

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Result	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libor/Pace	# Parcels In	Land Value	Use Code	Class	Rate Group 1	Rate Group 2	
03-02-0001-000	2229 RIVER	12/07/20	\$408,000	WD	03-ARMP'S LENGTH	\$408,000	\$407,500	99.9%		200,178	\$148,000	114.0	130.0	0.15	0.15	\$4,119	\$4,206,204	\$27.77	80.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	408	ON WATER ONLY		
03-02-0001-001	2227 RIVER	12/07/20	\$140,000	WD	03-ARMP'S LENGTH	\$140,000	\$139,000	99.3%		54,776	\$40,000	74.7	84.0	0.17	0.17	\$1,218	\$1,376,310	\$11.47	80.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	408	ON WATER ONLY		
03-02-0001-002	2226 RIVER	02/25/21	\$400,000	WD	03-ARMP'S LENGTH	\$400,000	\$375,000	93.7%		54,879	\$64,750	58.9	237.0	0.33	0.33	\$2,264	\$47,508	\$5.09	60.00	4415	1/31/21/20		1	PRIVATE CLAIM AD RESIDENTIAL	401	W/ OF ROAD		
03-02-0001-003	2248 RIVER	02/02/21	\$400,000	WD	03-ARMP'S LENGTH	\$400,000	\$348,750	87.2%		54,879	\$138,000	54.3	100.0	0.17	0.17	\$1,875	\$1,875,000	\$10.57	80.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	408	ON WATER ONLY		
03-02-0001-004	2428 RIVER	08/27/20	\$289,500	WD	03-ARMP'S LENGTH	\$289,500	\$288,500	99.6%		54,879	\$46,200	61.2	277.0	0.38	0.38	\$2,766	\$12,780	\$2.82	60.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	401	W/ OF ROAD		
03-02-0001-005	2408 RIVER	11/22/21	\$170,000	WD	03-ARMP'S LENGTH	\$170,000	\$132,750	78.1%		54,879	\$117,750	52.5	120.0	0.14	0.14	\$4,091	\$127,696	\$10.76	80.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	408	ON WATER ONLY		
03-02-0001-006	2788 RIVER	07/07/20	\$155,000	WD	03-ARMP'S LENGTH	\$155,000	\$132,000	85.2%		37.32	\$65,804	51.05	103.3	0.25	0.25	\$6,688	\$93,749	\$2.15	120.00	4400	PTA		1	PRIVATE CLAIM AD RESIDENTIAL	408	ON WATER ONLY		
03-02-0001-007	2798 RIVER	08/28/21	\$140,000	WD	03-ARMP'S LENGTH	\$140,000	\$137,400	98.1%		37.32	\$29,600	58.25	106.7	0.25	0.25	\$1,739	\$10,079	\$4.62	120.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	408	W/ OF ROAD	ON WATER ONLY	
03-02-0001-008	2828 RIVER	02/04/20	\$248,000	WD	03-ARMP'S LENGTH	\$248,000	\$246,000	99.2%		37.32	\$40,800	58.25	106.7	0.25	0.25	\$1,739	\$10,079	\$4.62	120.00	4400	5/28/7/20		1	PRIVATE CLAIM AD RESIDENTIAL	408	ON WATER ONLY		
03-02-0001-009	2838 RIVER	07/24/20	\$129,000	WD	03-ARMP'S LENGTH	\$129,000	\$132,000	102.4%		40.04	\$53,047	\$58,179	58.25	80.3	0.28	0.28	\$2,724	\$16,825	\$2.68	80.45	4415	PTA		1	PRIVATE CLAIM AD RESIDENTIAL	401	W/ OF ROAD	
03-02-0001-010	2228 RIVER	06/16/20	\$127,000	WD	03-ARMP'S LENGTH	\$127,000	\$127,000	100.0%		37.32	\$12,000	58.25	106.7	0.25	0.25	\$1,875	\$18,750	\$1.33	80.00	4415	1/31/21/20		1	PRIVATE CLAIM AD RESIDENTIAL	401	W/ OF ROAD		
<b>Totals:</b>																												
Sale, Ratio => 13.76																												
Std. Dev. => 13.65																												
Average per Net Acres => 354,300.81																												
Average per SqFt => 58.18																												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Result	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libor/Pace	# Parcels In	Land Value	Use Code	Class	Rate Group 1	Rate Group 2	
03-08-0001-000	1518 RIVER	10/27/21	\$410,000	WD	03-ARMP'S LENGTH	\$410,000	\$111,300	27.1%		578.78	\$18,528	118.5	126.0	0.45	0.45	\$2,448	\$273,817	\$6.28	50.00	4410	5/4/21/20		1	ASSESSOR'S MILLS RESIDENTIAL	408	WATER & ROAD		
03-08-0001-001	1518 RIVER	08/20/21	\$131,000	WD	03-ARMP'S LENGTH	\$131,000	\$121,200	92.5%		39.77	\$103,141	\$108,330	77.4	48.0	0.26	0.26	\$1,833	\$127,867	\$2.82	75.00	4400	5/28/7/20		1	ASSESSOR'S MILLS RESIDENTIAL	408	WATER & ROAD	
03-08-0001-002	1518 RIVER	02/02/21	\$100,000	WD	03-ARMP'S LENGTH	\$100,000	\$98,500	98.5%		54,879	\$20,000	\$20,000	80.0	200.0	0.22	0.22	\$1,364	\$1,964,000	\$13.79	113.50	4400	5/28/7/20		1	ASSESSOR'S MILLS RESIDENTIAL	408	WATER & ROAD	
03-08-0001-003	1518 RIVER	11/20/21	\$188,000	WD	03-ARMP'S LENGTH	\$188,000	\$221,300	117.6%		39.77	\$20,311	\$28,363	69.2	480.0	0.75	0.75	\$1,030	\$191,057	\$6.68	65.00	4400	5/4/21/20		1	ASSESSOR'S MILLS RESIDENTIAL	408	WATER & ROAD	
<b>Totals:</b>																												
Sale, Ratio => 10.46																												
Std. Dev. => 5.48																												
Average per Net Acres => 203,397.84																												
Average per SqFt => 54.60																												

