

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-14-334-006	11 LANA CT	03/25/25	\$185,000	03-ARM'S LENGTH	\$185,000	\$87,700	47.41	\$192,146	\$5,854	\$13,000	0.0	0.0	0.00	0.00		0.00	BEULAND VILLAGE #235	407	
									\$5,854	\$13,000									

Current Site Rate \$13,000

Indicated Site Rate \$5,854

Site Rate Used for 2026: \$5,850

05-11-15-279-004	99 FLORAL AVE	07/31/23	\$65,625	03-ARM'S LENGTH	\$65,625	\$27,400	41.75	\$69,720	\$2,905	\$7,000	0.0	0.0	0.00	0.00		0.00	FLORAL AVE CONDOS #740	407	
05-11-15-279-011	113 FLORAL AVE	01/24/25	\$76,200	03-ARM'S LENGTH	\$76,200	\$28,700	37.66	\$69,866	\$13,334	\$7,000	0.0	0.0	0.00	0.00		0.00	FLORAL AVE CONDOS #740	407	
05-11-15-279-021	129 FLORAL AVE	04/14/23	\$72,000	03-ARM'S LENGTH	\$72,000	\$27,500	38.19	\$69,917	\$9,083	\$7,000	0.0	0.0	0.00	0.00		0.00	FLORAL AVE CONDOS #740	407	
05-11-15-280-012	141 FLORAL AVE	04/12/23	\$124,000	03-ARM'S LENGTH	\$124,000	\$48,600	39.19	\$115,878	\$15,122	\$7,000	0.0	0.0	0.00	0.00		0.00	FLORAL GREEN CONDO #782	407	
									\$10,111	\$7,000									

Current Site Rate \$7,000

Indicated Site Rate \$10,111

Site Rate Used for 2026: \$10,110

05-11-10-227-017	139 MARK DR	07/26/23	\$90,000	03-ARM'S LENGTH	\$90,000	\$35,700	39.67	\$90,020	\$3,980	\$4,000	20.0	120.0	0.06	0.06	\$199	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-228-002	160 MARK DR	07/18/23	\$96,000	03-ARM'S LENGTH	\$96,000	\$41,500	43.23	\$107,421	(\$7,421)	\$4,000	20.0	120.0	0.06	0.06	(\$371)	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-229-005	154 PARNACOTT DR	01/08/24	\$95,000	03-ARM'S LENGTH	\$95,000	\$41,500	43.68	\$104,699	(\$5,766)	\$3,933	19.7	116.0	0.05	0.05	(\$293)	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-229-005	154 PARNACOTT DR	12/13/24	\$82,000	03-ARM'S LENGTH	\$82,000	\$45,300	55.24	\$104,699	(\$18,766)	\$3,933	19.7	116.0	0.05	0.05	(\$954)	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-229-007	148 PARNACOTT DR	01/27/25	\$80,000	03-ARM'S LENGTH	\$80,000	\$33,100	41.38	\$75,965	\$11,507	\$7,472	37.4	116.0	0.10	0.10	\$308	38.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-229-009	146 PARNACOTT DR	05/02/24	\$130,000	03-ARM'S LENGTH	\$130,000	\$42,100	32.38	\$97,023	\$36,910	\$3,933	19.7	116.0	0.05	0.05	\$1,877	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-229-010	144 PARNACOTT DR	10/24/24	\$132,000	03-ARM'S LENGTH	\$132,000	\$46,900	35.53	\$108,418	\$27,515	\$3,933	19.7	116.0	0.05	0.05	\$1,399	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-229-020	122 PARNACOTT DR	10/04/24	\$52,000	03-ARM'S LENGTH	\$52,000	\$39,100	75.19	\$90,102	(\$34,020)	\$4,082	20.4	125.0	0.06	0.06	(\$1,667)	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-231-017	190 N CHRISTINE CIR	12/13/23	\$113,500	03-ARM'S LENGTH	\$113,500	\$41,500	36.56	\$104,766	\$12,734	\$4,000	20.0	120.0	0.06	0.06	\$637	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-231-018	188 N CHRISTINE CIR	02/07/25	\$25,000	03-ARM'S LENGTH	\$25,000	\$33,200	132.80	\$76,054	(\$42,054)	\$9,000	45.0	120.0	0.12	0.12	(\$935)	45.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-232-009	207 N CHRISTINE CIR	10/30/23	\$116,000	03-ARM'S LENGTH	\$116,000	\$41,500	35.78	\$107,421	\$12,579	\$4,000	20.0	120.0	0.06	0.06	\$629	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-232-029	121 S CHRISTINE CIR	06/09/23	\$113,500	03-ARM'S LENGTH	\$113,500	\$41,500	36.56	\$105,517	\$11,983	\$4,000	20.0	120.0	0.06	0.06	\$599	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-233-004	112 S CHRISTINE CIR	04/24/23	\$90,000	03-ARM'S LENGTH	\$90,000	\$36,100	40.11	\$90,679	\$3,387	\$4,066	20.3	124.0	0.06	0.06	\$167	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
05-11-10-233-019	146 S CHRISTINE CIR	05/24/24	\$116,000	03-ARM'S LENGTH	\$116,000	\$39,800	34.31	\$91,590	\$28,897	\$4,487	22.4	151.0	0.07	0.07	\$1,288	20.00	NORTH ROSE ESTATES	401	RATE GROUP A	
																\$206				

Rate Group A Current rate \$200

Rate Group A Indicated rate \$206

Rate Group A Rate Used for 2026: \$200

05-11-14-261-003	3 RIVER BLUFF DR	04/28/23	\$169,900	03-ARM'S LENGTH	\$169,900	\$72,300	42.55	\$169,331	\$20,569	\$20,000	0.0	0.0	0.00	0.00		0.00	RIVER BLUFF CONDO # 684	401	
05-11-14-261-103	98 S GRATIOT	12/19/24	\$120,900	03-ARM'S LENGTH	\$120,900	\$36,800	30.44	\$78,115	\$62,785	\$20,000	0.0	0.0	0.00	0.00		0.00	RIVER BLUFF CONDO # 684	407	
05-11-14-261-104	98 S GRATIOT	12/18/24	\$124,500	03-ARM'S LENGTH	\$124,500	\$36,900	29.64	\$78,251	\$66,249	\$20,000	0.0	0.0	0.00	0.00		0.00	RIVER BLUFF CONDO # 684	407	
05-11-14-261-133	98 S GRATIOT	04/25/23	\$125,000	03-ARM'S LENGTH	\$125,000	\$73,200	58.56	\$199,604	(\$54,604)	\$20,000	0.0	0.0	0.00	0.00		0.00	RIVER BLUFF CONDO # 684	407	
									\$23,750	\$20,000									

Current Site Rate \$20,000

Indicated Site Rate \$23,750

Site Rate Used for 2026: \$23,750

05-11-14-233-013	27 DICKINSON AVE	11/06/23	\$72,000	03-ARM'S LENGTH	\$72,000	\$35,800	49.72	\$72,809	\$11,191	\$12,000	0.0	0.0	0.00	0.00		0.00	RIVER HILLS CONDOS - #314	407	
05-11-14-233-019	21 DICKINSON AVE	07/31/24	\$91,400	03-ARM'S LENGTH	\$91,400	\$35,500	38.84	\$72,887	\$30,513	\$12,000	0.0	0.0	0.00	0.00		0.00	RIVER HILLS CONDOS - #314	407	
05-11-14-233-024	21 DICKINSON AVE	04/14/23	\$60,000	03-ARM'S LENGTH	\$60,000	\$28,000	46.67	\$56,865	\$15,135	\$12,000	0.0	0.0	0.00	0.00		0.00	RIVER HILLS CONDOS - #314	407	
05-11-14-233-038	23 DICKINSON AVE	10/06/23	\$79,000	03-ARM'S LENGTH	\$79,000	\$35,900	45.44	\$72,940	\$18,060	\$12,000	0.0	0.0	0.00	0.00		0.00	RIVER HILLS CONDOS - #314	407	

05-11-14-233-052	25 DICKINSON AVE	11/15/23	\$52,000	03-ARM'S LENGTH	\$52,000	\$28,000	53.85	\$56,879	\$7,121	\$12,000	0.0	0.0	0.00	0.00	0.00	RIVER HILLS CONDOS - #314	407
05-11-14-233-062	29 DICKINSON AVE	11/17/23	\$67,700	03-ARM'S LENGTH	\$67,700	\$46,900	69.28	\$92,075	(\$12,375)	\$12,000	0.0	0.0	0.00	0.00	0.00	RIVER HILLS CONDOS - #314	407

\$11,608 \$12,000

Current Site Rate \$12,000
Indicated Site Rate \$11,608
Site Rate Used for 2026: \$11,600

05-11-10-235-008	16 ROSEPETAL CT	10/29/24	\$128,000	03-ARM'S LENGTH	\$128,000	\$50,700	39.61	\$117,988	\$14,012	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-018	18 ROSEPETAL CT	08/18/23	\$117,000	03-ARM'S LENGTH	\$117,000	\$41,400	35.38	\$124,692	(\$3,692)	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-018	18 ROSEPETAL CT	10/31/23	\$118,000	03-ARM'S LENGTH	\$118,000	\$41,400	35.08	\$124,692	(\$2,692)	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-019	22 ROSEPETAL CT	12/21/23	\$100,000	03-ARM'S LENGTH	\$100,000	\$36,600	36.60	\$109,589	(\$5,589)	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-024	32 ROSEPETAL CT	09/13/24	\$115,000	03-ARM'S LENGTH	\$115,000	\$50,700	44.09	\$117,988	\$1,012	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-026	17 ROSEBUD LANE	02/29/24	\$112,000	03-ARM'S LENGTH	\$112,000	\$39,200	35.00	\$117,988	(\$1,988)	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-030	25 ROSEBUD LANE	09/24/24	\$130,000	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$117,988	\$16,012	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-038	42 ROSEBUD LANE	04/30/24	\$119,900	03-ARM'S LENGTH	\$119,900	\$50,700	42.29	\$117,988	\$5,912	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-055	47 ROSEBUD LANE	07/20/23	\$118,500	03-ARM'S LENGTH	\$118,500	\$36,600	30.89	\$109,589	\$12,911	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-058	51 ROSEBUD LANE	01/25/24	\$110,000	03-ARM'S LENGTH	\$110,000	\$36,600	33.27	\$109,589	\$4,411	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-076	65 ROSEBUD LANE	11/28/23	\$103,000	03-ARM'S LENGTH	\$103,000	\$36,600	35.53	\$109,589	(\$2,589)	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-083	94 ROSEBUD LANE	02/06/24	\$118,000	03-ARM'S LENGTH	\$118,000	\$36,600	31.02	\$109,640	\$12,360	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407
05-11-10-235-092	81 ROSEBUD LANE	11/01/23	\$115,000	03-ARM'S LENGTH	\$115,000	\$36,600	31.83	\$109,589	\$9,411	\$4,000	0.0	0.0	0.00	0.00	0.00	ROSE GARDEN CONDO #296	407

