

LAND 2024 400 R-CURB C&D, 445 R-D&C 4-1-20 TO 3-31-23

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	Land Table	
010-006-200-100-01	3090 N EUCLID AVE	09/28/22	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$38,800	40.89	\$83,650	\$32,327	\$21,077	106.7	101.9	0.29	0.29	\$303	\$110,331	\$2.53	R-D&C	
010-006-400-495-00	3477 BARBER RD	01/26/21	\$130,900	WD	03-ARM'S LENGTH	\$130,900	\$46,350	35.41	\$113,286	\$33,457	\$15,843	80.2	160.0	0.28	0.28	\$417	\$121,662	\$2.79	R-D&C	
010-006-400-550-00	3402 BARBER RD	08/02/21	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$21,900	25.80	\$49,346	\$53,069	\$17,515	88.6	110.0	0.25	0.25	\$599	\$209,759	\$4.82	R-D&C	
010-006-400-570-00	3442 BARBER RD	03/31/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$64,723	\$1,480	\$11,203	56.7	80.0	0.14	0.14	\$26	\$10,725	\$0.25	R-D&C	
010-008-200-350-00	3932 PLUMMER DR	11/18/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$37,600	41.82	\$92,481	\$16,043	\$18,624	75.4	141.5	0.24	0.24	\$213	\$65,750	\$1.51	R-D&C	
010-008-200-360-00	3948 PLUMMER DR	04/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,700	51.89	\$100,483	\$8,141	\$18,624	75.4	141.5	0.24	0.24	\$108	\$33,365	\$0.77	R-D&C	
010-017-100-105-00	198 W GARY ST	08/26/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,550	32.44	\$93,238	\$47,614	\$15,852	64.1	150.0	0.21	0.21	\$742	\$235,540	\$5.13	R-D&C	
010-017-300-070-00	1204 N ERIE ST	10/01/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$31,250	38.11	\$71,255	\$29,270	\$18,525	75.0	140.0	0.24	0.24	\$390	\$121,452	\$2.79	R-D&C	
010-017-300-090-00	1212 N ERIE ST	06/15/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$36,950	32.99	\$79,550	\$50,975	\$18,525	75.0	140.0	0.24	0.24	\$680	\$211,515	\$4.86	R-D&C	
010-019-400-108-00	207 S WESTLAWN AVE	07/18/22	\$72,200	WD	03-ARM'S LENGTH	\$72,200	\$36,350	50.35	\$78,049	\$6,143	\$11,992	48.6	132.0	0.15	0.15	\$127	\$40,414	\$0.93	R-D&C	
010-019-400-265-00	510 REINHARDT AVE	07/20/20	\$60,000	MLC	03-ARM'S LENGTH	\$60,000	\$29,350	48.92	\$84,275	\$12,182	\$36,457	122.8	146.7	0.80	0.80	\$99	\$15,152	\$0.35	R-D&C	
010-031-300-170-00	3024 LEMUEL DR	08/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80	\$84,950	\$26,366	\$11,316	57.3	93.7	0.15	0.15	\$460	\$174,609	\$4.01	R-D&C	
010-031-300-225-01	3065 LAZAROWICZ DR	07/19/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,100	48.39	\$188,394	\$37,434	\$45,828	231.9	493.2	2.83	2.83	\$161	\$13,251	\$0.30	R-D&C	
010-031-300-230-01	3045 LAZAROWICZ DR	06/24/22	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$37,100	42.21	\$79,764	\$24,283	\$16,147	81.7	74.0	0.19	0.19	\$297	\$125,819	\$2.89	R-D&C	
010-030-000-001-00	305 S WESTLAWN AVE	06/01/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$35,550	54.69	\$80,410	\$1,618	\$15,578	63.1	99.0	0.17	0.17	\$3	\$988	\$0.02	R-D&C	
010-815-000-003-00	4527 MOCASA CT	03/31/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,050	45.19	\$173,643	\$5,376	\$24,019	92.7	142.0	0.29	0.29	\$58	\$18,797	\$0.43	R-CURB C&D	
