

2025 LAND VALUE
NEIGHBORHOOD #10 IMPROVED SALES

3/31/2022 - 4/1/2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Ft	Actual Front	Liber/Page	Land Table	Class
34-012-05-0026-000	4499 5TH	09/12/23	WD	03-ARM'S LENGTH	\$155,000	\$63,948	31.0	100.0	0.07	\$2,062	30.00	58451/155	NEIGHBORHOOD #10	401
34-001-01-0053-000	3838 19TH	01/03/23	PTA	03-ARM'S LENGTH	\$85,000	\$30,030	31.8	105.0	0.07	\$945	30.00		NEIGHBORHOOD #10	401
34-002-05-0160-000	4282 11TH	05/10/23	WD	03-ARM'S LENGTH	\$80,000	\$20,334	31.8	105.0	0.07	\$640	30.00	58269/746	NEIGHBORHOOD #10	401
34-002-07-0076-000	4306 9TH	06/27/23	WD	03-ARM'S LENGTH	\$75,000	\$16,042	32.2	108.0	0.07	\$498	30.00	58341/1096	NEIGHBORHOOD #10	401
34-002-07-0077-000	4308 9TH	12/16/22	WD	03-ARM'S LENGTH	\$60,000	\$28,393	32.2	108.0	0.07	\$881	30.00	58014/1426	NEIGHBORHOOD #10	401
34-002-07-0077-000	4308 9TH	04/21/23	WD	03-ARM'S LENGTH	\$85,000	\$53,993	32.2	108.0	0.07	\$1,657	30.00		NEIGHBORHOOD #10	401
34-002-01-0093-000	4018 18TH	06/05/23	WD	03-ARM'S LENGTH	\$92,500	\$21,847	33.9	108.0	0.16	\$644	32.00	58288/887	NEIGHBORHOOD #10	401
34-001-01-0055-000	3828 19TH	04/15/22	WD	03-ARM'S LENGTH	\$140,000	\$6,701	35.9	105.0	0.08	\$186	35.00	57639/453	NEIGHBORHOOD #10	401
34-002-01-0086-000	3998 18TH	11/06/23	WD	03-ARM'S LENGTH	\$95,000	\$34,091	36.6	108.8	0.09	\$932	35.00	58621/396	NEIGHBORHOOD #10	401
34-002-05-0258-002	4266 12TH	06/06/23	WD	03-ARM'S LENGTH	\$93,500	\$11,782	37.5	100.0	0.09	\$314	38.00	58359/949	NEIGHBORHOOD #10	401
34-001-03-0124-002	3963 19TH	11/30/22	PTA	03-ARM'S LENGTH	\$90,000	\$40,585	39.8	104.2	0.10	\$1,019	40.00		NEIGHBORHOOD #10	401
34-001-03-0054-002	4118 19TH	06/14/23	WD	03-ARM'S LENGTH	\$67,000	\$11,714	40.0	105.0	0.10	\$293	40.00	58309/208	NEIGHBORHOOD #10	401
34-002-05-0234-000	4279 12TH	07/20/23	WD	03-ARM'S LENGTH	\$110,000	\$34,296	40.0	105.0	0.10	\$857	40.00	58360/980	NEIGHBORHOOD #10	401
34-001-01-0037-000	3833 19TH	10/21/22	WD	03-ARM'S LENGTH	\$104,000	\$47,587	40.0	106.0	0.10	\$1,189	39.77	57952/367	NEIGHBORHOOD #10	401
34-002-02-0020-000	4120 17TH	04/22/22	WD	03-ARM'S LENGTH	\$75,000	\$12,670	40.3	106.8	0.10	\$314	40.00	57597/153	NEIGHBORHOOD #10	401
34-002-02-0015-002	4140 17TH	10/05/22	WD	03-ARM'S LENGTH	\$61,000	\$442	40.4	106.9	0.10	\$11	40.00	57903/1460	NEIGHBORHOOD #10	401