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Result	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libor/Pace	# Parcels In	Land Value	Use Code	Class	Rate Group 1	Rate Group 2		
03-12-0001-000	1450 CONNECTICUT	09/28/20	\$200,000	WD	03-ARMP'S LENGTH	\$200,000	\$199,200	99.6%		37.32	\$18,794	\$18,794	107.4	107.4	0.27	0.27	\$464	\$18,794	\$4.12	107.00	5000	5/28/7/20		1	BROOKWOOD SUB RESIDENTIAL	401	A SITE VALUE		
03-12-0001-001	1450 CONNECTICUT	08/24/21	\$129,500	WD	03-ARMP'S LENGTH	\$129,500	\$82,300	63.6%		37.32	\$18,859	\$17,409	111,908	80.0	130.0	0.22	0.22	\$908	\$130,041	\$7.18	80.00	NGSD	5/4/1/20		1	BROOKWOOD SUB RESIDENTIAL	401	A SITE VALUE	
03-12-0001-002	1450 CONNECTICUT	07/07/21	\$138,000	WD	03-ARMP'S LENGTH	\$138,000	\$138,000	100.0%		37.32	\$22,744	\$22,744	129,968	80.0	120.0	0.26	0.26	\$1,150	\$28,243	\$2.17	80.00	NGSD	5/4/21/20		1	BROOKWOOD SUB RESIDENTIAL	401	A SITE VALUE	
03-12-0001-003	1450 CONNECTICUT	08/04/21	\$126,000	WD	03-ARMP'S LENGTH	\$126,000	\$97,300	77.2%		40.05	\$24,804	\$17,132	149,948	80.0	130.0	0.22	0.22	\$1,214	\$17,782	\$1.79	80.00	NGSD	5/4/21/20		1	BROOKWOOD SUB RESIDENTIAL	401	A SITE VALUE	
03-12-0001-004	739 1/2M	07/28/21	\$123,000	WD	03-ARMP'S LENGTH	\$123,000	\$88,200	71.7%		37.32	\$10,122	\$6,843	111,908	82.2	113.0	0.22	0.22	\$711	\$18,742	\$6.60	82.00	NGSD	5/4/21/20		1	BROOKWOOD SUB RESIDENTIAL	401	A SITE VALUE	
<b>Totals:</b>																													
Sale, Ratio => 10.46																													
Std. Dev. => 4.87																													
Average per Net Acres => 151,726.83																													
Average per SqFt => 54.60																													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Result	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libor/Pace	# Parcels In	Land Value	Use Code	Class	Rate Group 1	Rate Group 2		
03-14-0001-000	801 14TH	09/28/20	\$124,000	WD	03-ARMP'S LENGTH	\$124,000	\$124,000	100.0%		41.21	\$18,212	\$18,212	107.4	107.4	0.27	0.27	\$464	\$18,212	\$4.12	107.00	5000	5/28/7/20		1	CASTLE WOODS #1 RESIDENTIAL	401	B SITE VALUE		
03-14-0001-001	421 14TH ST	07/09/20	\$124,000	WD	03-ARMP'S LENGTH	\$124,000	\$92,700	74.8%		11.81	\$26,440	\$18,760	54,420	107.0	230.0	0.54	0.54	\$1,49	\$18,815	\$2.50	107.00	5000	PTA		1	CASTLE WOODS #1 RESIDENTIAL	401	B SITE VALUE	
03-14-0001-002	1209 14TH ST	02/02/21	\$100,000	WD	03-ARMP'S LENGTH	\$100,000	\$100,000	100.0%		37.32	\$23,800	\$23,800	107.4	107.4	0.27	0.27	\$464	\$23,800	\$5.50	107.00	5000	5/28/7/20		1	CASTLE WOODS #1 RESIDENTIAL	401	A SITE VALUE		
03-14-0001-003	1881 CONNECTICUT	08/03/21	\$130,000	WD	03-ARMP'S LENGTH	\$130,000	\$96,500	73.8%		41.98	\$22,200	\$49,320	54,240	90.1	107.0	0.22	0.22	\$1,488	\$22,200	\$1.10	90.00	5000	5/4/21/20		1	CASTLE WOODS #1 RESIDENTIAL	401	A SITE VALUE	
03-14-0001-004	1880 DUNDAS RD	07/09/21	\$125,000	WD	03-ARMP'S LENGTH	\$125,000	\$97,700	78.2%		41.57	\$27,000	\$6,176	54,240	115.0	84.5	0.22	0.22	\$1,233	\$29,843	\$6.19	115.00	5000	5/4/21/20		1	CASTLE WOODS #1 RESIDENTIAL	401	B SITE VALUE	
03-14-0001-005	1811 DUNDAS RD	02/22/20	\$122,000	WD	03-ARMP'S LENGTH	\$122,000	\$84,000	68.8%		37.32	\$10,122	\$6,843	111,908	82.2	113.0	0.22	0.22	\$711	\$18,742	\$6.60	82.00	NGSD	5/28/7/20		1	CASTLE WOODS #1 RESIDENTIAL	401	A SITE VALUE	
<b>Totals:</b>																													
Sale, Ratio => 10.46																													
Std. Dev. => 3.65																													
Average per Net Acres => 178,338.38																													
Average per SqFt => 51.82																													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Result	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Libor/Pace	# Parcels In	Land Value	Use Code	Class	Rate Group 1	Rate Group 2		
03-15-0001-000	526 MICHIGAN	10/27/21	\$149,000	WD	03-ARMP'S LENGTH	\$149,000	\$60,400	40.5%		\$14,342	\$4,758	\$4,100	80.0	150.0	0.28	0.28	\$172	\$16,393	\$3.82	80.00	NGSD	5/4/21/20		1	MARYVILLE GARDENS SUB	401	A SITE VALUE		
03-15-0001-001	425 CENTRAL	02/18/20	\$138,000	WD	03-ARMP'S LENGTH	\$138,000	\$128,000	92.8%		37.32	\$28,500	\$28,500	107.4	107.4	0.27	0.27	\$464	\$28,500	\$6.70	80.00	NGSD	5/28/7/20		1	MARYVILLE GARDENS SUB	401	A SITE VALUE		
03-15-0001-002	399 1/2M	08/13/20	\$190,500	WD	03-ARMP'S LENGTH	\$190,500	\$171,900	89.7%		37.32	\$58,511	\$50,135	54,120	80.0	150.0	0.28	0.28	\$607	\$182,300	\$4.19	80.00	NGSD	5/28/7/20		1	MARYVILLE GARDENS SUB	401	A SITE VALUE	
