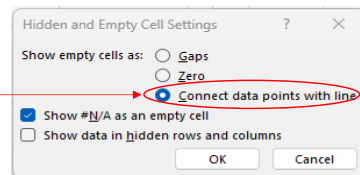
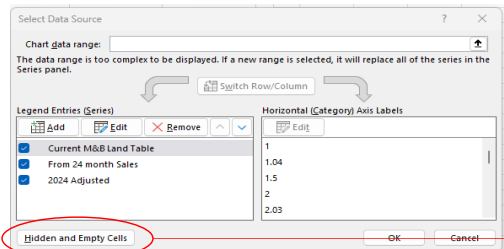
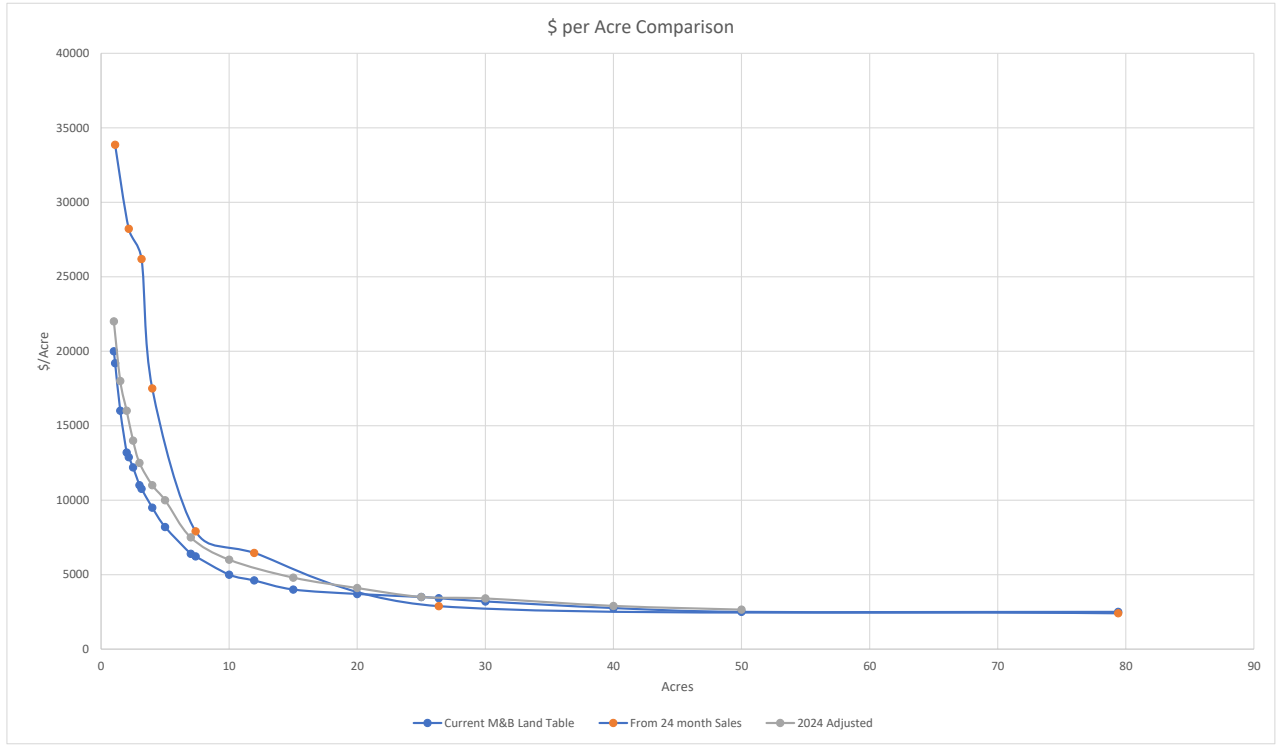
M&Bs RES LAND - RES LAND							
1	\$22,000	3	\$37,500	10	\$60,000	30	\$102,000
1.5	\$27,000	4	\$44,000	15	\$72,000	40	\$116,000
2	\$32,000	5	\$50,000	20	\$82,000	50	\$132,500
2.5	\$35,000	7	\$52,500	25	\$87,500	100	\$250,000

M&Bs RES LAND - RES LAND-LV							
1	\$12,000	3	\$20,000	10	\$35,000	30	\$65,000
1.5	\$13,500	4	\$22,500	15	\$40,000	40	\$85,000
2	\$15,000	5	\$25,000	20	\$50,000	50	\$100,000
2.5	\$16,500	7	\$27,500	25	\$58,000	100	\$200,000