\$4,576 \$4,000

Current Site Rate \$4,000
Indicated Site Rate \$4,576
Site Rate Used for 2026: \$4,500

05-11-11-489-001	92 CLINTON ST	08/09/24	\$165,000	03-ARM'S LENGTH	\$165,000	\$76,700	46.48	\$165,858	\$5,142	\$6,000	0.0	0.0	0.00	0.00	0.00	TOWNLOFTS MCCP #667	407
05-11-11-489-006	82 CLINTON ST	03/19/25	\$156,000	03-ARM'S LENGTH	\$156,000	\$72,600	46.54	\$157,023	\$4,977	\$6,000	0.0	0.0	0.00	0.00	0.00	TOWNLOFTS MCCP #667	407
05-11-11-489-010	74 CLINTON ST	05/30/23	\$150,000	03-ARM'S LENGTH	\$150,000	\$70,100	46.73	\$156,097	(\$97)	\$6,000	0.0	0.0	0.00	0.00	0.00	TOWNLOFTS MCCP #667	407
05-11-11-489-015	64 CLINTON ST	06/22/23	\$165,000	03-ARM'S LENGTH	\$165,000	\$70,000	42.42	\$155,931	\$15,069	\$6,000	0.0	0.0	0.00	0.00	0.00	TOWNLOFTS MCCP #667	407

\$6,273 \$6,000

Current Site Rate \$6,000
Indicated Site Rate \$6,273
Site Rate Used for 2026: \$6,270

Residential Zone # 1 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-10-234-012	292 N ROSE	08/22/23	\$155,000	03-ARMS LENGTH	\$155,000	\$46,100	29.74	\$112,191	\$54,402	\$11,593	58.0	140.0	0.19	0.19	\$939	60.00	RES LAND ZONE 1	401	RATE GROUP A
05-11-10-428-010	153 N ROSE	09/30/24	\$145,000	03-ARMS LENGTH	\$145,000	\$77,800	53.66	\$182,272	(\$24,311)	\$12,961	64.8	175.0	0.24	0.24	(\$375)	60.00	RES LAND ZONE 1	401	RATE GROUP A
05-11-11-308-016	166 HUBBARD AVE	05/25/23	\$170,000	03-ARMS LENGTH	\$170,000	\$78,200	46.00	\$185,684	\$2,855	\$18,539	92.7	358.0	0.49	0.49	\$31	60.00	RES LAND ZONE 1	401	RATE GROUP A
05-11-11-155-013	155 LAFAYETTE AVE	06/13/23	\$170,100	03-ARMS LENGTH	\$170,100	\$105,200	61.85	\$234,387	(\$53,264)	\$11,023	49.0	100.0	0.14	0.14	(\$1,087)	60.00	RES LAND ZONE 1	401	RATE GROUP B
05-11-11-302-006	189 N WILSON BLVD	02/05/25	\$104,900	03-ARMS LENGTH	\$104,900	\$31,200	29.74	\$75,233	\$36,433	\$6,766	30.1	173.0	0.11	0.11	\$1,212	28.00	RES LAND ZONE 1	401	RATE GROUP B
05-11-11-308-001	437 JONES ST	10/04/24	\$145,000	03-ARMS LENGTH	\$145,000	\$61,100	42.14	\$141,834	\$14,189	\$11,023	49.0	100.0	0.14	0.14	\$290	60.00	RES LAND ZONE 1	401	RATE GROUP B
05-11-11-308-007	16 N HIGHLAND AVE	04/12/24	\$190,000	03-ARMS LENGTH	\$190,000	\$68,500	38.05	\$159,439	\$44,504	\$13,943	62.0	90.0	0.17	0.17	\$718	80.00	RES LAND ZONE 1	401	RATE GROUP B
05-11-11-309-002	142 N WILSON BLVD	09/25/23	\$152,000	03-ARMS LENGTH	\$152,000	\$61,000	40.13	\$147,420	\$18,824	\$14,244	63.3	167.0	0.23	0.23	\$297	60.00	RES LAND ZONE 1	401	RATE GROUP B
05-11-10-230-017	18 ELLWOOD BLVD	11/17/23	\$163,700	03-ARMS LENGTH	\$163,700	\$76,400	46.67	\$177,875	(\$3,979)	\$10,197	43.4	168.0	0.16	0.16	(\$92)	41.00	RES LAND ZONE 1	401	RATE GROUP B
05-11-10-230-019	10 ELLWOOD BLVD	07/11/24	\$201,000	03-ARMS LENGTH	\$201,000	\$85,700	42.64	\$191,872	\$19,325	\$10,197	43.4	168.0	0.16	0.16	\$445	41.00	RES LAND ZONE 1	401	RATE GROUP C
05-11-10-276-012	9 ELLWOOD BLVD	11/20/23	\$156,000	03-ARMS LENGTH	\$156,000	\$64,700	41.47	\$158,705	\$9,619	\$12,324	52.4	165.0	0.19	0.19	\$183	50.00	RES LAND ZONE 1	401	RATE GROUP C
05-11-10-277-037	8 ALTER CT	05/08/23	\$170,000	03-ARMS LENGTH	\$170,000	\$64,100	37.71	\$156,507	\$24,681	\$11,188	47.6	136.0	0.16	0.16	\$518	50.00	RES LAND ZONE 1	401	RATE GROUP C

Rate Group C Current rate \$235

Rate Group C Indicated rate \$ 257

Rate Group C Rate Used for 2026: \$255

Residential Zone 2 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-11-310-007	140 HUBBARD AVE	05/24/23	\$188,000	03-ARMS LENGTH	\$188,000	\$74,200	39.47	\$189,491	\$5,888	\$7,359	42.1	131.0	0.14	0.14	\$140	45.00	RES LAND ZONE 2	401	RATE GROUP B
05-11-11-311-015	77 GROVE PARK AVE	01/03/24	\$130,000	03-ARMS LENGTH	\$130,000	\$63,500	48.85	\$159,558	(\$22,795)	\$6,763	38.6	140.0	0.13	0.13	(\$590)	40.00	RES LAND ZONE 2	401	RATE GROUP B
05-11-11-376-004	97 HUBBARD AVE	06/13/24	\$260,000	03-ARMS LENGTH	\$260,000	\$98,500	37.88	\$217,646	\$54,604	\$12,250	70.0	150.0	0.24	0.24	\$780	70.00	RES LAND ZONE 2	401	RATE GROUP B
05-11-11-378-009	31 HUBBARD AVE	08/11/23	\$140,000	03-ARMS LENGTH	\$140,000	\$69,600	49.71	\$174,085	(\$34,694)	\$9,391	53.7	120.0	0.17	0.17	(\$460)	60.00	RES LAND ZONE 2	401	RATE GROUP B
05-11-11-378-017	40 FERRIN PL	05/31/23	\$180,000	03-ARMS LENGTH	\$180,000	\$56,300	31.28	\$145,440	\$39,704	\$5,144	29.4	64.0	0.07	0.07	\$1,351	45.00	RES LAND ZONE 2	401	RATE GROUP B
05-11-11-379-003	34 MADISON ST	04/17/24	\$144,500	03-ARMS LENGTH	\$144,500	\$68,200	47.20	\$165,397	(\$14,900)	\$5,977	34.2	70.0	0.08	0.08	(\$437)	50.00	RES LAND ZONE 2	401	RATE GROUP B
05-11-14-128-024	20 MACK AVE	02/08/24	\$248,000	03-ARMS LENGTH	\$248,000	\$88,400	35.65	\$223,151	\$34,864	\$10,015	57.2	68.0	0.13	0.13	\$609	85.00	RES LAND ZONE 2	401	RATE GROUP B