03-15-0001-003	476 1/2M	01/11/21	\$150,000	WD	03-ARMP'S LENGTH	\$150,000	\$171,300	114.2%		37.32	\$18,944	\$19,190	54,794	87.0	100.0	0.28	0.28	\$1,177	\$13,907	\$6.78	87.00	NGSD	5/4/21/20		1	MARYVILLE GARDENS SUB	401	A SITE VALUE	
03-15-0001-004	488 1/2M	07/12/20	\$115,000	WD	03-ARMP'S LENGTH	\$115,000	\$115,000	100.0%		37.32	\$18,212	\$18,212	107.4	107.4	0.27	0.27	\$464	\$18,212	\$4.12	107.00	5000	5/28/7/20		1	MARYVILLE GARDENS SUB	401	A SITE VALUE		
03-15-0001-005	738 1/2M	06/24/21	\$222,000	WD	03-ARMP'S LENGTH	\$222,000	\$87,300	39.3%		39.23	\$20,722	\$5,002	\$4,794	80.0	150.0	0.29	0.29	\$600	\$19,138	\$6.89	80.00	NGSD	5/28/7/20		1	MARYVILLE GARDENS SUB	401	A SITE VALUE	



Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 945-0001-000	1949 SHAMROCK	06/04/20	\$263,000	WD	03-ARMP'S LENGTH	\$263,000	\$146,500	44.4	\$295,936	\$206,400	\$206,400	65.0	139.4	0.24	0.24	532	\$4,672	\$50.20	65.00	5610	5189/54	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0002-000	1945 EMERALD	06/16/21	\$245,000	WD	03-ARMP'S LENGTH	\$245,000	\$109,800	44.8	\$260,813	\$19,187	\$19,187	70.0	116.7	0.19	0.19	5274	\$102,604	\$23.36	70.00	5610	5187/219	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0003-000	1951 EMERALD COURT	02/02/21	\$110,000	WD	03-ARMP'S LENGTH	\$110,000	\$61,000	55.5	\$108,431	\$29,869	\$29,869	70.0	116.2	0.19	0.19	5103	\$167,300	\$99.13	70.00	5610	5187/219	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0008-000	897 EMERALD	08/05/21	\$270,000	WD	03-ARMP'S LENGTH	\$270,000	\$10,000	40.96	\$260,107	\$46,493	\$18,600	70.0	117.7	0.19	0.19	5614	\$277,732	\$52.23	70.00	5610	5448/68	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0041-000	1100 O'CONNOR	08/17/21	\$421,000	WD	03-ARMP'S LENGTH	\$421,000	\$187,000	46.2	\$408,309	\$10,400	\$10,400	126.1	126.1	0.24	0.24	5489	\$151,544	\$19.56	126.14	5610	5432/414	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0044-000	1110 O'CONNOR	11/02/20	\$275,000	WD	03-ARMP'S LENGTH	\$275,000	\$109,700	39.89	\$267,904	\$42,096	\$15,000	90.8	121.6	0.25	0.25	5464	\$166,387	\$32.82	90.79	5610	5170/181	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0070-000	940 HUNTER	08/26/21	\$290,500	WD	03-ARMP'S LENGTH	\$290,500	\$122,800	42.36	\$268,376	\$18,776	\$18,600	67.3	115.1	0.23	0.23	5532	\$152,285	\$33.11	67.29	5610	5425/468	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0073-000	930 HUNTER	07/29/20	\$251,000	WD	03-ARMP'S LENGTH	\$251,000	\$139,000	47.5	\$242,328	\$19,672	\$19,600	67.3	115.1	0.23	0.23	5532	\$152,285	\$33.11	67.29	5610	5322/218	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
<b>Totals:</b>						<b>\$2,325,500</b>	<b>\$964,100</b>	<b>41.60</b>	<b>avg/acre</b>	<b>\$214,560</b>	<b>\$275,800</b>	<b>448.8</b>	<b>1.93</b>	<b>1.93</b>	<b>Average</b>	<b>per Net Acre</b>	<b>\$48,812.47</b>	<b>\$3.42</b>	<b>Average</b>	<b>per SqFt</b>	<b>\$3.42</b>						

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 945-0099-000	1135 EMERALD	09/29/20	\$274,000	WD	03-ARMP'S LENGTH	\$274,000	\$103,400	37.76	\$264,805	\$19,315	\$19,240	65.0	119.3	0.24	0.24	5605	\$165,273	\$17.79	65.00	5610	5197/74	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0103-000	1155 EMERALD	09/29/21	\$220,000	WD	03-ARMP'S LENGTH	\$220,000	\$96,100	43.76	\$223,676	\$17,564	\$19,240	65.0	119.4	0.24	0.24	5270	\$71,798	\$14.69	65.00	5610	5411/204	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0104-000	1195 SHAMROCK LN	08/07/21	\$248,000	WD	03-ARMP'S LENGTH	\$248,000	\$106,100	42.22	\$246,372	\$19,228	\$19,240	81.4	128.2	0.24	0.24	5222	\$75,482	\$17.23	81.44	5610	5412/141	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0209-000	1268 SHAMROCK	06/08/21	\$238,000	WD	03-ARMP'S LENGTH	\$238,000	\$109,100	42.21	\$239,328	\$19,772	\$18,600	65.0	119.4	0.24	0.24	5104	\$137,989	\$18.65	65.00	5610	5419/214	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 945-0300-000	1395 SHAMROCK LN	06/21/20	\$225,000	WD	03-ARMP'S LENGTH	\$225,000	\$84,200	42.22	\$224,728	\$19,222	\$19,240	65.0	119.4	0.24	0.24	5187	\$105,676	\$12.43	65.00	5610	5111/215	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
<b>Totals:</b>						<b>\$1,238,000</b>	<b>\$524,200</b>	<b>42.24</b>	<b>avg/acre</b>	<b>\$128,760</b>	<b>\$182,760</b>	<b>341.0</b>	<b>1.19</b>	<b>1.19</b>	<b>Average</b>	<b>per Net Acre</b>	<b>\$11,587.23</b>	<b>\$2.55</b>	<b>Average</b>	<b>per SqFt</b>	<b>\$2.55</b>						