34-002-01-0011-002	4149 18TH	03/18/24	WD	03-ARM'S LENGTH	\$54,000	\$752	40.4	111.5	0.10	\$19	39.00	58764/1432	NEIGHBORHOOD #10	401
34-002-01-0069-000	3962 18TH	10/10/23	WD	03-ARM'S LENGTH	\$120,000	\$31,899	40.6	108.3	0.10	\$785	40.00	58514/1044	NEIGHBORHOOD #10	401
34-001-04-0237-002	3879 17TH	11/04/22	WD	03-ARM'S LENGTH	\$79,900	\$27,456	40.9	110.0	0.10	\$671	40.00	57949/067	NEIGHBORHOOD #10	401
34-001-04-0245-002	3909 17TH	10/19/22	WD	03-ARM'S LENGTH	\$59,000	\$17,482	40.9	110.0	0.10	\$427	40.00	57931/1128	NEIGHBORHOOD #10	401
34-001-04-0245-002	3909 17TH	12/15/23	WD	03-ARM'S LENGTH	\$62,500	\$20,982	40.9	110.0	0.10	\$512	40.00	58611/1383	NEIGHBORHOOD #10	401
34-002-02-0097-002	4143 16TH	10/17/22	PTA	03-ARM'S LENGTH	\$87,640	\$1,336	41.1	111.0	0.10	\$32	40.00		NEIGHBORHOOD #10	401
34-001-02-0079-002	3841 18TH	09/27/22	WD	03-ARM'S LENGTH	\$73,000	\$14,436	42.1	107.8	0.10	\$343	42.00	57885/944	NEIGHBORHOOD #10	401
34-001-04-0323-002	3956 17TH	03/29/24	PTA	03-ARM'S LENGTH	\$117,000	\$56,829	42.5	107.5	0.11	\$1,338	42.50		NEIGHBORHOOD #10	401
34-002-05-0299-002	4125 13TH	10/25/23	WD	03-ARM'S LENGTH	\$89,500	\$22,298	42.5	98.1	0.10	\$525	45.00	58533/728	NEIGHBORHOOD #10	401
34-001-04-0055-002	3925 16TH	01/26/23	WD	03-ARM'S LENGTH	\$85,000	\$33,405	42.6	110.0	0.11	\$785	42.00	58058/544	NEIGHBORHOOD #10	401
34-001-03-0009-000	3910 19TH	03/22/23	WD	03-ARM'S LENGTH	\$88,000	\$27,232	44.0	105.0	0.11	\$620	45.00	58191/1355	NEIGHBORHOOD #10	401
34-001-03-0051-002	4106 19TH	06/01/23	PTA	03-ARM'S LENGTH	\$67,000	\$14,407	44.0	105.0	0.11	\$328	45.00		NEIGHBORHOOD #10	401
34-002-03-0086-002	4134 15TH	05/31/23	WD	03-ARM'S LENGTH	\$125,000	\$52,565	46.2	140.0	0.13	\$1,138	40.00	58280/116	NEIGHBORHOOD #10	401
34-001-04-0096-002	4019 16TH	10/27/23	WD	03-ARM'S LENGTH	\$106,000	\$64,126	48.9	110.0	0.13	\$1,310	50.00	58534/425	NEIGHBORHOOD #10	401
34-002-01-0055-002	3953 18TH	08/06/22	WD	03-ARM'S LENGTH	\$100,000	\$33,542	49.4	108.4	0.13	\$680	51.00	57796/443	NEIGHBORHOOD #10	401
34-012-07-0004-300	4494 2ND	09/02/22	MLC	03-ARM'S LENGTH	\$54,900	\$8,897	54.0	100.0	0.14	\$165	60.00	57945/1108	NEIGHBORHOOD #10	401
34-002-07-0015-000	4277 10TH	12/15/22	PTA	03-ARM'S LENGTH	\$95,000	\$33,825	56.1	108.0	0.15	\$603	60.00		NEIGHBORHOOD #10	401
34-001-04-0100-301	4016 16TH	08/25/23	WD	03-ARM'S LENGTH	\$200,000	\$6,520	59.1	120.0	0.17	\$110	60.00	58460/1104	NEIGHBORHOOD #10	401