\$199

Rate Group B Current rate \$175

Rate Group B Indicated rate \$199

Rate Group B Rate Used for 2026: \$200

05-11-11-180-007	45 ENGLEWOOD AVE	12/27/24	\$175,000	03-ARMS LENGTH	\$175,000	\$75,300	43.03	\$164,899	\$19,610	\$9,309	37.2	130.0	0.12	0.12	\$527	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-252-015	26 ENGLEWOOD AVE	12/15/23	\$37,500	03-ARMS LENGTH	\$37,500	\$63,500	169.33	\$47,514	\$879	\$10,893	43.6	178.0	0.16	0.16	\$20	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-253-001	37 ENGLEWOOD AVE	10/18/24	\$259,900	03-ARMS LENGTH	\$259,900	\$78,400	30.17	\$187,395	\$84,142	\$11,637	46.5	130.0	0.15	0.15	\$1,808	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-327-035	145 WASHINGTON ST	07/19/24	\$219,400	03-ARMS LENGTH	\$219,400	\$99,800	40.93	\$213,024	\$18,452	\$12,076	48.3	140.0	0.16	0.16	\$382	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-329-007	187 GALLUP AVE	08/09/24	\$210,000	03-ARMS LENGTH	\$210,000	\$58,500	42.14	\$193,990	\$27,799	\$11,637	46.5	130.0	0.15	0.15	\$596	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-330-001	160 WASHINGTON ST	05/03/23	\$120,000	03-ARMS LENGTH	\$120,000	\$48,400	40.33	\$129,764	(\$1,395)	\$8,369	33.5	100.0	0.09	0.09	(\$42)	41.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-330-014	315 JONES ST	07/08/24	\$130,000	03-ARMS LENGTH	\$130,000	\$57,400	44.15	\$132,479	\$8,932	\$11,411	45.6	125.0	0.14	0.14	\$198	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-330-006	307 JONES ST	08/03/23	\$209,000	03-ARMS LENGTH	\$209,000	\$63,000	29.86	\$223,731	(\$3,330)	\$11,411	45.6	125.0	0.14	0.14	(\$73)	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-330-010	94 KENDRICK AVE	12/05/24	\$120,000	03-ARMS LENGTH	\$120,000	\$73,000	69.83	\$161,631	(\$30,230)	\$11,411	45.6	125.0	0.14	0.14	(\$662)	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-332-014	156 GALLUP AVE	08/09/23	\$190,000	03-ARMS LENGTH	\$190,000	\$69,700	36.68	\$173,889	\$28,178	\$10,067	40.3	97.3	0.11	0.11	\$650	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-332-016	152 GALLUP AVE	10/29/24	\$217,000	03-ARMS LENGTH	\$217,000	\$65,100	30.00	\$155,482	\$71,988	\$10,470	41.9	97.3	0.12	0.12	\$1,719	52.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-333-003	161 GALLUP AVE	01/24/24	\$210,000	03-ARMS LENGTH	\$210,000	\$74,600	35.52	\$189,443	\$33,223	\$12,666	50.7	154.0	0.18	0.18	\$656	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-334-005	291 JONES ST	02/23/24	\$240,000	03-ARMS LENGTH	\$240,000	\$83,700	34.88	\$213,833	\$38,223	\$12,076	48.3	140.0	0.16	0.16	\$792	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-335-008	45 KENDRICK AVE	10/27/23	\$190,000	03-ARMS LENGTH	\$190,000	\$113,500	59.74	\$227,140	(\$36,436)	\$10,704	42.8	110.0	0.13	0.13	(\$617)	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-356-026	98 ELDERIDGE ST	08/25/23	\$209,000	03-ARMS LENGTH	\$209,000	\$108,700	52.01	\$276,723	(\$45,572)	\$22,151	88.6	184.0	0.34	0.34	(\$514)	80.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-376-007	109 WASHINGTON ST	08/01/24	\$148,000	03-ARMS LENGTH	\$148,000	\$63,200	42.70	\$152,237	\$2,088	\$6,325	25.3	60.0	0.06	0.06	\$83	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-376-007	109 WASHINGTON ST	12/23/24	\$180,000	03-ARMS LENGTH	\$180,000	\$63,200	35.11	\$152,237	\$34,088	\$6,325	25.3	60.0	0.06	0.06	\$1,347	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-376-018	112 LINCOLN ST	01/24/24	\$215,000	03-ARMS LENGTH	\$215,000	\$53,800	25.07	\$136,560	\$91,285	\$12,845	51.4	110.0	0.15	0.15	\$1,777	60.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-380-014	100 GRAND AVE	03/07/25	\$118,500	03-ARMS LENGTH	\$118,500	\$72,200	60.93	\$166,736	(\$33,236)	\$15,000	60.0	150.0	0.21	0.21	(\$554)	60.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-381-001	91 LINCOLN ST	01/25/24	\$165,000	03-ARMS LENGTH	\$165,000	\$108,700	65.88	\$179,886	(\$5,339)	\$9,547	38.2	87.5	0.10	0.10	(\$140)	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-381-002	74 WASHINGTON ST	07/27/23	\$227,500	03-ARMS LENGTH	\$227,500	\$87,500	38.46	\$224,992	\$12,311	\$9,803	39.2	60.0	0.09	0.09	\$314	62.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-384-001	93 GRAND AVE	10/11/24	\$59,900	03-ARMS LENGTH	\$59,900	\$53,700	89.65	\$122,440	(\$51,315)	\$11,225	44.9	84.0	0.12	0.12	(\$1,143)	60.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-384-017	84 UNION ST	01/28/25	\$150,000	03-ARMS LENGTH	\$150,000	\$51,500	34.33	\$119,740	\$38,796	\$7,303	29.2	80.0	0.07	0.07	\$1,328	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-384-025	56 UNION ST	10/18/23	\$175,000	03-ARMS LENGTH	\$175,000	\$44,300	25.31	\$119,740	\$63,496	\$8,206	32.8	101.0	0.09	0.09	\$1,934	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-384-026	44 UNION ST	02/09/24	\$131,000	03-ARMS LENGTH	\$131,000	\$43,600	33.28	\$116,592	\$22,614	\$8,206	32.8	101.0	0.09	0.09	\$689	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-384-030	44 UNION ST	11/19/24	\$110,000	03-ARMS LENGTH	\$110,000	\$64,500	58.64	\$142,237	(\$23,051)	\$9,186	36.7	100.0	0.10	0.10	(\$627)	45.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-401-020	187 NORTH	10/20/23	\$190,000	03-ARMS LENGTH	\$190,000	\$79,800	42.00	\$204,731	(\$3,307)	\$11,424	45.7	140.0	0.15	0.15	(\$72)	47.30	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-402-008	125 GALLUP AVE	12/19/24	\$162,450	03-ARMS LENGTH	\$162,450	\$73,800	40.45	\$163,977	\$30,020	\$11,547	48.2	128.0	0.15	0.15	\$650	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-402-020	185 NORTH	02/29/24	\$250,000	03-ARMS LENGTH	\$250,000	\$109,900	43.96	\$279,209	(\$7,263)	\$21,926	87.7	150.7	0.30	0.30	(\$93)	87.50	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-402-020	185 NORTH	12/23/24	\$255,000	03-ARMS LENGTH	\$255,000	\$116,800	45.80	\$279,209	(\$2,263)	\$21,926	87.7	150.7	0.30	0.30	(\$26)	87.50	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-403-006	259 JONES ST	04/11/23	\$140,000	03-ARMS LENGTH	\$140,000	\$67,600	48.29	\$168,959	(\$19,288)	\$9,651	38.6	140.0	0.13	0.13	(\$409)	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-403-006	259 JONES ST	03/07/25	\$170,000	03-ARMS LENGTH	\$170,000	\$76,100	44.76	\$168,959	\$10,702	\$9,651	38.6	140.0	0.13	0.13	\$277	40.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-403-007	255 JONES ST	11/22/23	\$288,000	03-ARMS LENGTH	\$288,000	\$131,900	45.80	\$351,436	(\$51,360)	\$12,076	48.3	140.0	0.16	0.16	(\$1,093)	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-451-012	123 NORTH	10/27/23	\$177,000	03-ARMS LENGTH	\$177,000	\$58,400	32.99	\$149,189	\$36,650	\$8,839	35.4	75.0	0.09	0.09	\$1,037	50.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-11-452-010	34 LINCOLN ST	11/25/24	\$229,957	03-ARMS LENGTH	\$229,957	\$88,200	38.35	\$210,035	\$37,068	\$17,146	68.6	196.0	0.27	0.27	\$540	60.00	RES LAND ZONE 2	401	RATE GROUP C
05-11-14-126-025	10 WOOLWORTH CT	01/24/25	\$177,000	03-ARMS LENGTH	\$177,000	\$89,100	50.34	\$198,981	(\$8,100)	\$11,881	47.5	112.0	0.14	0.14	(\$170)	55.00	RES LAND ZONE 2	401	RATE GROUP C