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 946-0002-000	613 LOMANEY	08/07/20	\$445,000	WD	03-ARMP'S LENGTH	\$445,000	\$176,000	37.76	\$444,054	\$60,061	\$60,115	113.1	0.0	0.00	0.00	5531	\$120,847	\$27.77	113.10	ND100	5247/400	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 946-0007-000	613 LOMANEY	12/11/20	\$275,000	WD	03-ARMP'S LENGTH	\$275,000	\$138,300	38.88	\$120,914	\$60,922	\$60,838	128.3	0.0	0.00	0.00	5124	\$117,158	\$22.69	128.50	ND100	5200/577	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
<b>Totals:</b>						<b>\$720,000</b>	<b>\$314,300</b>	<b>42.24</b>	<b>avg/acre</b>	<b>\$163,968</b>	<b>\$120,969</b>	<b>341.6</b>	<b>0.00</b>	<b>0.00</b>	<b>Average</b>	<b>per Net Acre</b>	<b>118,920.87</b>	<b>\$2.73</b>	<b>Average</b>	<b>per SqFt</b>	<b>\$2.73</b>						

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2	
03 950-0009-000	109 JOAN CT	07/05/20	\$110,000	MFC	03-BUYERS INTEREST A-1	\$110,000	\$41,000	34.4	\$101,511	\$18,241	\$18,240	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5111/444	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2	
03 950-0013-000	111 JOAN CT	08/05/21	\$140,000	WD	03-ARMP'S LENGTH	\$140,000	\$41,900	39.04	\$136,150	\$46,200	\$46,800	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5419/218	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2	
03 950-0016-000	118 JOAN CT	07/25/20	\$120,000	WD	03-ARMP'S LENGTH	\$120,000	\$41,000	38.2	\$109,800	\$30,800	\$30,800	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5111/444	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2	
03 950-0019-000	118 JOAN CT	11/28/21	\$135,000	WD	03-ARMP'S LENGTH	\$135,000	\$41,900	39.04	\$137,912	\$11,888	\$46,800	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5477/142	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2	
03 950-0021-000	117 JOAN CT	12/14/20	\$119,000	WD	03-ARMP'S LENGTH	\$119,000	\$41,400	34.70	\$112,556	\$15,144	\$46,800	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5222/202	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2	
<b>Totals:</b>						<b>\$479,000</b>	<b>\$167,400</b>	<b>32.99</b>	<b>avg/acre</b>	<b>\$144,448</b>	<b>\$128,091</b>	<b>46.0</b>	<b>0.00</b>	<b>0.00</b>	<b>Average</b>	<b>per Net Acre</b>	<b>RDIV/01</b>	<b>RDIV/01</b>	<b>RDIV/01</b>	<b>Average</b>	<b>per SqFt</b>	<b>RDIV/01</b>						

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 953-0004-000	1025 HUNTINGTON	08/05/21	\$187,000	WD	03-ARMP'S LENGTH	\$187,000	\$72,500	38.7	\$178,816	\$19,184	\$19,184	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5181/009	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 953-0011-000	1488 11TH	10/06/21	\$220,000	WD	03-ARMP'S LENGTH	\$220,000	\$84,000	38.18	\$187,445	\$55,800	\$12,245	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5172/041	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
<b>Totals:</b>						<b>\$407,000</b>	<b>\$156,500</b>	<b>38.45</b>	<b>avg/acre</b>	<b>\$146,410</b>	<b>\$134,540</b>	<b>46.0</b>	<b>0.00</b>	<b>0.00</b>	<b>Average</b>	<b>per Net Acre</b>	<b>\$16,440.00</b>	<b>\$13.32</b>	<b>Average</b>	<b>per SqFt</b>	<b>\$13.32</b>						

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 954-0001-000	1048 APRIL	09/15/20	\$154,000	WD	03-ARMP'S LENGTH	\$154,000	\$67,400	40.28	\$165,851	\$15,957	\$15,838	61.2	125.0	0.18	0.18	5114	\$88,135	\$23.03	61.20	5192	5118/837	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
<b>Totals:</b>						<b>\$124,000</b>	<b>\$135,400</b>	<b>41.74</b>	<b>avg/acre</b>	<b>\$138,921</b>	<b>\$59,791</b>	<b>126.0</b>	<b>0.00</b>	<b>0.00</b>	<b>Average</b>	<b>per Net Acre</b>	<b>\$14,879</b>	<b>\$4.776</b>	<b>Average</b>	<b>per SqFt</b>	<b>\$4.776</b>						

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Ad. Sale	Cor. Approval	Land Recouped	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pkgs	# Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 955-0002-000	964 LIGHTHOUSE	06/04/20	\$100,000	WD	03-ARMP'S LENGTH	\$100,000	\$59,200	29.47	\$144,718	\$16,281	\$16,000	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5122/882	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 955-0012-000	921 LIGHTHOUSE	01/14/20	\$145,000	WD	03-ARMP'S LENGTH	\$145,000	\$71,800	37.89	\$144,032	\$15,668	\$15,000	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	5200/263	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 955-0017-000	912 LIGHTHOUSE	11/10/20	\$149,000	WD	03-ARMP'S LENGTH	\$149,000	\$52,500	35.02	\$137,248	\$22,632	\$15,000	0.0	0.0	0.00	0.00	RDIV/01	RDIV/01	RDIV/01	0.00	RDIV/01	PTA	# Parcels In	Land Table <td>Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td> </td>	Use Code <td>Class</td> <td>Rate Group 1</td> <td>Rate Group 2</td>	Class	Rate Group 1	Rate Group 2