010-815-000-014-00	4623 MOCASA CT	02/09/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,100	50.09	\$176,255	\$16,468	\$32,823	133.4	122.8	0.16	0.16	\$49	\$123	\$101,031	\$2.32	R-CURB C&D
010-815-000-019-00	4584 MOCASA CT	01/04/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$55,200	43.13	\$134,990	\$14,933	\$21,923	84.6	132.0	0.26	0.26	\$176	\$58,561	\$1.34	R-CURB C&D	
010-815-000-021-00	4566 MOCASA CT	08/26/22	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$82,500	48.10	\$178,446	\$15,238	\$22,184	85.7	132.0	0.26	0.26	\$178	\$59,062	\$1.36	R-CURB C&D	
010-815-000-025-00	4534 MOCASA CT	10/07/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,050	49.40	\$85,236	\$12,069	\$22,305	86.1	132.0	0.26	0.26	\$140	\$46,598	\$1.07	R-CURB C&D	
010-815-000-026-00	4526 MOCASA CT	08/13/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$147,000	35.00	\$118,785	\$49,095	\$20,880	80.6	108.5	0.22	0.22	\$609	\$225,206	\$5.17	R-CURB C&D	
010-835-000-044-00	3289 BOWMAN RD	11/18/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$38,950	30.91	\$83,528	\$80,068	\$37,596	152.2	328.0	0.75	0.75	\$526	\$106,900	\$2.45	R-D&C	
010-815-000-004-00	3460 EUCLID CT	04/30/21	\$151,900	WD	03-ARM'S LENGTH	\$151,900	\$69,950	46.05	\$162,241	\$13,405	\$23,746	96.5	140.0	0.30	0.30	\$139	\$44,833	\$1.03	R-CURB C&D	
010-815-000-007-00	3434 EUCLID CT	02/23/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$58,550	39.30	\$151,518	\$21,058	\$23,576	91.0	121.0	0.34	0.34	\$231	\$61,215	\$1.41	R-CURB C&D	
010-815-000-012-00	3469 EUCLID CT	06/10/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$89,550	63.96	\$188,384	\$1,609	\$49,993	193.0	140.0	0.60	0.60	\$8	\$2,691	\$0.06	R-CURB C&D	
010-F05-001-009-00	105 FLETCHER CT	01/19/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,600	42.60	\$104,460	\$21,475	\$25,935	105.0	140.0	0.34	0.34	\$205	\$63,724	\$1.46	R-D&C	
010-F10-001-004-00	607 WEBB DR	09/15/20	\$113,700	WD	03-ARM'S LENGTH	\$113,700	\$43,300	38.08	\$105,504	\$33,730	\$25,534	103.8	140.0	0.32	0.32	\$325	\$105,078	\$2.41	R-CURB C&D	
010-F10-001-007-00	615 WEBB DR	07/31/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,450	47.81	\$216,606	\$39,889	\$71,495	290.6	140.0	0.90	0.90	\$137	\$44,321	\$1.02	R-CURB C&D	
010-F10-002-002-00	703 WEBB DR	11/20/20	\$166,045	WD	03-ARM'S LENGTH	\$166,045	\$0	0.00	\$189,548	\$5,861	\$29,364	119.3	140.0	0.37	0.37	\$49	\$15,841	\$0.36	R-CURB C&D	
010-F10-002-005-00	709 WEBB DR	07/31/20	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$67,700	44.28	\$169,038	\$9,396	\$25,534	103.8	140.0	0.32	0.32	\$91	\$29,271	\$0.67	R-CURB C&D	
010-F10-003-014-00	611 HANDY DR	01/24/23	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$66,050	40.05	\$150,568	\$41,210	\$26,878	103.8	140.0	0.32	0.32	\$397	\$128,360	\$2.95	R-CURB C&D	
010-F10-004-007-00	712 WEBB DR	01/18/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,850	37.83	\$126,809	\$45,069	\$26,878	103.8	140.0	0.32	0.32	\$434	\$140,402	\$3.22	R-CURB C&D	