\$306

Rate Group C Current rate \$250

Rate Group C Indicated rate \$306

Rate Group C Rate Used for 2026: \$305

Residential Zone # 3 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-11-209-014	117 CANFIELD DR	04/18/24	\$200,000	03-ARMS LENGTH	\$200,000	\$99,900	34.95	\$197,773	\$55,796	\$13,559	45.2	133.0	0.15	0.15	\$1,234	48.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-209-017	107 CANFIELD DR	09/23/24	\$154,900	03-ARMS LENGTH	\$154,900	\$57,800	37.31	\$129,405	\$39,033	\$13,508	45.0	132.0	0.15	0.15	\$866	48.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-210-006	145 HURON AVE	05/22/24	\$207,000	03-ARMS LENGTH	\$207,000	\$76,600	37.00	\$172,204	\$50,176	\$16,100	53.7	120.0	0.17	0.17	\$935	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-210-028	110 CLAR AVE	11/01/24	\$190,000	03-ARMS LENGTH	\$190,000	\$91,000	47.89	\$208,370	(\$270)	\$16,100	53.7	120.0	0.17	0.17	(\$5)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-210-033	90 CLAR AVE	09/13/24	\$170,000	03-ARMS LENGTH	\$170,000	\$59,800	35.18	\$136,072	\$51,638	\$17,710	59.0	120.0	0.18	0.18	\$875	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-210-036	116 CLAR AVE	11/26/24	\$165,000	03-ARMS LENGTH	\$165,000	\$84,000	50.91	\$190,361	(\$1,211)	\$24,150	80.5	120.0	0.25	0.25	(\$15)	90.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-210-039	121 HURON AVE	07/18/24	\$213,000	03-ARMS LENGTH	\$213,000	\$88,600	41.60	\$199,789	\$33,336	\$20,125	67.1	120.0	0.21	0.21	\$497	75.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-228-001	96 CANFIELD DR	09/06/24	\$156,500	03-ARMS LENGTH	\$156,500	\$88,500	43.77	\$156,129	\$14,654	\$14,283	47.6	136.0	0.16	0.16	\$308	50.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-229-010	59 CANFIELD DR	04/12/24	\$201,000	03-ARMS LENGTH	\$201,000	\$83,600	41.59	\$189,212	\$26,018	\$14,230	47.4	135.0	0.16	0.16	\$549	50.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-229-011	57 CANFIELD DR	09/18/24	\$217,000	03-ARMS LENGTH	\$217,000	\$84,600	38.99	\$191,235	\$39,942	\$14,177	47.3	134.0	0.15	0.15	\$845	50.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-229-019	78 HURON AVE	05/12/23	\$215,100	03-ARMS LENGTH	\$215,100	\$58,100	27.01	\$144,013	\$18,820	\$10,733	35.8	120.0	0.11	0.11	\$2,287	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-229-025	56 HURON AVE	10/13/23	\$156,000	03-ARMS LENGTH	\$156,000	\$33,000	34.55	\$137,593	\$34,507	\$16,100	53.7	120.0	0.17	0.17	\$643	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-229-028	46 HURON AVE	06/28/23	\$180,000	03-ARMS LENGTH	\$180,000	\$71,000	39.44	\$176,261	\$14,472	\$10,733	35.8	120.0	0.11	0.11	\$405	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-230-019	72 CLAR AVE	06/14/24	\$168,000	03-ARMS LENGTH	\$168,000	\$70,200	41.79	\$160,367	\$32,733	\$16,100	53.7	120.0	0.17	0.17	\$442	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-230-023	60 CLAR AVE	04/19/24	\$145,000	03-ARMS LENGTH	\$145,000	\$59,900	41.31	\$135,235	\$21,840	\$12,075	40.2	120.0	0.12	0.12	\$543	45.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-230-030	38 CLAR AVE	11/13/24	\$135,000	03-ARMS LENGTH	\$135,000	\$66,900	49.56	\$151,144	(\$4,099)	\$12,075	40.2	120.0	0.12	0.12	(\$101)	45.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-255-036	80 HIGH ST	07/26/23	\$135,000	03-ARMS LENGTH	\$135,000	\$64,400	47.70	\$161,028	(\$13,148)	\$12,880	42.9	120.0	0.13	0.13	(\$308)	48.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-255-037	101 CLAR AVE	04/08/24	\$191,000	03-ARMS LENGTH	\$191,000	\$95,100	49.79	\$215,336	\$2,664	\$27,000	90.0	150.0	0.31	0.31	\$30	90.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-008	129 HIGH ST	11/18/24	\$155,000	03-ARMS LENGTH	\$155,000	\$84,700	54.65	\$192,061	(\$28,328)	\$10,733	35.8	120.0	0.11	0.11	(\$738)	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-011	119 HIGH ST	01/09/25	\$50,000	03-ARMS LENGTH	\$50,000	\$84,400	168.80	\$191,856	(\$125,795)	\$16,100	53.7	120.0	0.17	0.17	(\$2,343)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-022	83 HIGH ST	09/09/24	\$110,000	03-ARMS LENGTH	\$110,000	\$65,300	59.36	\$145,574	(\$19,474)	\$16,100	53.7	120.0	0.17	0.17	(\$383)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-022	83 HIGH ST	02/11/25	\$235,000	03-ARMS LENGTH	\$235,000	\$65,300	27.79	\$145,574	\$105,526	\$16,100	53.7	120.0	0.17	0.17	\$1,966	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-023	81 HIGH ST	03/26/25	\$187,500	03-ARMS LENGTH	\$187,500	\$82,800	33.49	\$141,854	\$55,306	\$9,660	32.2	120.0	0.10	0.10	\$1,718	36.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-026	116 SCOTT BLVD	07/12/24	\$170,000	03-ARMS LENGTH	\$170,000	\$90,700	53.35	\$205,897	(\$17,482)	\$18,415	61.4	157.0	0.22	0.22	(\$285)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-033	94 SCOTT BLVD	02/21/25	\$194,000	03-ARMS LENGTH	\$194,000	\$76,600	39.48	\$173,792	\$34,940	\$14,732	49.1	157.0	0.21	0.21	\$712	48.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-256-035	86 SCOTT BLVD	07/31/23	\$155,000	03-ARMS LENGTH	\$155,000	\$91,600	59.10	\$178,380	(\$5,979)	\$17,801	59.3	157.0	0.21	0.21	(\$94)	58.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-257-010	111 SCOTT BLVD	04/16/24	\$252,000	03-ARMS LENGTH	\$252,000	\$94,900	37.66	\$214,502	\$55,498	\$18,000	60.0	150.0	0.21	0.21	\$925	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-257-031	296 EUCLID AVE	03/18/25	\$175,000	03-ARMS LENGTH	\$175,000	\$84,700	48.40	\$190,346	\$2,979	\$18,415	61.4	157.0	0.22	0.22	\$49	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-258-015	273 EUCLID AVE	08/18/23	\$233,000	03-ARMS LENGTH	\$233,000	\$75,100	32.23	\$186,155	\$61,788	\$13,943	46.5	160.0	0.17	0.17	\$1,329	45.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-276-017	31 CLAR AVE	07/03/24	\$190,000	03-ARMS LENGTH	\$190,000	\$78,600	41.37	\$175,734	\$27,766	\$13,500	45.0	150.0	0.16	0.16	\$617	45.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-276-020	68 HIGH ST	08/21/23	\$161,500	03-ARMS LENGTH	\$161,500	\$74,000	45.82	\$184,258	(\$12,025)	\$10,733	35.8	120.0	0.11	0.11	(\$338)	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-276-026	52 HIGH ST	06/30/23	\$158,000	03-ARMS LENGTH	\$158,000	\$83,500	40.19	\$156,062	\$13,993	\$12,075	40.2	120.0	0.12	0.12	\$348	45.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-276-026	52 HIGH ST	04/04/24	\$180,000	03-ARMS LENGTH	\$180,000	\$99,200	38.44	\$156,062	\$35,993	\$12,075	40.2	120.0	0.12	0.12	\$894	45.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-276-028	46 HIGH ST	11/28/23	\$210,000	03-ARMS LENGTH	\$210,000	\$87,000	31.90	\$168,616	\$54,917	\$10,733	35.8	120.0	0.11	0.11	\$1,535	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-277-006	57 HIGH ST	10/23/23	\$180,000	03-ARMS LENGTH	\$180,000	\$71,900	39.94	\$176,124	\$19,976	\$16,100	53.7	120.0	0.17	0.17	\$372	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-277-031	38 SCOTT BLVD	05/24/24	\$144,000	03-ARMS LENGTH	\$144,000	\$89,800	48.47	\$155,217	\$1,090	\$12,277	40.9	157.0	0.14	0.14	\$26	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-278-003	154 WELTS ST	11/26/24	\$130,000	03-ARMS LENGTH	\$130,000	\$69,300	46.38	\$135,210	\$8,733	\$13,943	46.5	90.0	0.12	0.12	\$188	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-278-020	256 EUCLID AVE	04/30/24	\$215,000	03-ARMS LENGTH	\$215,000	\$89,600	41.67	\$203,595	\$23,882	\$12,277	40.9	157.0	0.14	0.14	\$579	40.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-278-023	250 EUCLID AVE	01/16/24	\$154,500	03-ARMS LENGTH	\$154,500	\$74,400	48.16	\$183,937	(\$11,022)	\$18,415	61.4	157.0	0.22	0.22	(\$180)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-278-030	226 EUCLID AVE	05/24/24	\$149,900	03-ARMS LENGTH	\$149,900	\$89,000	59.37	\$202,415	(\$34,100)	\$18,415	61.4	157.0	0.22	0.22	(\$558)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-405-005	106 AHRENS ST	01/15/25	\$200,000	03-ARMS LENGTH	\$200,000	\$101,000	34.83	\$208,897	\$77,635	\$18,532	61.8	159.0	0.22	0.22	\$1,257	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-405-012	76 AHRENS ST	07/02/24	\$150,000	03-ARMS LENGTH	\$150,000	\$85,900	57.27	\$198,796	(\$30,264)	\$18,532	61.8	159.0	0.22	0.22	(\$490)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-405-015	64 AHRENS ST	05/31/24	\$160,000	03-ARMS LENGTH	\$160,000	\$90,900	38.06	\$137,089	\$40,825	\$17,914	59.7	159.0	0.21	0.21	\$684	58.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-405-017	58 AHRENS ST	04/11/24	\$195,000	03-ARMS LENGTH	\$195,000	\$108,200	55.49	\$245,148	(\$31,042)	\$19,106	63.7	169.0	0.23	0.23	(\$487)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-406-004	95 AHRENS ST	09/13/24	\$220,000	03-ARMS LENGTH	\$220,000	\$126,300	57.41	\$240,400	(\$57,300)	\$16,100	53.7	120.0	0.17	0.17	(\$1,088)	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-406-007	85 AHRENS ST	02/20/25	\$245,000	03-ARMS LENGTH	\$245,000	\$97,100	39.63	\$220,371	\$40,729	\$16,100	53.7	120.0	0.17	0.17	\$759	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-406-023	14 HOLLYWOOD CT	06/09/23	\$175,000	03-ARMS LENGTH	\$175,000	\$96,500	55.14	\$206,888	(\$11,752)	\$20,136	67.1	52.0	0.14	0.14	(\$175)	114.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-408-016	236 JONES ST	06/15/23	\$249,900	03-ARMS LENGTH	\$249,900	\$72,400	28.97	\$168,810	\$75,933	\$14,843	49.5	102.0	0.14	0.14	\$1,535	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-408-021	216 JONES ST	12/24/24	\$182,000	03-ARMS LENGTH	\$182,000	\$75,600	41.54	\$172,887	\$27,819	\$18,706	62.4	162.0	0.22	0.22	\$446	60.00	RES LAND ZONE 3	401	RATE GROUP A
05-11-11-409-009	158 CLINTON ST	07/30/24	\$100,000	03-ARMS LENGTH	\$100,000	\$57,900	57.90	\$1											

Residential Zone # 4 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-11-480-010	123 JONES ST	08/15/24	\$202,000	03-ARMS LENGTH	\$202,000	\$80,300	39.75	\$198,212	\$13,527	\$7,739	35.2	116.0	0.11	0.11	\$385	40.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-11-483-010	185 N WALNUT ST	02/12/24	\$125,000	03-ARMS LENGTH	\$125,000	\$42,400	33.92	\$112,275	\$24,531	\$11,806	53.7	120.0	0.17	0.17	\$457	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-11-483-011	183 N WALNUT ST	07/18/23	\$120,000	03-ARMS LENGTH	\$120,000	\$40,300	33.58	\$99,039	\$32,767	\$11,806	53.7	120.0	0.17	0.17	\$611	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-11-483-016	76 PARK ST	05/02/24	\$219,000	03-ARMS LENGTH	\$219,000	\$80,800	36.89	\$174,336	\$59,034	\$14,370	65.3	100.0	0.18	0.18	\$904	80.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-11-487-002	178 N WALNUT ST	01/12/24	\$129,900	03-ARMS LENGTH	\$129,900	\$43,800	33.72	\$122,383	\$14,333	\$6,816	31.0	90.0	0.08	0.08	\$463	40.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-11-487-003	176 N WALNUT ST	07/19/24	\$160,000	03-ARMS LENGTH	\$160,000	\$58,100	36.31	\$135,643	\$31,173	\$6,816	31.0	90.0	0.08	0.08	\$1,006	40.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-158-041	15 GRATIOT	09/20/23	\$170,000	03-ARMS LENGTH	\$170,000	\$50,100	29.47	\$135,287	\$51,098	\$16,385	74.5	130.0	0.24	0.24	\$686	80.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-301-001	193 EUCLID AVE	05/30/23	\$165,000	03-ARMS LENGTH	\$165,000	\$52,700	31.94	\$142,529	\$37,496	\$15,025	68.3	182.0	0.26	0.26	\$549	62.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-302-002	184 EUCLID AVE	03/28/25	\$157,000	03-ARMS LENGTH	\$157,000	\$68,600	43.69	\$142,783	\$32,308	\$18,091	82.2	207.0	0.33	0.33	\$393	70.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-352-009	251 N WALNUT ST	03/25/24	\$114,000	03-ARMS LENGTH	\$114,000	\$59,600	52.28	\$153,945	(\$28,139)	\$11,806	53.7	120.0	0.17	0.17	(\$524)	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-352-009	251 N WALNUT ST	06/28/24	\$195,000	03-ARMS LENGTH	\$195,000	\$64,200	32.92	\$153,945	\$52,861	\$11,806	53.7	120.0	0.17	0.17	\$985	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-354-011	222 N WALNUT ST	01/07/25	\$70,000	03-ARMS LENGTH	\$70,000	\$45,800	65.43	\$112,180	(\$1,955)	\$10,225	46.5	90.0	0.12	0.12	(\$688)	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-355-012	268 N WALNUT ST	06/19/23	\$120,000	03-ARMS LENGTH	\$120,000	\$35,800	29.83	\$95,389	\$44,697	\$10,225	46.5	90.0	0.12	0.12	\$750	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-355-030	219 COURT ST	10/05/23	\$80,000	03-ARMS LENGTH	\$80,000	\$43,100	47.89	\$104,453	\$2,568	\$17,841	77.5	90.0	0.21	0.21	\$33	100.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-12-356-004	140 COURT ST	03/21/25	\$5,500	03-ARMS LENGTH	\$5,500	\$3,800	69.09	\$10,225	\$5,500	\$10,225	46.5	90.0	0.12	0.12	\$118	60.00	RES LAND ZONE 4	402	RATE GROUP B
05-11-12-357-014	191 N BROADWAY ST	06/04/24	\$75,400	03-ARMS LENGTH	\$75,400	\$43,300	57.38	\$105,717	(\$20,020)	\$10,225	46.5	90.0	0.12	0.12	(\$411)	60.00	RES LAND ZONE 4	401	RATE GROUP B
05-11-11-435-005	284 N GRATIOT	07/11/23	\$115,000	03-ARMS LENGTH	\$115,000	\$52,300	45.48	\$149,868	(\$78,026)	\$6,842	29.8	120.0	0.08	0.08	(\$1,044)	30.00	RES LAND ZONE 4	401	RATE GROUP D
05-11-11-435-006	282 N GRATIOT	04/21/23	\$120,000	03-ARMS LENGTH	\$120,000	\$57,000	47.50	\$142,073	(\$12,950)	\$9,123	35.8	120.0	0.11	0.11	(\$362)	40.00	RES LAND ZONE 4	401	RATE GROUP D
05-11-11-435-007	N GRATIOT	05/09/24	\$9,000	03-ARMS LENGTH	\$9,000	\$8,100	90.00	\$16,100	\$9,000	\$16,100	53.7	120.0	0.17	0.17	\$168	60.00	RES LAND ZONE 4	402	RATE GROUP E