Non Lake M&Bs - ACREAGE NEAR LAKE							
1	\$22,000	3	\$37,500	10	\$65,000	30	\$110,000
1.5	\$27,000	4	\$44,000	15	\$75,000	40	\$130,000
2	\$32,000	5	\$54,000	20	\$85,000	50	\$160,000
2.5	\$35,000	7	\$58,000	25	\$95,000	100	

Non Lake M&Bs - ACREAGE NEAR LAKE-HV							
1	\$32,000	3	\$55,000	10	\$0	30	\$0
1.5	\$39,000	4	\$65,000	15	\$0	40	\$0
2	\$46,500	5	\$80,000	20	\$0	50	\$0
2.5	\$50,000	7	\$86,000	25	\$0	100	\$0

Acres	Current M&B Land Table	From 24 month Sales	2024 Adjusted
0.6			
1	20000	20000	22000
1.1	19200	33854	22000
1.5	24000	16000	18000
2	26400	13200	16000
2.16	12880	28222	32000
2.5	30500	12200	14000
3	33000	11000	12500
3.16	10760	26190	37500
4	38000	9500	11000
5	41000	8200	10000
7	44800	6400	7500
7.38	6223	7909	52500
10	50000	5000	6000
11.95	4610	6461	60000
15	60000	4000	4800
20	74000	3700	4100
25	87500	3500	3500
26.36	3418	2884	87500
30	96000	3200	3400
40	110240	2756	2900
50	125000	2500	2650
79.4	2500	2402	102000
100	250000	2500	2500



M&Bs NV Lk

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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
080-002-100-380-00	3902 N WEST RIVER RD	05/28/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$69,100	26.78	\$141,109	\$206,838	\$89,947	120.00	0.0	0.81	0.81	\$1,724	\$254,413	\$5.84	120.00	LK-MB 1646/579		M & B'S ON LAKE	NOT INSPECTED	401	
080-012-300-191-00	3009 N LAKEVIEW DR	08/30/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$39,400	29.40	\$78,911	\$123,074	\$67,985	106.00	0.0	0.63	0.22	\$1,161	\$196,604	\$4.51	106.00	LK-MB 1649/687	080-012-300-150-00	M & B'S ON LAKE	NOT INSPECTED	401	
080-013-400-090-00	2535 N MERIDIAN RD	04/26/22	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$199,500	34.28	\$424,525	\$261,263	\$103,788	108.00	0.0	1.34	1.34	\$2,419	\$195,118	\$4.48	108.00	LK-MB 1656/700		M & B'S ON LAKE	NOT INSPECTED	401	
080-014-100-100-00	600 W CADMAN PT	06/09/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,200	47.08	\$124,781	\$71,792	\$66,573	150.00	0.0	0.28	0.28	\$479	\$252,789	\$5.80	150.00	LK-MB 1646/932		M & B'S ON LAKE	NOT INSPECTED	401	
080-014-100-270-00	2834 N WILSON DR	12/28/21	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$43,900	29.97	\$90,868	\$78,585	\$22,953	129.00	0.0	0.52	0.52	\$609	\$150,546	\$3.46	129.00	LK-MB 1653/469		M & B'S ON LAKE	NOT INSPECTED	401	
Totals:						\$1,250,500	\$413,100		\$860,194	\$741,552	\$351,246	613.0		3.58	3.18										
						Sale. Ratio =>	33.03		Average					Average	per Net Acre=>	206,906.25		Average							
						Std. Dev. =>	8.05		per FF=>	\$1,210				per Net Acre=>	206,906.25		per SqFt=>	\$4.75							

FF from Land Tables = \$1,333

110%

1,210.00 Adjust to 100%

M&Bs ON LAKE - ACREAGE NEAR LAKE						
1	\$24,000	3	\$40,000	10	\$68,000	\$115,000
1.5	\$27,000	4	\$46,000	15	\$78,000	\$132,000
2	\$35,000	5	\$56,000	20	\$90,000	\$165,000
2.5	\$37,000	7	\$60,000	25	\$100,000	\$0

RIVER PROPERTIES - ACREAGE ON RIVER						
1	\$35,000	3	\$66,000	10	\$100,000	\$0
1.5	\$40,000	4	\$76,000	15	\$0	\$0
2	\$48,000	5	\$80,000	20	\$0	\$0
2.5	\$58,000	7	\$88,000	25	\$0	\$0