010-F10-005-001-00	804 W NORTH UNION ST	06/23/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,100	48.49	\$148,826	\$2,075	\$24,901	101.2	140.0	0.31	0.31	\$21	\$6,629	\$0.15	R-CURB C&D	
010-F10-005-012-00	607 FROST DR	06/30/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$74,150	34.01	\$171,893	\$72,985	\$26,878	103.8	140.0	0.32	0.32	\$703	\$227,368	\$5.22	R-CURB C&D	
010-F10-006-001-00	700 HANDY DR	09/24/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$66,650	32.51	\$153,438	\$82,471	\$30,909	119.3	140.0	0.37	0.37	\$691	\$222,895	\$5.12	R-CURB C&D	
010-F10-006-005-00	708 HANDY DR	12/20/22	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$69,050	52.51	\$149,649	\$8,729	\$26,878	103.8	140.0	0.32	0.32	\$84	\$27,193	\$0.62	R-CURB C&D	
010-F10-006-010-00	701 FROST DR	03/28/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$46,51	33.92	\$133,925	\$22,984	\$30,909	119.3	140.0	0.37	0.37	\$193	\$62,119	\$1.43	R-CURB C&D	
010-F10-006-012-00	705 FROST DR	06/29/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$46,050	41.12	\$113,673	\$25,205	\$26,878	103.8	140.0	0.32	0.32	\$243	\$78,520	\$1.80	R-CURB C&D	
010-F10-006-016-00	713 FROST DR	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,100	33.39	\$130,617	\$76,261	\$26,878	103.8	140.0	0.32	0.32	\$735	\$237,573	\$5.45	R-CURB C&D	
010-F10-008-004-00	706 FROST DR	03/29/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$88,950	37.41	\$204,173	\$63,492	\$30,665	118.4	182.2	0.42	0.42	\$536	\$151,895	\$3.49	R-CURB C&D	
010-F10-008-007-00	712 FROST DR	01/18/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,950	51.48	\$185,958	\$9,700	\$30,658	118.4	182.1	0.42	0.42	\$82	\$23,206	\$0.53	R-CURB C&D	
010-F10-008-009-00	716 FROST DR	09/20/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,050	34.31	\$144,100	\$61,554	\$30,654	118.4	182.1	0.42	0.42	\$520	\$147,258	\$3.38	R-CURB C&D	
010-F10-009-004-00	1904 MOSHER ST	12/15/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$69,650	36.66	\$160,543	\$57,278	\$27,821	107.4	150.0	0.34	0.34	\$533	\$166,506	\$3.82	R-CURB C&D	
010-F10-009-008-00	1802 MOSHER ST	12/21/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,900	39.95	\$213,825	\$33,996	\$27,821	107.4	150.0	0.34	0.34	\$316	\$98,826	\$2.27	R-CURB C&D	
010-605-000-012-00	3096 COVENTRY DR	02/10/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$41,650	31.55	\$96,202	\$55,705	\$19,907	76.9	120.0	0.22	0.22	\$725	\$253,205	\$5.81	R-CURB C&D	
010-605-000-013-00	3102 COVENTRY DR	06/04/21	\$139,200	WD	03-ARM'S LENGTH	\$139,200	\$48,150	34.59	\$110,751	\$47,112	\$18,663	72.1	120.0	0.21	0.21	\$654	\$227,594	\$5.22	R-CURB C&D	
010-605-000-020-00	3154 COVENTRY DR	07/12/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$46,350	30.90	\$123,919	\$44,744	\$18,663	72.1	120.0	0.21	0.21	\$621	\$216,155	\$4.96	R-CURB C&D	