Rate Group B Current rate \$236

Rate Group B Indicated rate \$235

Rate Group B Rate Used for 2026: \$235

Residential Zone # 5 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-15-205-005	399 CASS	02/29/24	\$200,000	03-ARMS LENGTH	\$200,000	\$79,100	39.55	\$206,044	\$10,238	\$16,282	49.3	130.0	0.16	0.16	\$207	53.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-205-042	25 LOGAN ST	09/04/24	\$139,900	03-ARMS LENGTH	\$139,900	\$57,800	41.32	\$123,338	\$41,312	\$24,750	75.0	150.0	0.26	0.26	\$551	75.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-229-006	373 CASS	03/22/24	\$139,500	03-ARMS LENGTH	\$139,500	\$48,900	35.05	\$117,053	\$32,546	\$10,099	30.6	129.0	0.10	0.10	\$1,063	33.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-229-031	42 S ROSE	02/23/24	\$120,000	03-ARMS LENGTH	\$120,000	\$51,200	42.67	\$120,551	\$9,349	\$9,900	30.0	150.0	0.10	0.10	\$312	30.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-229-040	86 S ROSE	09/17/24	\$80,000	03-ARMS LENGTH	\$80,000	\$41,600	52.00	\$80,597	(\$697)	\$9,900	30.0	150.0	0.10	0.10	(\$23)	30.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-278-030	110 S HIGHLAND AVE	08/28/23	\$181,500	03-ARMS LENGTH	\$181,500	\$64,100	35.32	\$145,229	\$53,981	\$17,710	53.7	120.0	0.17	0.17	\$1,006	60.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-427-003	151 FLORAL AVE	08/22/24	\$163,300	03-ARMS LENGTH	\$163,300	\$83,800	51.32	\$196,952	(\$17,797)	\$15,855	48.0	171.0	0.18	0.18	(\$370)	45.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-427-006	165 FLORAL AVE	04/10/24	\$360,000	03-ARMS LENGTH	\$360,000	\$147,000	40.83	\$362,153	\$30,109	\$32,262	97.8	177.0	0.37	0.37	\$308	90.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-205-031	40 SHERIDAN ST	09/30/23	\$170,000	03-ARMS LENGTH	\$170,000	\$69,300	40.76	\$179,934	\$7,166	\$17,100	45.0	150.0	0.16	0.16	\$159	45.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-205-040	68 SHERIDAN ST	09/26/24	\$105,000	03-ARMS LENGTH	\$105,000	\$42,200	40.19	\$80,057	\$26,343	\$11,400	30.0	150.0	0.10	0.10	\$878	30.00	RES LAND ZONE 5	401	RATE GROUP B
05-11-15-229-016	37 SHERIDAN ST	04/28/23	\$125,000	03-ARMS LENGTH	\$125,000	\$53,900	43.12	\$130,123	\$6,277	\$11,400	30.0	150.0	0.10	0.10	\$209	30.00	RES LAND ZONE 5	401	RATE GROUP B

\$391

Rate Group B Current rate \$330

Rate Group B Indicated rate \$391

Rate Group B Rate Used for 2026: \$390

05-11-14-302-016	240 ROBERTSON ST	02/28/25	\$272,000	03-ARMS LENGTH	\$272,000	\$111,100	40.85	\$231,992	\$71,472	\$31,454	62.9	165.0	0.23	0.23	\$1,136	60.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-303-001	137 MOROSS AVE	01/24/25	\$289,900	03-ARMS LENGTH	\$289,900	\$116,200	38.75	\$265,346	\$68,018	\$31,454	62.9	165.0	0.23	0.23	\$1,049	60.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-151-029	76 S WILSON BLVD	05/20/24	\$440,000	03-ARMS LENGTH	\$440,000	\$181,300	41.20	\$442,263	\$63,423	\$65,686	123.9	160.0	0.44	0.44	\$512	120.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-302-001	136 S WILSON BLVD	06/17/24	\$190,000	03-ARMS LENGTH	\$190,000	\$97,400	51.26	\$211,573	\$17,807	\$38,380	74.3	169.0	0.27	0.27	\$240	70.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-304-004	164 S WILSON BLVD	07/08/24	\$195,000	03-ARMS LENGTH	\$195,000	\$87,300	44.77	\$214,626	\$4,076	\$23,702	44.7	120.0	0.14	0.14	\$91	50.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-304-010	200 S WILSON BLVD	03/27/25	\$420,000	03-ARMS LENGTH	\$420,000	\$191,900	45.69	\$473,446	\$8,619	\$62,065	117.1	170.0	0.43	0.43	\$74	110.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-332-043	182 LOIS LANE	06/06/24	\$295,500	03-ARMS LENGTH	\$295,500	\$111,600	37.77	\$243,586	\$85,917	\$34,003	64.2	126.0	0.20	0.20	\$1,339	70.00	RES LAND ZONE 5	401	RATE GROUP F
05-11-14-332-052	111 LOIS LANE	10/19/23	\$262,000	03-ARMS LENGTH	\$262,000	\$82,200	31.37	\$232,563	\$60,625	\$31,188	58.8	106.0	0.17	0.17	\$1,030	70.00	RES LAND ZONE 5	401	RATE GROUP F

\$684

Rate Group F Current rate \$530

Rate Group F Indicated rate \$648

Rate Group F Rate Used for 2026: \$545

05-11-14-306-023	210 BEULAND AVE	01/03/24	\$347,000	03-ARMS LENGTH	\$347,000	\$105,900	30.52	\$269,324	\$122,546	\$44,880	66.0	150.0	0.23	0.23	\$1,857	66.00	RES LAND ZONE 5	401	RATE GROUP H
05-11-14-332-010	191 BEULAND AVE	06/21/23	\$300,000	03-ARMS LENGTH	\$300,000	\$150,700	50.23	\$364,789	\$33,583	\$98,372	144.7	218.0	0.60	0.60	\$232	120.00	RES LAND ZONE 5	401	RATE GROUP H
05-11-15-426-011	34 W BREITMEYER PL	01/02/25	\$190,100	03-ARMS LENGTH	\$190,100	\$112,100	58.97	\$226,883	\$7,417	\$44,200	65.0	150.0	0.22	0.22	\$114	65.00	RES LAND ZONE 5	401	RATE GROUP H
05-11-14-351-012	45 BELLEVIEW AVE	04/19/24	\$335,000	03-ARMS LENGTH	\$335,000	\$142,500	42.54	\$340,585	\$70,071	\$75,656	108.1	200.0	0.43	0.43	\$648	93.60	RES LAND ZONE 5	401	RATE GROUP H

\$713

Rate Group H Current rate \$700

Rate Group H Indicated rate \$713

Rate Group H Rate Used for 2026: \$700

Residential Zone # 6 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	Actual Front	Land Table	Class	Rate Group 1
05-11-14-130-025	24 MILLER ST	01/25/24	\$177,000	03-ARMS LENGTH	\$177,000	\$62,100	35.08	\$154,033	\$39,642	\$16,675	38.3	161.0	0.14	0.14	\$1,034	37.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-130-028	36 MILLER ST	11/26/24	\$270,000	03-ARMS LENGTH	\$270,000	\$107,800	39.93	\$262,170	\$34,870	\$27,040	62.2	161.0	0.22	0.22	\$561	60.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-181-009	33 S GRATIOT	07/25/24	\$146,000	03-ARMS LENGTH	\$146,000	\$61,700	42.26	\$147,891	\$15,861	\$17,752	51.5	94.0	0.14	0.14	\$308	65.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-130-032	52 MILLER ST	02/28/25	\$210,000	03-ARMS LENGTH	\$210,000	\$119,500	56.90	\$285,684	(\$49,827)	\$26,057	59.9	160.0	0.21	0.21	(\$832)	58.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-131-011	53 MILLER ST	09/24/24	\$161,000	03-ARMS LENGTH	\$161,000	\$126,600	78.63	\$300,359	(\$91,198)	\$48,161	110.7	227.0	0.47	0.47	(\$824)	90.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-131-011	53 MILLER ST	01/24/25	\$405,000	03-ARMS LENGTH	\$405,000	\$126,600	31.26	\$300,359	\$152,802	\$48,161	110.7	227.0	0.47	0.47	\$1,380	90.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-131-042	45 MILLER ST	09/28/23	\$212,400	03-ARMS LENGTH	\$212,400	\$78,100	36.77	\$194,833	\$40,521	\$22,954	52.8	112.3	0.16	0.16	\$768	61.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-177-004	67 MILLER ST	11/22/23	\$164,000	03-ARMS LENGTH	\$164,000	\$78,500	47.87	\$197,284	(\$16,923)	\$16,341	37.6	120.0	0.12	0.12	(\$450)	42.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-177-006	75 MILLER ST	09/01/24	\$230,000	03-ARMS LENGTH	\$230,000	\$73,600	32.00	\$157,131	\$93,420	\$20,551	47.2	93.0	0.13	0.13	\$1,977	60.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-177-010	91 MILLER ST	10/11/24	\$205,000	03-ARMS LENGTH	\$205,000	\$87,400	42.63	\$207,969	\$17,582	\$20,551	47.2	93.0	0.13	0.13	\$372	60.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-177-024	24 SMITH ST	08/30/24	\$161,000	03-ARMS LENGTH	\$161,000	\$68,700	42.67	\$172,508	\$9,043	\$20,551	47.2	93.0	0.13	0.13	\$191	60.00	RES LAND ZONE 6	401	RATE GROUP E
05-11-14-327-002	133 MILLER ST	03/20/25	\$179,000	03-ARMS LENGTH	\$179,000	\$75,600	42.23	\$181,772	\$13,370	\$16,142	37.1	102.0	0.11	0.11	\$360	45.00	RES LAND ZONE 6	401	RATE GROUP E

Rate Group E Current rate \$435
 Rate Group E Indicated rate \$468
 Rate Group E Rate Used for 2026: \$460

05-11-14-376-003	165 COLONIAL CT	07/15/24	\$280,000	03-ARMS LENGTH	\$280,000	\$102,600	39.46	\$243,172	\$46,265	\$29,437	63.3	138.0	0.21	0.21	\$731	66.00	RES LAND ZONE 6	401	RATE GROUP F
05-11-14-376-004	161 COLONIAL CT	07/01/24	\$245,000	03-ARMS LENGTH	\$245,000	\$113,100	46.16	\$289,712	\$4,725	\$29,437	63.3	138.0	0.21	0.21	\$75	66.00	RES LAND ZONE 6	401	RATE GROUP F

Rate Group F Current rate \$465
 Rate Group F Indicated rate \$403
 Rate Group F Rate Used for 2026: \$400