M&Bs Village NL

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	Actual Front	ECF Area	Libor/Page	Land Table	Inspected Date	Class
081-023-100-260-00	2435 N SMITH ST	07/08/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,300	33.31	\$114,865	\$59,345	\$14,210	114.00	0.0	0.40	0.40	\$521	\$147,258	\$3.38	114.00	V-M&B 1658/605	VILLAGE M & B'S	NOT INSPECTED	401	
081-023-100-762-00	2428 N WEST RIVER RD	01/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,700	35.87	\$190,245	\$58,200	\$23,445	120.00	0.0	2.27	2.27	\$485	\$25,639	\$0.59	120.00	V-M&B 1662/851	VILLAGE M & B'S	NOT INSPECTED	401	
081-023-100-776-00	2420 N WEST RIVER RD	08/08/22	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$20,500	24.70	\$43,104	\$53,608	\$13,712	102.00	0.0	0.40	0.40	\$526	\$134,020	\$3.08	102.00	V-M&B 1659/266	VILLAGE M & B'S	NOT INSPECTED	401	
081-024-200-001-00	2496 N SMITH ST	10/25/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$43,100	35.33	\$89,502	\$47,423	\$14,925	100.00	0.0	0.52	0.52	\$474	\$91,374	\$2.10	100.00	V-M&B 1651/171	VILLAGE M & B'S	NOT INSPECTED	401	
081-024-200-050-00	472 W IRISH ST	04/01/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$63,000	28.65	\$135,357	\$98,279	\$13,736	94.00	0.0	0.43	0.43	\$1,046	\$227,498	\$5.22	94.00	V-M&B 1655/1154	VILLAGE M & B'S	NOT INSPECTED	401	
081-024-200-180-00	2292 N SMITH ST	11/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,500	32.65	\$119,037	\$67,099	\$16,136	150.00	0.0	0.46	0.46	\$447	\$146,504	\$3.36	150.00	V-M&B 1661/838	VILLAGE M & B'S	NOT INSPECTED	401	
081-024-400-100-00	2141 N MERIDIAN RD	06/13/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$55,300	28.36	\$118,331	\$93,702	\$17,033	194.00	0.0	0.82	0.82	\$483	\$114,410	\$2.63	194.00	V-245 1657/1088	VILLAGE M & B'S	NOT INSPECTED	401	
081-024-400-190-00	95 W CENTER ST	08/09/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$41,300	31.79	\$88,899	\$51,261	\$10,260	82.00	0.0	0.40	0.40	\$625	\$127,199	\$2.92	82.00	V-245 1659/249	VILLAGE M & B'S	NOT INSPECTED	401	
081-025-100-085-00	75 W SAGINAW RD	04/29/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$64,500	40.69	\$138,213	\$39,037	\$18,750	200.00	0.0	1.50	1.50	\$195	\$26,025	\$0.60	200.00	V-M&B 1656/1070	VILLAGE M & B'S	NOT INSPECTED	401	
081-160-016-060-00	404 N OAK ST	10/04/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$64,300	38.73	\$134,073	\$49,712	\$17,785	191.00	0.0	0.91	0.91	\$260	\$54,629	\$1.25	191.00	V-M&B 1650/643	VILLAGE M & B'S	NOT INSPECTED	401	
081-024-200-041-00	N SMITH ST	07/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$13,400	22.33	\$26,880	\$60,000	\$26,880	620.00	0.0	3.22	3.22	\$97	\$18,634	\$0.43	620.00	V-M&B 1648/439	VILLAGE M & B'S	NOT INSPECTED	001	

Totals: \$1,689,300 \$554,900 \$1,198,506 \$677,666 \$186,872 1,967.0 11.33 11.33

Sale. Ratio => 32.85 Average per FF=> \$345 Average per Net Acre=> \$9,790.54 Average per SqFt=> \$1.37
 Std. Dev. => 5.66

FF From Land Tables: \$200 Increase by: 50% \$300
 \$160 \$240

Make up difference with ECF's

FF From 2023 Land Tables: \$226 Adjust 40%
 Should be close to 100% 59%
 Make up difference with ECP's

