

2023 120 LAND ANALYSIS LAKE,DOCK,MAIN, HURON STREETS STUDY

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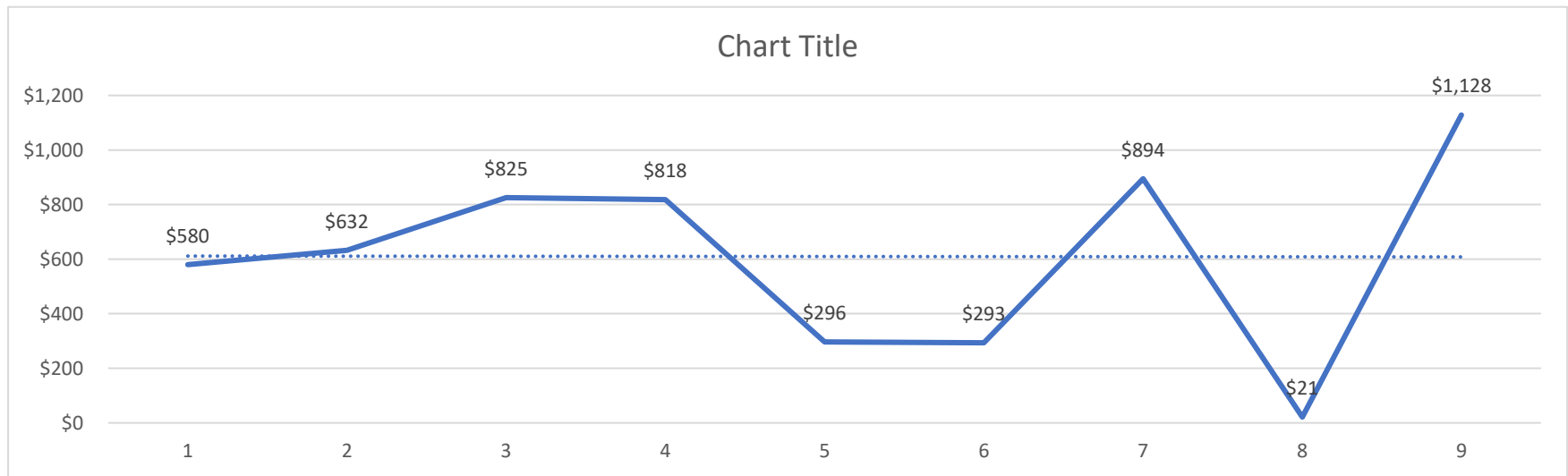
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
120-100-001-001-00	425 N LAKE ST	08/28/20	\$95,000	WD	03-ARM'S LENGTH	\$90,200	\$41,700
120-100-001-002-00	415 N LAKE ST	10/23/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$57,700
120-100-006-007-00	511 N LAKE ST	07/15/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,300
120-100-006-009-01	501 N LAKE ST	09/07/21	\$225,000	WD	03-ARM'S LENGTH	\$224,800	\$90,000
120-100-020-003-00	200 E MAIN ST	12/16/21	\$175,000	WD	03-ARM'S LENGTH	\$172,000	\$61,700
120-120-013-190-00	100 W MAIN ST	12/21/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,400
120-120-013-205-00	301 W MAIN ST	07/13/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$48,600
120-120-013-225-00	311 W MAIN ST	07/16/20	\$70,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$70,000	\$40,100
120-130-000-009-01	101 HURON AVE	01/20/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,500
Totals:			\$1,284,000			\$1,276,000	\$508,000
							Sale. Ratio =>
							Std. Dev. =>

Mean	111.0277778
Standard Error	21.76103027
Median	85.25
Mode	132
Standard Deviation	65.2830908
Sample Variance	4261.881944
Kurtosis	5.278284365
Skewness	2.199113565
Range	206
Minimum	65
Maximum	271
Sum	999.25
Count	9

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
46.23	\$84,307	\$42,893	\$47,307	\$37,000	74.0	100.0	0.17	0.17	\$580
46.53	\$115,426	\$41,074	\$82,926	\$32,500	65.0	165.0	0.25	0.25	\$632
40.27	\$88,533	\$54,467	\$55,533	\$33,000	66.0	165.0	0.25	0.25	\$825
40.04	\$186,075	\$108,025	\$116,775	\$69,300	132.0	165.0	0.50	0.50	\$818
35.87	\$165,886	\$39,114	\$132,886	\$33,000	132.0	132.0	0.40	0.40	\$296
42.13	\$134,748	\$79,452	\$80,548	\$54,200	271.0	170.0	1.06	0.89	\$293
29.45	\$101,200	\$88,550	\$76,450	\$24,750	99.0	185.0	0.42	0.42	\$894
57.29	\$89,497	\$1,816	\$68,184	\$21,313	85.3	556.0	0.53	0.32	\$21
35.31	\$111,004	\$84,621	\$75,379	\$35,625	75.0	60.0	0.10	0.10	\$1,128
		\$0							
\$1,076,676		\$540,012		\$340,688	999.3		3.67	3.30	
39.81				Average			Average		
8.03				per FF=>	\$540		per Net Acre=>	146,982.04	

USE \$550 PER F/F



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Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$252,312	\$5.79	74.00	401	2.02E+11		RESIDENTIAL 401	0	0	2/6/2017
\$166,967	\$3.83	65.00	401	2.02E+11		RESIDENTIAL 401	0	0	2/6/2017
\$217,868	\$5.00	66.00	401	2.02E+11		RESIDENTIAL 401	0	0	2/6/2017
\$216,050	\$4.96	132.00	401	2.021E+11		RESIDENTIAL 401	0	0	2/6/2017
\$97,785	\$2.24	132.00	401	2.021E+11		RESIDENTIAL 401	0	0	12/27/2015
\$75,096	\$1.72	271.00	401	2.021E+11		RESIDENTIAL 401	0	0	2/12/2008
\$210,833	\$4.84	99.00	401	2.021E+11		RESIDENTIAL 401	0	0	12/21/2021
\$3,446	\$0.08	49.50	401	2.02E+11	120-120-013-220-00	RESIDENTIAL 401	0	0	4/17/2012
\$821,563	\$18.86	75.00	401	2.022E+11		RESIDENTIAL 401	0	0	2/6/2012

**Average
per SqFt=> \$3.37**

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Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMEMENTS
	401	LAKE / DOCK ST.			N LAKE ST
	401	LAKE / DOCK ST.			N LAKE ST
	401	LAKE / DOCK ST.			N LAKE ST
	401	LAKE / DOCK ST.			N LAKE ST
	401	OTHER STREETS			E MAIN ST
	401	OTHER STREETS			W MAIN ST
	401	OTHER STREETS			W MAIN ST
	401	OTHER STREETS			W MAIN ST
	401	LAKE / DOCK ST.			HURON AVE