05-11-14-327-020	196 ROBERTSON ST	02/04/25	\$115,000	03-ARMS LENGTH	\$115,000	\$101,600	88.35	\$232,980	(\$51,351)	\$66,629	131.9	102.0	0.38	0.38	(\$389)	160.00	RES LAND ZONE 6	401	RATE GROUP H
05-11-14-330-017	158 ROBERTSON ST	08/25/23	\$159,900	03-ARMS LENGTH	\$159,900	\$78,400	49.03	\$196,689	(\$11,681)	\$25,108	49.7	103.0	0.14	0.14	(\$235)	60.00	RES LAND ZONE 6	401	RATE GROUP H
05-11-14-333-056	181 ROBERTSON ST	03/29/24	\$285,000	03-ARMS LENGTH	\$285,000	\$110,500	38.77	\$294,989	\$23,442	\$33,431	66.2	159.0	0.24	0.24	\$354	64.30	RES LAND ZONE 6	401	RATE GROUP H
05-11-14-130-017	51 LODIEWYCK AVE	08/25/23	\$305,000	03-ARMS LENGTH	\$305,000	\$85,500	28.03	\$211,318	\$123,059	\$29,377	52.0	176.0	0.19	0.19	\$2,367	48.00	RES LAND ZONE 6	401	RATE GROUP H

Rate Group H Current rate \$565
 Rate Group H Indicated rate \$524
 Rate Group H Rate Used for 2026: \$525

Residential Zone # 7 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	1st. Land Valu Rec. Frc	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Class	Rate Group 1
05-11-14-178-010	71 CHURCH ST	12/19/24	\$74,000	03-ARMS LENGTH	\$74,000	\$65,600	88.65	\$204,987	(\$114,875)	\$16,112	62.0	160.0	0.22	0.22	(\$1,854)	60.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-379-012	273 S GRATIOT	10/09/24	\$110,000	03-ARMS LENGTH	\$110,000	\$80,000	72.73	\$246,951	(\$116,373)	\$20,578	79.1	261.0	0.36	0.36	(\$1,470)	60.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-382-001	10 S GRATIOT	07/11/24	\$9,250	03-ARMS LENGTH	\$9,250	\$9,600	103.78	\$19,201	\$9,250	\$19,201	73.9	101.0	0.21	0.21	\$125	90.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-404-006	74 S GRATIOT	06/26/24	\$180,000	03-ARMS LENGTH	\$180,000	\$55,800	31.00	\$175,466	\$17,548	\$13,014	50.1	101.0	0.14	0.14	\$351	61.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-404-017	32 BEYNE ST	10/19/23	\$171,000	03-ARMS LENGTH	\$171,000	\$32,400	18.95	\$118,211	\$61,963	\$9,174	35.3	101.0	0.10	0.10	\$1,796	43.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-404-018	34 BEYNE ST	06/27/23	\$70,000	03-ARMS LENGTH	\$70,000	\$53,600	76.57	\$136,972	(\$57,798)	\$9,174	35.3	101.0	0.10	0.10	(\$1,638)	43.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-404-020	38 BEYNE ST	08/10/23	\$136,000	03-ARMS LENGTH	\$136,000	\$33,100	24.34	\$113,100	\$33,567	\$10,667	41.0	101.0	0.12	0.12	\$818	50.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-405-012	35 BEYNE ST	05/23/24	\$162,000	03-ARMS LENGTH	\$162,000	\$64,300	39.33	\$152,950	\$41,530	\$12,480	48.0	150.0	0.17	0.17	\$985	48.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-405-018	18 MEADLE ST	07/02/24	\$152,000	03-ARMS LENGTH	\$152,000	\$50,400	33.18	\$113,003	\$34,208	\$15,241	58.6	122.0	0.18	0.18	\$594	65.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-406-012	84 ROBERTSON ST	10/08/23	\$195,000	03-ARMS LENGTH	\$195,000	\$58,700	30.10	\$204,553	\$3,237	\$12,790	49.2	120.0	0.15	0.15	\$98	55.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-426-015	250 CLINTON RIVER DR	03/31/25	\$191,000	03-ARMS LENGTH	\$191,000	\$75,700	39.63	\$164,170	\$41,563	\$14,733	58.7	114.0	0.17	0.17	\$733	85.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-452-007	50 S GRATIOT	11/04/24	\$245,000	03-ARMS LENGTH	\$245,000	\$59,300	24.20	\$187,874	\$72,137	\$15,011	57.7	200.0	0.23	0.23	\$1,249	50.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-453-026	127 BEYNE ST	09/30/24	\$110,000	03-ARMS LENGTH	\$110,000	\$51,700	47.00	\$112,291	\$9,668	\$11,959	46.0	122.0	0.14	0.14	\$210	51.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-454-008	75 MEADLE ST	11/18/24	\$182,500	03-ARMS LENGTH	\$182,500	\$71,000	38.90	\$159,790	\$37,942	\$15,232	58.6	143.0	0.20	0.20	\$648	60.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-454-010	81 MEADLE CT	04/26/24	\$215,000	03-ARMS LENGTH	\$215,000	\$70,800	32.93	\$154,052	\$70,408	\$9,460	36.4	145.5	0.12	0.12	\$1,935	36.94	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-454-011	83 MEADLE CT	01/07/25	\$236,000	03-ARMS LENGTH	\$236,000	\$87,400	37.03	\$168,968	\$48,796	\$8,764	33.7	131.5	0.11	0.11	\$1,448	36.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-454-026	12 BARBARA ST	10/21/24	\$156,500	03-ARMS LENGTH	\$156,500	\$79,200	50.61	\$170,853	(\$694)	\$13,659	52.5	115.0	0.16	0.16	(\$13)	60.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-454-031	22 BARBARA CT	07/10/23	\$162,600	03-ARMS LENGTH	\$162,600	\$57,600	35.42	\$139,177	\$32,013	\$8,590	33.0	120.0	0.10	0.10	\$969	36.94	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-457-003	121 MEADLE ST	05/19/23	\$110,000	03-ARMS LENGTH	\$110,000	\$53,500	48.64	\$132,051	(\$5,153)	\$16,898	65.0	176.0	0.24	0.24	(\$79)	60.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-457-005	129 MEADLE ST	10/17/24	\$60,000	03-ARMS LENGTH	\$60,000	\$45,800	76.33	\$103,093	(\$36,234)	\$6,859	26.4	116.0	0.08	0.08	(\$1,373)	30.00	RES LAND ZONE 7 401	RATE GROUP C
05-11-14-457-008	86 INCHES ST	06/17/24	\$130,000	03-ARMS LENGTH	\$130,000	\$54,600	42.00	\$115,380	\$28,573	\$13,953	53.7	120.0	0.17	0.17	\$532	60.00	RES LAND ZONE 7 401	RATE GROUP C

Rate Group C Current rate \$260

Rate Group C Indicated rate \$279

Rate Group E Rate Used for 2026: \$280

05-11-14-458-001	99 INCHES ST	06/20/24	\$181,000	03-ARMS LENGTH	\$181,000	\$84,200	46.52	\$168,128	\$11,498	\$18,616	49.0	100.0	0.14	0.14	\$234	60.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-14-458-018	700 CLINTON RIVER DR	06/28/24	\$90,000	03-ARMS LENGTH	\$90,000	\$97,200	74.67	\$140,854	(\$30,918)	\$19,938	52.5	147.0	0.18	0.18	(\$589)	53.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-14-458-018	700 CLINTON RIVER DR	02/07/25	\$210,000	03-ARMS LENGTH	\$210,000	\$67,200	32.00	\$140,854	\$99,084	\$19,938	52.5	147.0	0.18	0.18	\$1,698	53.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-14-459-006	47 INCHES ST	03/11/25	\$208,000	03-ARMS LENGTH	\$208,000	\$65,600	31.84	\$144,733	\$91,602	\$30,355	79.9	125.0	0.25	0.25	\$1,147	87.50	RES LAND ZONE 7 401	RATE GROUP F
05-11-14-477-015	110 MULLIGAN DR	06/30/23	\$145,000	03-ARMS LENGTH	\$145,000	\$68,600	47.31	\$144,718	\$840	\$20,558	54.1	140.0	0.18	0.18	\$16	56.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-14-477-026	460 CLINTON RIVER DR	07/31/24	\$158,710	03-ARMS LENGTH	\$158,710	\$92,000	57.97	\$206,736	(\$26,307)	\$21,719	57.2	100.0	0.16	0.16	(\$400)	70.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-14-478-028	530 CLINTON RIVER DR	01/16/25	\$185,000	03-ARMS LENGTH	\$185,000	\$65,400	35.35	\$147,213	\$60,874	\$23,087	60.8	113.0	0.16	0.16	\$1,002	70.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-23-201-007	147 BARBARA ST	03/07/25	\$14,500	03-ARMS LENGTH	\$14,500	\$17,400	120.00	\$32,300	\$14,500	\$3,300	85.0	150.0	0.29	0.29	\$171	85.00	RES LAND ZONE 7 402	RATE GROUP F
05-11-23-201-008	151 BARBARA ST	12/22/23	\$130,000	03-ARMS LENGTH	\$130,000	\$51,100	39.31	\$128,599	\$28,101	\$24,700	65.0	150.0	0.22	0.22	\$432	65.00	RES LAND ZONE 7 401	RATE GROUP F
05-11-23-202-009	166 BARBARA ST	10/11/24	\$245,000	03-ARMS LENGTH	\$245,000	\$103,200	42.12	\$219,523	\$61,577	\$36,100	95.0	150.0	0.33	0.33	\$648	95.00	RES LAND ZONE 7 401	RATE GROUP F

Rate Group F Current rate \$380

Rate Group F Indicated rate \$430

Rate Group F Rate Used for 2026: \$430

05-11-14-427-008	245 CLINTON RIVER DR	12/21/23	\$285,000	03-ARMS LENGTH	\$285,000	\$83,000	29.12	\$201,171	\$132,503	\$48,674	118.7	261.0	0.54	0.54	\$1,116	90.00	RES LAND ZONE 7 401	RATE GROUP G
05-11-14-427-011	275 CLINTON RIVER DR	12/06/24	\$175,000	03-ARMS LENGTH	\$175,000	\$104,300	59.60	\$233,896	(\$20,195)	\$38,701	94.4	165.0	0.34	0.34	(\$214)	90.00	RES LAND ZONE 7 401	RATE GROUP G