Village/Lot / Lake	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	Effct. Front	Area/Ft	Area/Acre	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECP Area	Land Table	Class		
	081-250-500-880-00	49 POPLAR ST	08/16/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$99,600	42.56	\$202,895	\$150,036	\$118,921	140.00	1.166	1.178	0.0	0.48	0.48	\$1,072	\$311,257	\$7.15	140.00		FEROL FERRO'S SUB	401		
	081-250-600-070-00	2465 N LAKEVIEW ST	05/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,300	49.61	\$186,076	\$80,260	\$86,336	120.00	1.166	1.178	0.0	0.22	0.22	\$669	\$364,818	\$8.38	120.00		FEROL FERRO'S SUB	401		
	081-024-100-080-00	120 W CENTER ST	05/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$221,020	\$123,305	\$84,325	110.00	1.320	1.333	0.0	0.75	0.75	\$1,121	\$164,846	\$3.78	110.00		SANF SANFORD LAKE ESTATES	401		
	081-024-100-090-00	122 W CENTER ST	09/08/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$134,600	29.91	\$285,210	\$240,938	\$76,148	106.00	1.320	1.333	0.0	0.58	0.58	\$2,273	\$413,983	\$9.50	106.00		SANF SANFORD LAKE ESTATES	401		
	081-720-500-160-00	2658 N PETERSON DR	02/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,800	54.25	\$175,085	\$97,002	\$112,087	192.00	1.166	1.178	0.0	0.56	0.56	\$505	\$172,601	\$3.96	192.00		SHADL SHADY SHORES SUB	401		
	081-720-500-460-00	2614 N PETERSON DR	09/17/21	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$81,500	39.09	\$168,297	\$88,085	\$47,882	50.00	1.166	1.178	98.3	0.11	0.11	\$1,762	\$786,473	\$18.05	50.00		SHADL SHADY SHORES SUB	401		
Totals:							\$1,492,500	\$597,000		\$1,238,583	\$779,616	\$525,699	718.0	1.217	1.230		2.71	2.71									
									Sale. Ratio =>	40.00	Average				Average				Average								
									Std. Dev. =>	8.52	per FF=>			\$1,086	per Net Acre=>			288,106.43	per SqFt=>			\$6.61					

FF From 2022 Land Tables: \$1,217 Adjust 1%
 Should be close to 100% 113%

SUNSET SHORES SITE CONDO - PHASE 3 OFF LAKE										
1	\$27,000		3	\$57,000		10	\$0		30	\$0
1.5	\$35,000		4	\$68,000		15	\$0		40	\$0
2	\$45,000		5	\$80,000		20	\$0		50	\$0
2.5	\$50,000		7	\$0		25	\$0		100	\$0

SHADY SHORE ANNEX NORTH OF EXWAY - EXCESS ACREAGE										
1	\$4,400		3	\$10,000		10	\$30,000		30	\$0
1.5	\$5,500		4	\$11,500		15	\$0		40	\$0
2	\$6,500		5	\$14,000		20	\$0		50	\$0
2.5	\$8,000		7	\$20,000		25	\$0		100	\$0

SHADY SHORE ANNEX SOUTH OF EXWAY - EXCESS ACREAGE										
1	\$4,400		3	\$10,000		10	\$30,000		30	\$0
1.5	\$5,500		4	\$11,500		15	\$0		40	\$0
2	\$6,500		5	\$14,000		20	\$0		50	\$0
2.5	\$8,000		7	\$20,000		25	\$0		100	\$0

AGRICULTURAL

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	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Class
040-035-400-260-00	E STEWART RD	01/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$18,900	25.20	\$41,592	\$75,000	\$41,592	364.3	0.0	9.36	9.36	\$206	\$8,013	\$0.18	0.00	1100	1662/608		102
010-008-300-100-00	N ELEVEN MILE RD	10/18/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,000	34.62	\$115,784	\$130,000	\$115,784	1,320.0	0.0	40.00	40.00	\$98	\$3,250	\$0.07	0.00	1400	1650/1358		102
040-025-200-350-00	E PINE RIVER RD	12/01/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$59,500	44.74	\$138,516	\$133,000	\$138,516	0.0	0.0	36.00	33.20	#DIV/0!	\$3,694	\$0.08	0.00	1100	1661/1176		102
040-035-400-250-00	E STEWART RD	01/31/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$43,600	31.14	\$83,046	\$140,000	\$83,046	728.5	0.0	18.73	9.36	\$192	\$7,475	\$0.17	728.50	1100	1654/353	040-035-400-240-00	102
040-033-400-400-00	E PINE RIVER RD	04/18/23	\$436,000	WD	33-TO BE DETERMINED	\$436,000	\$155,700	35.71	\$355,260	\$436,000	\$355,260	0.0	0.0	78.00	40.00	#DIV/0!	\$5,590	\$0.13	0.00	1100	1664/740	040-033-300-500-00	102
160-030-200-200-00	N DICKENSON RD	12/02/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$46,400	49.89	\$93,971	\$93,000	\$93,971	660.0	0.0	35.00	35.00	\$141	\$2,657	\$0.06	0.00	1300	1661/1287		102
020-007-400-013-00	N COLEMAN RD	03/24/23	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$42,700	40.09	\$81,890	\$106,500	\$81,890	0.0	0.0	30.00	30.00	#DIV/0!	\$3,550	\$0.08	0.00	1300	1663/1391		102
160-035-300-300-00	4066 N ALAMANDO RD	01/06/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$47,700	40.42	\$98,945	\$118,000	\$98,945	0.0	0.0	33.37	33.37	#DIV/0!	\$3,536	\$0.08	0.00	1300	1653/297		102
160-021-300-092-00	N LEWIS RD	08/03/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$90,500	56.56	\$187,990	\$160,000	\$187,990	0.0	0.0	66.22	66.22	#DIV/0!	\$2,416	\$0.06	0.00	1300	1659/58		102
020-001-300-110-00	W PERE MARQUETTE RD	05/19/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$70,000	41.67	\$143,550	\$168,000	\$143,550	1,198.0	0.0	48.25	48.25	\$140	\$3,482	\$0.08	1,198.00	1300	1645/1425		102
020-010-200-000-00	4401 W BARDEN RD	01/05/23	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$60,000	22.06	\$127,050	\$272,000	\$127,050	0.0	0.0	40.00	40.00	#DIV/0!	\$6,800	\$0.16	0.00	1300	1662/707		102