010-605-000-021-00	3160 COVENTRY DR	02/10/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$47,100	40.96	\$113,481	\$20,182	\$18,663	72.1	120.0	0.21	0.21	\$680	\$97,498	\$2.24	R-CURB C&D	
010-605-000-023-00	3170 COVENTRY DR	10/23/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$42,150	36.03	\$107,020	\$39,652	\$29,672	114.6	164.0	0.49	0.49	\$346	\$81,088			

010-K05-000-018-00	3421 ADA DR	05/20/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,750	40.65	\$100,929	\$35,135	\$21,064	85.3	181.0	0.31	0.31	\$412	\$112,612	\$2.59	R-D&C
010-L05-000-003-00	3366 LAND L CT	07/15/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$33,550	38.79	\$72,260	\$31,708	\$17,468	70.7	100.0	0.19	0.19	\$448	\$165,146	\$3.79	R-D&C
010-L05-000-005-00	3382 LAND L CT	04/29/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,450	32.72	\$67,005	\$39,695	\$16,700	67.6	100.0	0.18	0.18	\$587	\$215,734	\$4.95	R-D&C
010-L20-002-011-00	305 N COLUMBIAN	09/27/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$37,300	41.49	\$85,004	\$15,334	\$10,438	42.3	100.0	0.12	0.12	\$363	\$133,339	\$3.06	R-D&C
010-L20-002-014-00	300 N WOODBRIDGE AVE	10/27/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,550	45.24	\$121,374	\$24,501	\$20,875	84.5	100.0	0.23	0.23	\$290	\$106,526	\$2.45	R-D&C
010-L20-002-018-00	310 N WOODBRIDGE AVE	06/23/22	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$38,950	43.86	\$65,340	\$11,098	\$10,838	42.3	100.0	0.12	0.12	\$163	\$96,504	\$2.22	R-D&C
010-L20-004-005-00	211 N WOODBRIDGE AVE	07/16/20	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$36,600	35.36	\$85,628	\$37,659	\$19,787	80.1	93.6	0.21	0.21	\$470	\$179,329	\$4.12	R-D&C
010-L20-005-016-00	108 N WOODBRIDGE AVE	06/02/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,250	40.29	\$73,517	\$22,338	\$10,855	43.9	100.0	0.12	0.12	\$508	\$187,714	\$4.31	R-D&C
010-L20-005-018-00	210 N WOODBRIDGE AVE	09/02/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,550	35.55	\$47,563	\$18,292	\$10,855	43.9	100.0	0.12	0.12	\$416	\$153,714	\$3.53	R-D&C
010-L25-000-027-00	4612 W LEWIS DR	07/06/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$70,250	50.91	\$175,719	\$13,599	\$51,318	208.6	177.8	0.26	0.95	\$65	\$52,304	\$1.20	R-CURB C&D
010-M05-001-001-00	1227 N ERIE ST	04/08/22	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$42,800	51.26	\$92,072	\$8,579	\$17,151	69.4	120.0	0.21	0.21	\$124	\$41,444	\$0.95	R-D&C
010-M05-001-006-00	1217 N ERIE ST	09/18/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$34,850	48.40	\$86,406	\$2,745	\$17,151	69.4	120.0	0.21	0.21	\$40	\$13,261	\$0.30	R-D&C
010-M05-001-007-00	1215 N ERIE ST	04/18/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$34,950	33.29	\$75,299	\$46,852	\$17,151	69.4	120.0	0.21	0.21	\$675	\$226,338	\$5.20	R-D&C
010-M05-001-014-00	200 FLETCHER CT	06/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,350	35.96	\$93,931	\$38,220	\$17,151	69.4	120.0	0.21	0.21	\$550	\$184,638	\$4.24	R-D&C
010-M05-001-020-00	1210 N CHILSON ST	11/05/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,350	38.17	\$82,996	\$24,155	\$17,151	69.4	120.0	0.21	0.21	\$348	\$116,691	\$2.68	R-D&C