03 955-0018-000	902 LIGHTHOUSE	08/10/21	\$113,000	WD	03-ARMP'S LENGTH	\$113,000	\$50,900																				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cor. Appraisal	Land Result	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Area	Dollars/SF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pace	# of Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2				
03 970-0021-000	1900 RIVER	08/23/22	\$99,500	WD	03-ARMP'S LENGTH	\$99,500	\$38,000	\$61,500	\$88,377	\$38,000	\$72,895	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	AP703 PTA	MANNERS CONDO RESIDENTIAL	407				
03 970-0027-000	1800 RIVER	08/18/22	\$107,500	WD	03-ARMP'S LENGTH	\$107,500	\$37,400	\$70,100	\$88,057	\$37,400	\$72,895	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	AP703 PTA	MANNERS CONDO RESIDENTIAL	407			
03 970-0031-000	1900 RIVER	08/20/22	\$84,000	WD	03-ARMP'S LENGTH	\$84,000	\$40,400	\$43,600	\$68,097	\$40,400	\$61,798	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	AP703 PTA	MANNERS CONDO RESIDENTIAL	407			
03 970-0045-000	1900 RIVER	08/20/22	\$94,250	WD	03-ARMP'S LENGTH	\$94,250	\$42,200	\$52,050	\$68,377	\$42,200	\$61,798	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	AP703 PTA	MANNERS CONDO RESIDENTIAL	407			
03 970-0053-000	1900 RIVER	11/04/21	\$115,000	CD	03-ARMP'S LENGTH	\$115,000	\$38,000	\$77,000	\$89,377	\$38,000	\$72,895	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	AP703 PTA	MANNERS CONDO RESIDENTIAL	407			
Total:			\$796,250			\$796,250	\$165,900	\$630,350	\$712,794	\$165,900	\$630,350	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sale, Ratio ->							16.9%	7.6%	\$17,328	Average	\$63,160																				
Std. Dev. ->							2.5%	ratio/Std	\$10,645	per sf/ft	\$20,910																				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cor. Appraisal	Land Result	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Area	Dollars/SF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pace	# of Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2				
03 974-0004-000	771 APPALACHE	08/06/21	\$158,000	WD	03-ARMP'S LENGTH	\$158,000	\$62,200	\$95,800	\$123,621	\$62,200	\$126,560	60.0	130.0	0.18	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
03 974-0013-000	717 APPALACHE	08/25/22	\$170,000	WD	03-ARMP'S LENGTH	\$170,000	\$55,349	\$114,651	\$141,470	\$55,349	\$108,121	65.0	150.0	0.22	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
03 974-0045-000	700 APPALACHE	07/27/20	\$120,000	WD	03-ARMP'S LENGTH	\$120,000	\$52,200	\$67,800	\$101,244	\$52,200	\$101,244	134.0	144.0	0.20	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Total:			\$448,000			\$448,000	\$169,749	\$278,251	\$466,335	\$169,749	\$336,704	0.0	0.0	0.40	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Sale, Ratio ->							37.6%	12.6%	\$74,607	Average	\$84,176																				
Std. Dev. ->							4.6%	ratio/Std	\$10,645	per sf/ft	\$20,910																				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cor. Appraisal	Land Result	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Area	Dollars/SF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pace	# of Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2				
03 974-0004-000	695 BUNCE	08/20/22	\$180,000	WD	03-ARMP'S LENGTH	\$180,000	\$97,200	\$82,800	\$123,963	\$97,200	\$195,216	70.0	134.0	0.22	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
03 974-0008-000	700 BUNCE	07/29/20	\$180,000	WD	03-ARMP'S LENGTH	\$180,000	\$93,300	\$86,700	\$126,576	\$93,300	\$195,216	70.0	136.0	0.22	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
03 974-0033-000	646 BUNCE	06/21/20	\$208,000	WD	03-ARMP'S LENGTH	\$208,000	\$99,200	\$108,800	\$122,800	\$99,200	\$195,216	70.0	200.0	0.32	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Total:			\$568,000			\$568,000	\$289,700	\$278,300	\$373,339	\$289,700	\$585,648	0.0	0.0	0.86	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Sale, Ratio ->							40.4%	14.6%	\$74,607	Average	\$68,352																				
