

RAW SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
11-009-030-00	4541 HEMLOCK DR	8/24/2020	\$498,500	WD	03-ARM'S LENGTH	\$498,500	\$176,600	35.43	
11-380-001-50	6712 BRYANT AVE	6/12/2020	\$895,000	WD	03-ARM'S LENGTH	\$895,000	\$433,200	48.40	
11-380-019-00	4513 AMPHITHEATRE	9/30/2020	\$329,800	WD	03-ARM'S LENGTH	\$329,800	\$147,000	44.57	
11-460-012-01	4562 LOVERS	4/1/2019	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$437,100	43.71	
Totals:			\$2,723,300			\$2,723,300	\$1,193,900		
								Sale. Ratio =>	43.84
								Std. Dev. =>	5.46

Lake MI frontage changed to \$10500/FF. \$115,000 site value
changed to \$135,000.

CORRECTED IMPROVEMENT DATA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
11-009-030-00	4541 HEMLOCK DR	8/24/2020	\$498,500	WD	03-ARM'S LENGTH	\$498,500	\$241,700	48.49	
11-380-001-50	6712 BRYANT AVE	6/12/2020	\$895,000	WD	03-ARM'S LENGTH	\$895,000	\$449,900	50.27	
11-380-019-00	4513 AMPHITHEATRE	9/30/2020	\$329,800	WD	03-ARM'S LENGTH	\$329,800	\$165,600	50.21	
11-460-012-01	4562 LOVERS	4/1/2019	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$500,100	50.01	
Totals:			\$2,723,300			\$2,723,300	\$1,357,300		
								Sale. Ratio =>	49.84
								Std. Dev. =>	0.85

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$353,277	\$295,223	\$150,000	50	190.1	0.218	0.218	\$5,904	\$1,354,234	\$31
\$866,492	\$213,508	\$185,000	0	0	0.35	0.35		\$610,023	\$14
\$293,991	\$150,809	\$115,000	0	0	0.19	0.19		\$793,732	\$18
\$1,000,000	\$1,000,000	\$807,500	85	0	0.51	0.51	\$11,765	\$1,960,784	\$45
\$2,513,760	\$1,659,540	\$1,257,500	135		1.268	1.268			
		Average per FF=>	\$12,293		Average per Net Ac	\$1,308,785		Average per SqFt=>	\$30

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$483,405	\$165,095	\$150,000	50	190.1	0.218	0.218	\$3,302	\$757,317	\$17
\$899,875	\$180,125	\$185,000	0	0	0.35	0.35		\$514,643	\$12
\$331,117	\$133,683	\$135,000	0	0	0.19	0.19		\$703,595	\$16
\$1,044,223	\$1,000,000	\$977,500	85	0	0.51	0.51	\$11,765	\$1,960,784	\$45
\$2,758,620	\$1,478,903	\$1,447,500	135		1.268	1.268			
		Average per FF=>	\$10,955		Average per Net Ac	\$1,166,327		Average per SqFt=>	\$27

Actual Front

50

0

0

85

Actual Front

50

0

0

85