010-M05-001-028-00	1226 N CHILSON ST	11/25/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,750	36.30	\$102,494	\$29,657	\$17,151	69.4	120.0	0.21	0.21	\$427	\$143,271	\$3.29	R-D&C
010-P15-005-003-00	205 S WOODBRIDGE AVE	12/14/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$57,650	30.50	\$150,434	\$59,441	\$20,875	84.5	100.0	0.23	0.23	\$703	\$258,439	\$5.93	R-D&C
010-P15-006-007-00	213 S COLUMBIAN ST	09/04/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,400	44.40	\$110,832	\$9,000	\$19,832	84.5	100.0	0.23	0.23	\$106	\$39,130	\$0.90	R-D&C
010-P15-008-006-00	309 S WOODBRIDGE AVE	08/28/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$51,200	38.21	\$126,464	\$22,410	\$14,874	63.4	100.0	0.17	0.17	\$354	\$130,291	\$2.99	R-D&C
010-P15-008-014-00	300 S COLUMBIAN ST	08/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,300	31.44	\$126,816	\$58,751	\$25,567	103.5	150.0	0.34	0.34	\$568	\$170,788	\$3.92	R-D&C
010-W15-003-001-00	514 S COLUMBIAN ST	04/15/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,800	43.73	\$78,606	\$6,832	\$10,438	42.3	100.0	0.12	0.12	\$162	\$59,409	\$1.36	R-D&C
010-W15-003-004-00	508 S COLUMBIAN ST	03/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,050	45.05	\$102,767	\$7,604	\$10,371	42.0	100.0	0.11	0.11	\$181	\$66,702	\$1.53	R-D&C
010-W15-004-006-00	604 S COLUMBIAN ST	10/13/20	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$32,800	34.89	\$77,721	\$16,754	\$10,475	42.4	100.0	0.12	0.12	\$631	\$232,643	\$5.34	R-D&C
010-W15-007-003-00	508 S WOODBRIDGE AVE	04/28/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,700	46.27	\$78,039	\$7,948	\$10,987	44.5	110.0	0.13	0.13	\$179	\$62,583	\$1.44	R-D&C
010-W15-007-011-00	503 S WESTLAWN AVE	02/16/23	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$48,150	42.05	\$109,193	\$20,214	\$14,907	60.4	90.0	0.16	0.16	\$335	\$129,577	\$2.97	R-D&C
010-W15-009-008-00	407 GIES ST	10/05/20	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$46,450	44.66	\$114,086	\$11,183	\$21,269	90.6	100.0	0.25	0.25	\$123	\$45,459	\$1.04	R-D&C
010-W15-010-011-00	503 GIES ST	05/04/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,250	34.60	\$97,752	\$42,961	\$15,713	63.6	100.0	0.17	0.17	\$675	\$248,329	\$5.70	R-D&C
010-W15-011-001-00	510 GIES ST	02/23/23	\$62,900	WD	03-ARM'S LENGTH	\$62,900	\$31,450	50.00	\$71,165	\$6,250	\$14,515	58.8	100.0	0.16	0.16	\$106	\$39,063	\$0.90	R-D&C
<b>Totals:</b>			<b>\$10,716,545</b>			<b>\$10,716,545</b>	<b>\$4,285,000</b>	<b>39.98</b>	<b>\$10,155,455</b>	<b>\$2,466,761</b>	<b>\$1,905,671</b>	<b>7,694.7</b>		<b>25.62</b>	<b>26.64</b>			<b>Average per SqFt=&gt;</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.98</b>			<b>Average per FF=&gt;</b>			<b>Average per Net Acre=&gt;</b>				<b>Average per SqFt=&gt;</b>	
							<b>Std. Dev. =&gt;</b>	<b>8.25</b>				<b>\$321</b>		<b>96,278.87</b>				<b>\$2.21</b>	

**USED \$321 FOR 2024**