Std. Dev. ->							5.6%	ratio/Std	\$10,645	per sf/ft	\$20,910																				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cor. Appraisal	Land Result	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Area	Dollars/SF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pace	# of Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2				
03 975-0046-000	2500 RIVER	10/07/21	\$247,000	WD	03-ARMP'S LENGTH	\$247,000	\$76,700	\$170,300	\$217,944	\$76,700	\$141,200	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
03 975-0048-000	2500 RIVER	08/18/22	\$188,000	WD	03-ARMP'S LENGTH	\$188,000	\$70,000	\$118,000	\$148,800	\$70,000	\$141,200	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
03 975-0049-000	2500 RIVER	08/09/21	\$235,000	WD	03-ARMP'S LENGTH	\$235,000	\$76,000	\$159,000	\$206,277	\$76,000	\$141,200	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
03 975-0053-000	2500 RIVER	08/02/21	\$205,000	WD	03-ARMP'S LENGTH	\$205,000	\$71,000	\$134,000	\$176,277	\$71,000	\$141,200	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
03 977-0012-000	2500 RIVER	08/11/21	\$220,000	WD	03-ARMP'S LENGTH	\$220,000	\$77,000	\$143,000	\$190,277	\$77,000	\$141,200	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
03 977-0013-000	2500 RIVER	08/23/20	\$220,000	WD	03-ARMP'S LENGTH	\$220,000	\$77,000	\$143,000	\$190,277	\$77,000	\$141,200	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Total:			\$1,292,000			\$1,292,000	\$379,700	\$912,300	\$1,151,329	\$379,700	\$742,628	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Sale, Ratio ->							28.9%	10.6%	\$44,607	Average	\$185,352																				
Std. Dev. ->							3.9%	ratio/Std	\$10,645	per sf/ft	\$20,910																				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cor. Appraisal	Land Result	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Area	Dollars/SF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pace	# of Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2				
03 978-0006-000	355 HARBOR VIEW	11/16/21	\$202,000	WD	03-ARMP'S LENGTH	\$202,000	\$74,500	\$127,500	\$147,319	\$74,500	\$147,319	66.1	184.6	0.28	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
03 978-0020-000	365 HARBOR VIEW	07/06/20	\$220,000	WD	03-ARMP'S LENGTH	\$220,000	\$70,800	\$149,200	\$168,596	\$70,800	\$141,200	100.0	122.2	0.28	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
03 978-0021-000	365 HARBOR VIEW	07/21/21	\$210,000	WD	03-ARMP'S LENGTH	\$210,000	\$78,900	\$131,100	\$148,596	\$78,900	\$150,500	100.0	122.2	0.28	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
03 978-0021-000	365 HARBOR VIEW	08/26/21	\$234,000	WD	03-ARMP'S LENGTH	\$234,000	\$80,100	\$153,900	\$173,884	\$80,100	\$153,900	83.3	148.6	0.31	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
Total:			\$876,000			\$876,000	\$304,300	\$571,700	\$669,395	\$304,300	\$669,395	0.0	0.0	1.15	1.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Sale, Ratio ->							36.2%	13.1%	\$166,969	Average	\$582,426																				
Std. Dev. ->							4.6%	ratio/Std	\$10,645	per sf/ft	\$20,910																				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ad. Sale \$	Ad. when Sold	Ad/Adj. Sale	Cor. Appraisal	Land Result	Eq. Land Value	Effct. Front	Depth	Net Acres	Total Area	Dollars/SF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Pace	# of Parcels In	Land Table	Use Code	Class	Rate Group 1	Rate Group 2
03 979-0011-000	321 LIBERTY	07/15/21	\$217,000	WD	03-ARMP'S LENGTH	\$217,000	\$70,000	\$147,000	\$173,000	\$70,000																	

Parcel Number	Street Address	Lot Area	Acres	Year Built	Year Renov	Legal Description	Ad. Sale \$	Ask. when Sold	Ask./Sq. Ft.	Cor. Appraisal	Land Result	Eq. Land Value	Eval. Prod	Depth	Net Acres	Total Acres	Dollars/AF	Dollars/Acre	Dollars/SqFt	Actual Rent	ECF Area	Libor/Pkgs	# of Parcels Tot	Land Table	Use Code	Class	Rate Group 1	Rate Group 2		