Rate Group G Current rate \$410

Rate Group G Indicated rate \$451

Rate Group G Rate Used for 2026: \$450

\$279

\$280

\$430

\$451

Residential Zone # 8 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Acid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Class	Rate Group
05-11-13-105-013	60 RIVERVIEW ST	06/24/24	\$245,000	03-ARM'S LENGTH	\$245,000	\$81,300	25.02	\$127,789	\$127,438	\$10,227	42.6	125.0	0.13	0.13	\$2,991	46.68	RES LAND ZONE 8	407	RATE GROUP A
05-11-13-106-002	15 MICHIGAN AVE	11/14/24	\$81,000	03-ARM'S LENGTH	\$81,000	\$84,600	79.75	\$152,089	(\$62,325)	\$8,764	36.5	125.0	0.12	0.12	(\$1,707)	40.00	RES LAND ZONE 8	401	RATE GROUP A
05-11-13-106-007	35 MICHIGAN AVE	04/06/23	\$116,200	03-ARM'S LENGTH	\$116,200	\$68,300	57.06	\$162,626	(\$33,281)	\$13,145	54.8	125.0	0.17	0.17	(\$608)	60.00	RES LAND ZONE 8	401	RATE GROUP A
05-11-13-109-023	83 GIBBS ST	08/16/23	\$155,000	03-ARM'S LENGTH	\$155,000	\$50,900	32.84	\$117,951	\$54,576	\$17,527	73.0	125.0	0.23	0.23	\$747	80.00	RES LAND ZONE 8	401	RATE GROUP A
05-11-13-152-002	54 GIBBS ST	03/13/25	\$185,000	03-ARM'S LENGTH	\$185,000	\$19,200	10.38	\$196,864	\$1,281	\$13,145	54.8	125.0	0.17	0.17	\$23	60.00	RES LAND ZONE 8	401	RATE GROUP A
05-11-13-152-009	76 GIBBS ST	07/19/24	\$10,000	03-ARM'S LENGTH	\$10,000	\$7,400	74.00	\$13,145	\$10,000	\$13,145	54.8	125.0	0.17	0.17	\$183	60.00	RES LAND ZONE 8	402	RATE GROUP A
05-11-13-326-004	89 DICKINSON PL	01/12/24	\$155,000	03-ARM'S LENGTH	\$155,000	\$59,900	38.65	\$139,261	\$26,693	\$10,954	45.6	125.0	0.14	0.14	\$585	50.00	RES LAND ZONE 8	401	RATE GROUP A

Rate Group A Current rate \$240

Rate Group A Indicated rate \$316

Rate Group A Rate Used for 2026: \$316

05-11-13-151-016	21 FESSENDEN ST	10/17/24	\$125,000	03-ARM'S LENGTH	\$125,000	\$57,400	45.92	\$135,483	\$4,306	\$14,789	54.8	125.0	0.17	0.17	\$79	60.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-13-151-019	11 FESSENDEN ST	03/06/25	\$246,000	03-ARM'S LENGTH	\$246,000	\$93,400	37.97	\$104,990	\$62,024	\$29,577	109.5	125.0	0.34	0.34	\$566	120.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-13-158-025	100 RATHBONE ST	05/01/24	\$90,000	03-ARM'S LENGTH	\$90,000	\$43,300	50.33	\$104,990	(\$2,666)	\$12,324	45.6	125.0	0.14	0.14	(\$58)	50.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-13-158-027	104 RATHBONE ST	06/30/23	\$96,000	03-ARM'S LENGTH	\$96,000	\$43,400	45.21	\$99,722	\$6,602	\$12,324	45.6	125.0	0.14	0.14	\$188	50.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-13-159-008	95 RATHBONE ST	06/14/24	\$245,000	03-ARM'S LENGTH	\$245,000	\$84,800	38.73	\$215,833	\$41,997	\$12,820	47.5	167.0	0.17	0.17	\$684	45.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-13-159-012	113 RATHBONE ST	12/05/24	\$150,000	03-ARM'S LENGTH	\$150,000	\$52,000	34.67	\$115,819	\$40,511	\$15,330	57.5	87.4	0.15	0.15	\$862	75.50	RES LAND ZONE 8	401	RATE GROUP B
05-11-14-284-012	15 THIRD ST	05/16/23	\$230,000	03-ARM'S LENGTH	\$230,000	\$77,800	42.52	\$240,658	\$4,131	\$14,789	54.8	125.0	0.17	0.17	\$75	60.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-14-286-003	10 THIRD ST	12/15/23	\$210,000	03-ARM'S LENGTH	\$210,000	\$81,200	29.14	\$139,428	\$85,361	\$14,789	54.8	125.0	0.17	0.17	\$1,558	60.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-14-286-004	16 THIRD ST	11/27/24	\$209,000	03-ARM'S LENGTH	\$209,000	\$105,200	50.33	\$235,646	(\$11,857)	\$14,789	54.8	125.0	0.17	0.17	(\$216)	60.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-14-286-008	32 THIRD ST	07/09/24	\$200,000	03-ARM'S LENGTH	\$200,000	\$79,500	39.75	\$178,047	\$36,742	\$14,789	54.8	125.0	0.17	0.17	\$671	60.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-14-287-002	8 FOURTH ST	03/05/24	\$136,000	03-ARM'S LENGTH	\$136,000	\$73,500	54.04	\$161,461	(\$10,344)	\$7,117	26.4	62.0	0.06	0.06	(\$696)	41.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-14-287-005	14 FOURTH ST	05/31/24	\$200,000	03-ARM'S LENGTH	\$200,000	\$99,700	49.85	\$233,633	(\$18,844)	\$14,789	54.8	125.0	0.17	0.17	(\$344)	60.00	RES LAND ZONE 8	401	RATE GROUP B
05-11-13-352-002	16 WOODSIDE CR	10/04/24	\$206,000	03-ARM'S LENGTH	\$206,000	\$77,200	37.48	\$180,786	\$43,740	\$18,526	57.9	119.0	0.18	0.18	\$756	65.00	RES LAND ZONE 8	401	RATE GROUP B

Rate Group B Current rate \$320

Rate Group B Indicated rate \$333

Rate Group B Rate Used for 2026: \$330

05-11-13-157-004	19 EASTMAN ST	05/10/24	\$120,000	03-ARM'S LENGTH	\$120,000	\$38,600	32.17	\$88,587	\$47,845	\$16,432	45.6	125.0	0.14	0.14	\$1,048	50.00	RES LAND ZONE 8	401	RATE GROUP D
05-11-13-157-008	29 EASTMAN ST	04/19/24	\$60,000	03-ARM'S LENGTH	\$60,000	\$57,900	96.50	\$133,189	(\$56,757)	\$16,432	45.6	125.0	0.14	0.14	(\$1,243)	50.00	RES LAND ZONE 8	401	RATE GROUP D
05-11-13-308-030	44 LAWDALE AVE	10/21/24	\$125,000	03-ARM'S LENGTH	\$125,000	\$48,400	38.72	\$118,982	\$17,778	\$11,758	32.7	100.0	0.09	0.09	\$544	40.00	RES LAND ZONE 8	401	RATE GROUP D
05-11-13-309-013	139 EASTMAN ST	08/09/23	\$249,900	03-ARM'S LENGTH	\$249,900	\$91,700	36.89	\$224,202	\$42,130	\$16,432	45.6	125.0	0.14	0.14	\$923	50.00	RES LAND ZONE 8	401	RATE GROUP D

Rate Group D Current rate \$360

Rate Group D Indicated rate \$318

Rate Group D Rate Used for 2026: \$320

05-11-13-301-001	141 RIVERSIDE DR	04/11/23	\$200,000	03-ARM'S LENGTH	\$200,000	\$75,200	37.60	\$178,617	\$57,071	\$35,688	62.6	120.0	0.19	0.19	\$912	70.00	RES LAND ZONE 8	401	RATE GROUP G
05-11-13-301-020	163 RIVERSIDE DR	04/15/24	\$289,900	03-ARM'S LENGTH	\$289,900	\$82,300	28.39	\$230,632	\$105,152	\$45,884	80.5	120.0	0.25	0.25	\$1,306	90.00	RES LAND ZONE 8	401	RATE GROUP G
05-11-13-307-042	231 RIVERSIDE DR	01/08/24	\$190,000	03-ARM'S LENGTH	\$190,000	\$73,800	38.84	\$171,041	\$45,913	\$26,954	47.3	131.0	0.15	0.15	\$971	50.60	RES LAND ZONE 8	401	RATE GROUP G
05-11-14-280-004	39 RIVERSIDE DR	04/15/24	\$225,000	03-ARM'S LENGTH	\$225,000	\$96,600	42.93	\$220,032	\$32,498	\$27,530	48.3	120.0	0.15	0.15	\$673	54.00	RES LAND ZONE 8	401	RATE GROUP G
05-11-14-280-014	56 CROCKER BLVD	09/05/23	\$299,900	03-ARM'S LENGTH	\$299,900	\$161,500	53.85	\$370,062	(\$42,632)	\$27,530	48.3	120.0	0.15	0.15	(\$883)	54.00	RES LAND ZONE 8	401	RATE GROUP G
05-11-14-429-011	129 RIVERSIDE DR	05/03/23	\$149,999	03-ARM'S LENGTH	\$149,999	\$68,300	44.20	\$148,906	\$26,584	\$25,491	44.7	120.0	0.14	0.14	\$594	50.00	RES LAND ZONE 8	401	RATE GROUP G

Rate Group G Current rate \$570

Rate Group G Indicated rate \$596

Rate Group G Rate Used for 2026: \$595

05-11-13-306-030	229 RIVERSIDE DR	01/24/24	\$120,000	03-ARM'S LENGTH	\$120,000	\$53,500	44.58	\$121,505	\$25,140	\$26,845	41.6	104.0	0.12	0.12	\$604	50.00	RES LAND ZONE 8	401	RATE GROUP H
05-11-14-278-004	38 RIVERSIDE DR	08/25/23	\$295,000	03-ARM'S LENGTH	\$295,000	\$123,700	41.93	\$200,312	\$40,576	\$47,868	74.8	288.0	0.36	0.36	\$663	54.00	RES LAND ZONE 8	401	RATE GROUP H
05-11-14-428-010	106 RIVERSIDE DR	09/15/23	\$211,500	03-ARM'S LENGTH	\$211,500	\$88,600	41.89	\$221,388	\$30,872	\$40,760	63.7	169.0	0.23	0.23	\$485	60.00	RES LAND ZONE 8	401	RATE GROUP H