Totals: \$1,831,500 \$680,000 \$1,831,500 \$1,467,594 \$1,831,500 \$1,467,594 434.9 384.8

Sale. Ratio => 37.13 Average per Net Acre=> 4,211.02 Average per SqFt=> \$0.10

Std. Dev. => 10.17

Used in Database **3,400.00**

Limited Ag in township. No nearby comparable sales.

COMMERCIAL

2203 State Hwy & OCMR (2100)- Main corridors-Rural location Use \$108/FF for Rural locations

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	Actual Front	Liber/Page	
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	1644/415	
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	1656/188	
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	1639/780	
081-024-300-230-00	W SAGINAW RD	08/26/21	\$23,500	WD	33-TO BE DETERMINED	\$23,500	\$21,900	93.19	\$29,754	\$23,500	\$22,014	330.0	132.0	1.00	1.00	\$71	\$23,500	\$0.54	330.00	1649/175	
160-019-100-010-00	5445 N COLEMAN RD	06/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,000	35.56	\$136,842	\$30,138	\$31,980	410.0	0.0	2.07	2.07	\$74	\$14,559	\$0.33	410.00	1635/43	
Totals:			\$389,500			\$389,500	\$164,700		\$385,635	\$132,352	\$120,747	1,342.2		6.5	6.5						
							Sale. Ratio =>	42.28	Average				Average				Average				
							Std. Dev. =>	25.43	per FF=>		\$99	Average		per Net Acre=>		20,237.31	Average		per SqFt=>		\$0.46
													2024								
											FF From 2023 Land Tables:		\$128			\$128					
													\$150			\$150					
													\$140			\$140					
													\$130			\$130					
											Average:		\$137	Average:		\$137					

INDUSTRIAL

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale		
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.0	0.0	0.80	0.80	\$106	\$13,303	\$0.31	100.00	2300	1644/415			
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$21,731	\$32,568	283.2	0.0	1.19	1.19	\$77	\$18,261	\$0.42	283.20	2100	1639/780			
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188			
110-035-300-076-00	1085 E SAGINAW RD	10/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$28,800	33.88	\$40,753	\$85,000	\$40,753	336.8	0.0	2.74	2.74	\$252	\$31,022	\$0.71	336.80	2100	1660/1105			
110-033-100-400-00	246 E SAGINAW RD	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$31,300	62.60	\$28,844	\$46,341	\$25,185	219.0	0.0	1.48	1.48	\$212	\$31,311	\$0.72	219.00	2100	1656/188			
110-015-200-375-00	N HOPE RD	09/03/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,000	30.77	\$90,680	\$65,000	\$90,680	660.0	0.0	20.34	20.34	\$98	\$3,196	\$0.07	0.00	4100	1649/735			
110-026-100-283-00	E PRICE RD	12/17/21	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$16,400	27.33	\$32,200	\$60,000	\$32,200	269.6	0.0	3.00	3.00	\$223	\$20,000	\$0.46	269.60	4100	1652/1114	110-026-100-287-00		
110-027-300-552-00	2155 N HOPE RD	05/27/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$14,700	66.82	\$21,300	\$22,000	\$21,300	280.0	0.0	3.27	3.27	\$79	\$6,728	\$0.15	0.00	4100	1646/452			
Totals:			\$513,000			\$513,000	\$206,000		\$432,816	\$357,055	\$276,871	2,367.6		34.3	34.3									
							Sale. Ratio =>	40.16			Average			Average										
							Std. Dev. =>	16.49			Average			Average										
											per FF=>			per Net Acre=>	10,409.77			Average					per SqFt=>	\$0.24

Use: \$121

No sales in twp or county