03-426-0008-00	70 CONNECTICUT	08/21/20	598.000	WD	03-ARMP'S LENGTH	598.000	560,893	93.74	\$128,826	\$1,264	\$43,896	\$4,896	90.0	447.5	0.93	0.93	\$22	\$1,233	\$6.05	90.00	NGSD0	5133/208		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-426-0022-000	154 CONNECTICUT	08/21/21	595.000	WD	03-ARMP'S LENGTH	595.000	560,411	94.11	\$203,243	\$107,642	\$45,885	\$4,896	90.0	448.0	0.93	0.93	\$1,196	\$115,994	\$2.66	90.00	NGSD0	5432/916		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-426-0024-000	87 CONNECTICUT	11/20/20	5136.000	WD	03-ARMP'S LENGTH	5136.000	549,038	106.83	\$122,979	\$4,521	\$41,496	\$4,896	87.0	170.0	0.34	0.34	\$132	\$130,950	\$3.01	87.00	NGSD0	5384/413		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-426-0051-001	89 CONNECTICUT	01/20/20	5115.000	WD	03-ARMP'S LENGTH	5115.000	500,000	97.83	\$114,450	\$49,267	\$41,496	\$4,896	80.0	170.0	0.33	0.33	\$136	\$114,894	\$1.10	80.00	NGSD0	5389/416		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-468-0000-000	3985 BAYVIEWWOOD	08/09/21	5293.000	WD	03-ARMP'S LENGTH	5293.000	585,815	110.83	\$280,617	\$83,296	\$33,915	\$3,891	183.0	136.0	0.46	0.46	\$465	\$277,178	\$2.92	183.00	NGSD0	5432/908		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-767-0000-100	851 RANGE	03/12/21	5192.000	WD	03-ARMP'S LENGTH	5192.000	569,298	109.62	\$107,550	\$20,800	\$26,350	\$3,891	125.0	0.23	0.23	\$100	\$96,435	\$2.08	80.00	NGSD0	5152/226		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE	BACK/SIDE YARD				
03-767-0010-000	400 RANGE	09/21/20	5100.000	WD	03-ARMP'S LENGTH	5100.000	563,806	110.00	\$121,021	\$20,329	\$12,350	\$3,891	123.9	0.17	0.17	\$102	\$15,728	\$0.82	200.00	NGSD0	5152/226		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE	BACK/SIDE YARD				
03-767-0013-200	544 RANGE	10/28/21	5188.000	WD	03-ARMP'S LENGTH	5188.000	570,866	110.04	\$128,373	\$27,797	\$38,390	\$3,891	123.8	0.21	0.21	\$178	\$98,479	\$2.08	200.00	NGSD0	5384/881		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE					
03-767-0023-750	528 OREGON	11/16/21	5280.000	WD	03-ARMP'S LENGTH	5280.000	570,794	108.34	\$261,684	\$48,750	\$29,790	\$3,891	120.0	0.22	0.22	\$601	\$18,527	\$0.50	80.00	NGSD0	5459/949		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE					
03-767-0023-800	544 OREGON	01/22/21	5229.800	WD	03-ARMP'S LENGTH	5229.800	583,162	111.51	\$201,634	\$8,026	\$29,790	\$3,891	120.0	0.22	0.22	\$176	\$27,391	\$0.61	80.00	NGSD0	5120/222		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE					
03-767-0023-800	5278 HURON	07/11/20	5190.000	WD	03-ARMP'S LENGTH	5190.000	578,487	111.65	\$207,844	\$15,056	\$19,000	\$3,891	120.0	0.26	0.26	\$109	\$49,822	\$1.14	120.00	NGSD0	5116/144		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE					
03-767-0029-200	379 OREGON	04/06/20	5190.000	WD	03-ARMP'S LENGTH	5190.000	577,420	111.27	\$213,046	\$5,934	\$19,000	\$3,891	120.0	0.27	0.27	\$49	\$21,978	\$0.50	120.00	NGSD0	5173/893		AREA NORTH RURAL RESIDENTIAL	401	B SITE VALUE					
03-768-0007-500	4425 BAYVIEWWOOD	08/03/20	5143.000	WD	03-ARMP'S LENGTH	5143.000	531,428	103.12	\$183,545	\$49,351	\$49,900	\$3,891	102.8	0.33	0.33	\$224	\$84,000	\$1.65	220.11	NGSD0	5382/863		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE	BACK/SIDE YARD				
03-768-0122-100	1161 ST CLAIR	08/23/21	5205.000	WD	03-ARMP'S LENGTH	5205.000	560,203	107.62	\$201,187	\$49,309	\$41,496	\$3,891	118.0	0.29	0.29	\$166	\$116,238	\$1.59	80.00	NGSD0	5442/747		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE					
03-768-0124-800	97 ST CLAIR	08/14/20	5154.800	WD	03-ARMP'S LENGTH	5154.800	570,846	110.74	\$184,149	\$11,847	\$41,496	\$3,891	118.0	0.29	0.29	\$148	\$48,852	\$0.94	80.00	NGSD0	5175/828		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE					
03-768-0135-400	47 ST CLAIR	06/01/21	5224.000	WD	03-ARMP'S LENGTH	5224.000	568,024	108.72	\$229,922	\$48,574	\$41,496	\$3,891	118.0	0.29	0.29	\$107	\$119,910	\$1.21	80.00	NGSD0	5382/738		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE					
03-768-0131-000	4229 BAYVIEWWOOD	10/11/21	5184.000	WD	03-ARMP'S LENGTH	5184.000	584,977	112.84	\$172,298	\$8,126	\$46,497	\$3,891	121.1	0.44	0.44	\$244	\$96,842	\$2.09	280.00	NGSD0	5442/729		AREA NORTH RURAL RESIDENTIAL	401	UNAPPROPRIATED	A SITE VALUE				
03-768-0179-200	101 CAROLINA	06/24/21	5226.000	WD	03-ARMP'S LENGTH	5226.000	580,755	111.32	\$251,350	\$36,346	\$41,496	\$3,891	140.0	0.44	0.44	\$102	\$34,612	\$0.84	80.00	NGSD0	5177/511		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE					
03-768-0181-000	65 CAROLINA	09/29/21	5205.000	WD	03-ARMP'S LENGTH	5205.000	581,300	111.67	\$180,845	\$19,947	\$19,792	\$3,891	140.0	0.44	0.44	\$137	\$122,607	\$2.81	140.00	NGSD0	5439/708		03-768-0190	AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-768-0183-000	15 CAROLINA	12/28/20	5185.000	WD	03-ARMP'S LENGTH	5185.000	578,800	111.64	\$166,393	\$29,927	\$14,320	\$3,891	126.0	0.40	0.40	\$122	\$115,309	\$2.45	140.00	NGSD0	5388/117		03-768-0190	AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE				