Rate Group H Current rate \$640

Rate Group H Indicated rate \$584

Rate Group H Rate Used for 2026: \$580

																			\$584
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Residential Zone # 9 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Class	Rate Group 1
05-11-14-354-023	696 HARRINGTON	10/07/24	\$230,000	03-ARMS LENGTH	\$230,000	\$90,400	39.30	\$215,299	\$40,969	\$26,288	52.5	115.0	0.16	0.16	\$780	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-14-355-010	307 WELLINGTON CR BLVD	04/17/24	\$195,000	03-ARMS LENGTH	\$195,000	\$113,900	58.41	\$287,465	(\$34,445)	\$38,020	76.0	177.0	0.28	0.28	(\$453)	70.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-14-355-013	277 WELLINGTON CR BLVD	07/21/23	\$230,000	03-ARMS LENGTH	\$230,000	\$118,000	51.30	\$315,659	(\$52,073)	\$33,586	67.2	188.0	0.26	0.26	(\$775)	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-477-014	1060 ROSLYN RD	09/25/24	\$275,000	03-ARMS LENGTH	\$275,000	\$117,000	42.55	\$241,778	\$66,736	\$33,514	83.8	130.0	0.27	0.27	\$797	90.00	RES LAND ZONE 9	401	RATE GROUP E
05-11-15-479-006	655 CUMBERLAND DR	07/14/23	\$276,000	03-ARMS LENGTH	\$276,000	\$98,300	35.62	\$266,923	\$44,178	\$35,101	70.2	135.0	0.23	0.23	\$629	74.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-479-009	625 CUMBERLAND DR	05/15/23	\$252,000	03-ARMS LENGTH	\$252,000	\$81,400	32.30	\$252,543	\$30,500	\$31,043	62.1	118.0	0.19	0.19	\$491	70.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-481-010	929 HARRINGTON	10/24/24	\$240,000	03-ARMS LENGTH	\$240,000	\$93,700	39.04	\$223,704	\$43,294	\$26,998	54.0	130.0	0.17	0.17	\$802	58.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-481-011	919 HARRINGTON	07/20/23	\$221,000	03-ARMS LENGTH	\$221,000	\$83,900	37.96	\$228,773	\$19,225	\$26,998	54.0	130.0	0.17	0.17	\$356	58.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-481-043	856 HUNTINGTON DR	08/08/24	\$190,000	03-ARMS LENGTH	\$190,000	\$98,600	51.89	\$232,042	(\$11,549)	\$30,496	61.0	155.0	0.21	0.21	(\$189)	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-482-012	903 HUNTINGTON DR	07/17/24	\$232,000	03-ARMS LENGTH	\$232,000	\$95,100	40.99	\$224,320	\$35,608	\$27,928	55.9	130.0	0.18	0.18	\$637	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-15-482-015	869 HUNTINGTON DR	07/01/24	\$224,000	03-ARMS LENGTH	\$224,000	\$104,900	46.83	\$246,546	\$5,382	\$27,928	55.9	130.0	0.18	0.18	\$96	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-203-010	883 CREST ST	09/30/24	\$236,000	03-ARMS LENGTH	\$236,000	\$94,800	40.17	\$222,075	\$40,193	\$26,288	52.5	115.0	0.16	0.16	\$765	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-203-056	979 CHIPPEWA RD	09/14/25	\$228,000	03-ARMS LENGTH	\$228,000	\$81,900	35.92	\$192,183	\$61,279	\$25,496	50.9	108.0	0.15	0.15	\$1,204	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-204-012	1010 CHIPPEWA RD	10/21/24	\$215,000	03-ARMS LENGTH	\$215,000	\$85,400	39.72	\$202,634	\$38,156	\$25,690	51.4	110.0	0.15	0.15	\$741	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-204-014	1030 CHIPPEWA RD	07/07/23	\$227,000	03-ARMS LENGTH	\$227,000	\$71,000	31.29	\$191,754	\$60,036	\$25,690	51.4	110.0	0.15	0.15	\$1,186	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-204-024	1430 WARRINGTON DR	08/09/24	\$200,000	03-ARMS LENGTH	\$200,000	\$87,900	43.61	\$204,895	\$22,795	\$25,690	51.4	110.0	0.15	0.15	\$444	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-204-024	1480 WARRINGTON ST	08/09/24	\$100,000	03-ARMS LENGTH	\$100,000	\$80,900	80.90	\$189,430	(\$64,821)	\$24,609	49.2	86.0	0.13	0.13	(\$1,317)	65.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-227-024	900 CREST ST	09/22/23	\$190,000	03-ARMS LENGTH	\$190,000	\$80,300	42.26	\$220,259	(\$2,331)	\$27,928	55.9	130.0	0.18	0.18	(\$42)	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-228-001	705 HARRINGTON	06/09/24	\$245,000	03-ARMS LENGTH	\$245,000	\$84,600	34.53	\$200,076	\$74,723	\$26,799	59.6	148.0	0.20	0.20	\$1,254	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-229-004	725 HUNTINGTON DR	11/27/24	\$210,000	03-ARMS LENGTH	\$210,000	\$89,200	47.24	\$224,194	\$16,963	\$31,197	62.4	130.0	0.20	0.20	\$272	67.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-230-019	696 CREST ST	10/19/23	\$183,000	03-ARMS LENGTH	\$183,000	\$62,800	34.32	\$175,102	\$26,517	\$18,619	37.2	130.0	0.12	0.12	\$712	40.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-276-010	1389 WARRINGTON ST	02/28/25	\$211,000	03-ARMS LENGTH	\$211,000	\$84,400	40.00	\$197,540	\$39,150	\$25,690	51.4	110.0	0.15	0.15	\$762	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-276-030	1370 HAMPTON RD	03/06/25	\$210,000	03-ARMS LENGTH	\$210,000	\$95,500	45.95	\$208,634	\$23,203	\$21,837	43.7	110.0	0.13	0.13	\$531	51.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-276-039	1460 HAMPTON RD	05/03/24	\$220,000	03-ARMS LENGTH	\$220,000	\$82,100	37.32	\$184,464	\$51,228	\$25,690	51.4	110.0	0.15	0.15	\$997	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-277-003	1379 HAMPTON RD	07/10/24	\$180,000	03-ARMS LENGTH	\$180,000	\$86,400	48.00	\$202,290	\$2,810	\$25,100	50.2	105.0	0.15	0.15	\$56	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-277-032	740 CHIPPEWA RD	05/15/24	\$161,500	03-ARMS LENGTH	\$161,500	\$79,700	49.35	\$186,121	\$479	\$25,100	50.2	105.0	0.15	0.15	\$10	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-277-033	730 CHIPPEWA RD	01/17/25	\$195,000	03-ARMS LENGTH	\$195,000	\$77,500	39.74	\$181,325	\$38,775	\$25,100	50.2	105.0	0.15	0.15	\$772	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-277-041	650 CHIPPEWA RD	02/09/24	\$205,000	03-ARMS LENGTH	\$205,000	\$69,300	33.80	\$185,173	\$44,927	\$25,100	50.2	105.0	0.15	0.15	\$895	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-278-016	669 CHIPPEWA RD	07/21/23	\$210,000	03-ARMS LENGTH	\$210,000	\$74,200	35.33	\$202,977	\$31,518	\$24,495	49.0	100.0	0.14	0.14	\$643	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-279-010	1389 KINGSLEY	08/10/23	\$175,000	03-ARMS LENGTH	\$175,000	\$61,200	34.97	\$165,237	\$34,258	\$24,495	49.0	100.0	0.14	0.14	\$699	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-279-019	569 CHIPPEWA RD	11/20/24	\$210,000	03-ARMS LENGTH	\$210,000	\$77,100	38.71	\$181,043	\$55,612	\$26,655	53.3	87.0	0.14	0.14	\$1,043	70.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-279-027	1330 BALMORAL DR	11/28/23	\$220,000	03-ARMS LENGTH	\$220,000	\$72,900	33.14	\$198,808	\$54,465	\$31,273	62.5	163.0	0.23	0.23	\$871	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-279-038	1440 BALMORAL DR	12/27/24	\$212,750	03-ARMS LENGTH	\$212,750	\$110,800	52.08	\$258,891	(\$14,869)	\$31,273	62.5	163.0	0.23	0.23	(\$238)	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-280-004	1339 BALMORAL DR	12/06/23	\$180,000	03-ARMS LENGTH	\$180,000	\$80,300	44.61	\$197,769	\$16,199	\$25,690	51.9	167.5	0.34	0.34	\$176	87.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-281-011	1579 HAMPTON RD	08/05/24	\$220,000	03-ARMS LENGTH	\$220,000	\$95,900	43.59	\$226,994	\$20,665	\$27,659	55.3	127.5	0.18	0.18	\$374	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-281-016	1549 KINGSLEY	08/28/24	\$210,000	03-ARMS LENGTH	\$210,000	\$86,400	41.14	\$204,485	\$30,010	\$24,495	49.0	100.0	0.14	0.14	\$613	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-281-019	1519 KINGSLEY	05/14/24	\$210,000	03-ARMS LENGTH	\$210,000	\$83,900	39.95	\$198,988	\$32,518	\$21,506	43.0	111.0	0.13	0.13	\$756	50.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-22-281-020	1509 KINGSLEY	06/23/23	\$235,000	03-ARMS LENGTH	\$235,000	\$90,700	38.60	\$248,215	\$10,990	\$23,805	47.6	136.0	0.16	0.16	\$222	50.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-104-023	384 HARRINGTON	12/06/23	\$170,000	03-ARMS LENGTH	\$170,000	\$84,400	49.65	\$195,304	\$16	\$25,920	51.6	160.0	0.18	0.18	\$12	50.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-104-031	314 HARRINGTON	02/09/24	\$220,000	03-ARMS LENGTH	\$220,000	\$107,100	48.88	\$288,622	(\$29,092)	\$38,730	77.5	160.0	0.28	0.28	(\$388)	75.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-105-004	411 HARRINGTON	06/01/23	\$154,850	03-ARMS LENGTH	\$154,850	\$75,800	48.95	\$203,870	(\$24,868)	\$24,152	48.3	140.0	0.16	0.16	(\$519)	50.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-105-004	411 HARRINGTON	09/11/23	\$228,000	03-ARMS LENGTH	\$228,000	\$75,800	33.25	\$203,870	\$48,282	\$24,152	48.3	140.0	0.16	0.16	\$1,000	50.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-105-017	416 HUNTINGTON DR	02/23/24	\$225,000	03-ARMS LENGTH	\$225,000	\$60,600	28.93	\$160,329	\$93,237	\$28,566	57.1	136.0	0.19	0.19	\$1,632	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-105-024	330 HUNTINGTON DR	09/28/23	\$235,000	03-ARMS LENGTH	\$235,000	\$85,800	36.51	\$203,298	\$58,425	\$27,713	55.4	128.0	0.18	0.18	\$1,072	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-106-003	409 HUNTINGTON DR	02/27/25	\$275,000	03-ARMS LENGTH	\$275,000	\$107,600	39.13	\$230,918	\$81,320	\$37,238	74.5	130.0	0.24	0.24	\$1,092	80.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-108-001	221 HARRINGTON	01/23/25	\$260,000	03-ARMS LENGTH	\$260,000	\$93,000	35.77	\$216,624	\$79,604	\$38,228	72.5	140.0	0.24	0.24	\$1,099	75.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-108-028	206 ESPLANADE ST	05/30/24	\$290,000	03-ARMS LENGTH	\$290,000	\$126,400	43.59	\$300,312	\$19,944	\$30,256	60.5	130.0	0.19	0.19	\$330	65.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-151-002	437 ESPLANADE ST	06/16/23	\$225,000	03-ARMS LENGTH	\$225,000	\$89,300	39.69	\$241,433	\$18,208	\$34,641	69.3	200.0	0.28	0.28	\$263	60.00	RES LAND ZONE 9	401	RATE GROUP G
05-11-23-152-048	1520 BURLINGTON DR	08/26/24	\$241,000	03-ARMS LENGTH	\$241,000	\$116,100	48.17	\$287,197	\$41,574	\$67,771	135.5	191.4	0.53	0.53	\$307	120.00	RES LAND ZONE 9	401	RATE GROUP G

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