03-768-0187-100	4258 BAYVIEWWOOD	08/23/21	5170.000	WD	03-ARMP'S LENGTH	5170.000	556,639	107.65	\$172,049	\$41,264	\$18,304	\$3,891	110.0	0.20	0.20	\$116	\$104,277	\$4.89	80.00	NGSD0	5396/430		AREA NORTH RURAL RESIDENTIAL	401	A SITE VALUE					
<b>Totals:</b>			<b>\$4,482,400</b>				<b>\$2,292,917</b>	<b>12.29</b>	<b>\$1,544,814</b>	<b>\$1,329,777</b>	<b>\$1,401,999</b>	<b>3,892.4</b>					<b>28.03</b>	<b>27.57</b>												
			<b>Sale Ratio =&gt;</b>				<b>51.18</b>				<b>Average per Acre=&gt;</b>						<b>67,442.21</b>		<b>Average per SqFt=&gt;</b>											

Parcel Number	Street Address	Lot Area	Acres	Year Built	Year Renov	Legal Description	Ad. Sale \$	Ask. when Sold	Ask./Sq. Ft.	Cor. Appraisal	Land Result	Eq. Land Value	Eval. Prod	Depth	Net Acres	Total Acres	Dollars/AF	Dollars/Acre	Dollars/SqFt	Actual Rent	ECF Area	Libor/Pkgs	# of Parcels Tot	Land Table	Use Code	Class	Rate Group 1	Rate Group 2		
03-773-0018-000	808 GRADY	08/01/21	5225.000	MISC	03-ARMP'S LENGTH	5225.000	\$499,000	95.48	\$448,000	\$85,000	\$24,000	\$2,800	296.8	400.0	3.72	3.72	\$1,715	\$1,061,000	\$6.27	200.00	2000	3197/818		COMMERCIAL	BAR	201	GRADY BRIDGE			
03-773-0015-000	1875 GRADY	04/03/21	5225.000	WD	03-ARMP'S LENGTH	5225.000	\$188,500	36.13	\$127,356	\$12,834	\$12,834	\$3,891	104.8	0.39	0.39	\$108	\$1,078	\$205,067	\$6.68	130.00	2000	5147/050		COMMERCIAL	BARBER/BEAUTY	201	GRADY GEORG MICH			
03-773-0113-100	1105 GRADY	01/04/21	5210.000	WD	33-TO BE DETERMINED	5210.000	\$134,000	25.71	\$68,410	\$28,779	\$12,224	\$3,891	127.0	0.25	0.25	\$188	\$116,877	\$2.27	170.00	2000	5151/197		COMMERCIAL	REST/CAFE	201	GRADYOT MR MICH				
<b>Totals:</b>			<b>\$1,440,000</b>				<b>\$1,262,000</b>	<b>10.18</b>	<b>\$1,428,818</b>	<b>\$50,790</b>	<b>\$51,548</b>	<b>506.2</b>					<b>Average per Acre=&gt;</b>	<b>241,877.12</b>		<b>Average per SqFt=&gt;</b>										
			<b>Sale Ratio =&gt;</b>				<b>84.87</b>				<b>Average per Acre=&gt;</b>						<b>11,888.04</b>		<b>Average per SqFt=&gt;</b>											

Parcel Number	Street Address	Lot Area	Acres	Year Built	Year Renov	Legal Description	Ad. Sale \$	Ask. when Sold	Ask./Sq. Ft.	Cor. Appraisal	Land Result	Eq. Land Value	Eval. Prod	Depth	Net Acres	Total Acres	Dollars/AF	Dollars/Acre	Dollars/SqFt	Actual Rent	ECF Area	Libor/Pkgs	# of Parcels Tot	Land Table	Use Code	Class	Rate Group 1	Rate Group 2	
03-01-0001-000	3665 BUSH	12/17/21	5115.000	WD	03-ARMP'S LENGTH	5115.000	\$274,700	53.74	\$592,388	\$28,396	\$11,764	\$3,891	758.3	682.0	10.90	10.90	\$132	\$21,604	\$0.50	623.00	2000	5462/865		COMMERCIAL	WHIS/TRAN	201	BUSH		
03-01-0001-600	BUSH	09/09/20	590.000	WD	03-ARMP'S LENGTH	590.000	\$11,454	19.41	\$11,454	\$9,000	\$11,454	\$3,891	300.0	1.86	1.17	1.17	\$182	\$48,387	\$1.11	140.00	2000	5153/766		03-101-0001	COMMERCIAL	VACANT PROPERTY	202	BUSH	
03-01-0001-701	BUSH	09/09/20	590.000	WD	03-ARMP'S LENGTH	590.000	\$11,454	19.41	\$11,454	\$9,000	\$11,454	\$3,891	300.0	1.86	1.17	1.17	\$182	\$48,387	\$1.11	140.00	2000	5153/766		03-101-0001	COMMERCIAL	COM VAC	202	BUSH	
03-01-0001-701	BUSH	07/14/21	5100.000	WD	03-ARMP'S LENGTH	5100.000	\$67,400	13.22	\$13,923	\$2,277	\$4,160	\$2,311	105.0	0.20	0.20	\$107	\$11,074	\$0.21	80.00	2000	5179/010		03-02-0039	COMMERCIAL	STORE RETAIL	201	MICHIGAN		
03-768-0170-000	1412 MICHIGAN	10/01/20	5130.000	WD	03-ARMP'S LENGTH	5130.000	\$59,300	11.56	\$14,560	\$1,774	\$4,334	\$3,891	110.0	0.20	0.20	\$198	\$182,248	\$1.72	80.00	2000	5179/065		COMMERCIAL	STORE RETAIL	201	MICHIGAN			
03-768-0141-000	606 HURON	04/06/21	5080.000	WD	03-ARMP'S LENGTH	5080.000	\$152,200	30.00	\$280,022	\$34,743	\$5,796	\$11,511	228.0	0.30	0.30	\$122	\$93,540	\$2.23	120.00	2000	5359/881		COMMERCIAL	MEDICAL	201	HURON			
03-771-0004-000	1738 MICHIGAN	11/06/20	5130.000	WD	03-ARMP'S LENGTH	5130.000	\$47,300	9.22	\$11,177	\$3,403	\$3,580	\$3,891	112.0	0.10	0.10	\$97	\$180,129	\$8.56	40.00	2001	5279/080		COMMERCIAL	STORE RETAIL	201	MICHIGAN			
<b>Totals:</b>			<b>\$1,445,000</b>				<b>\$712,100</b>	<b>13.82</b>	<b>\$1,498,954</b>	<b>\$124,551</b>	<b>\$700,511</b>	<b>2,263.4</b>					<b>Average per Acre=&gt;</b>	<b>11,888.04</b>		<b>Average per SqFt=&gt;</b>									
			<b>Sale Ratio =&gt;</b>				<b>49.31</b>				<b>Average per Acre=&gt;</b>						<b>11,888.04&lt;/</b>												