Totals: \$2,976,440 \$837,896 1,963.8 \$603 per Net Acre=> 3.43 Average

2025 LAND VALUE

01/01/2020 - 12/6/2024

SALLIOTTE TOWNHOUSE CONDO IMPROVED

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	ECF Area	Liber/Page	Land Table	Class
34-002-08-0003-000	462 SALLIOTTE	09/20/22	PTA	03-ARMIS LENGTH	\$65,000	(\$32,709)	10050		SALLIOTTE TOWNHOUSE CONDOS	407
34-002-08-0006-000	456 SALLIOTTE	03/18/22	WD	03-ARMIS LENGTH	\$52,000	(\$45,709)	10050	57480/897	SALLIOTTE TOWNHOUSE CONDOS	407
34-002-08-0015-000	432 SALLIOTTE	05/18/23	WD	03-ARMIS LENGTH	\$95,000	(\$24,763)	10050	58263/553	SALLIOTTE TOWNHOUSE CONDOS	407
Totals:					\$212,000	(\$103,181)				

2025 LAND VALUE
NEIGHBORHOOD #20 VACANT

3/31/2022 - 4/1/2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Efec. Front	Depth	Net Acres	Dollars/FF	Actual Front	ECF Area	Libey/Page	Land Table	Class
34-007-03-0100-000	4251 6TH	09/12/22	PTA	03-ARMS LENGTH	\$2,200	\$2,200	32.5	114.8	0.08	\$68	30.00	10020		NEIGHBORHOOD #20	402
34-004-10-0247-000	42 E AUBURN	11/17/23	PTA	03-ARMS LENGTH	\$500	\$500	36.1	142.0	0.10	\$14	30.00	10030		NEIGHBORHOOD #20	402
Totals:					\$2,700	\$2,700	68.6		0.18						

Average
per Net Acre=> \$39

1-0-00

2025 LAND VALUE
NEIGHBORHOOD #20 IMPROVED

3/31/2022 - 4/1/2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Linear/Page	Land Table	Class
34-006-05-0062-000	52 BROADWAY	11/17/23	WD	03-ARM'S LENGTH	\$40,000	\$11,121	25.9	100.1	0.06	\$429	24.70	58574/1226	NEIGHBORHOOD #20	401
34-007-02-0153-000	4257 7TH	02/08/24	WD	03-ARM'S LENGTH	\$60,000	\$17,199	28.5	88.6	0.06	\$603	30.00	58685/816	NEIGHBORHOOD #20	401
34-007-02-0149-000	4265 7TH	07/07/22	WD	03-ARM'S LENGTH	\$130,000	\$11,199	28.5	88.6	0.06	\$393	30.00	57726/1158	NEIGHBORHOOD #20	401
34-007-02-0019-000	4246 7TH	01/11/23	PTA	03-ARM'S LENGTH	\$129,994	\$75,571	28.6	89.0	0.06	\$2,644	30.00		NEIGHBORHOOD #20	401
34-007-02-0021-000	4250 7TH	01/18/23	WD	03-ARM'S LENGTH	\$70,000	\$2,588	28.6	89.0	0.06	\$91	30.00	58059/1131	NEIGHBORHOOD #20	401
34-007-02-0077-000	4402 7TH	02/20/24	WD	03-ARM'S LENGTH	\$95,000	\$41,326	28.6	89.0	0.06	\$1,446	30.00	58689/1133	NEIGHBORHOOD #20	401
34-007-02-0083-000	4428 7TH	12/18/23	WD	03-ARM'S LENGTH	\$10,000	\$10,000	28.6	89.0	0.06	\$350	30.00	58618/186	NEIGHBORHOOD #20	402
34-007-01-0143-000	4294 8TH	12/06/23	WD	03-ARM'S LENGTH	\$52,500	\$4,179	28.6	89.4	0.06	\$146	30.00	58607/645	NEIGHBORHOOD #20	401
34-004-10-0263-000	61 E ROCKWOOD	11/16/22	LC	03-ARM'S LENGTH	\$55,000	\$257	28.9	82.0	0.03	\$9	32.00		NEIGHBORHOOD #20	401
34-004-07-0026-002	12 E AUBURN	09/06/22	WD	03-ARM'S LENGTH	\$49,900	\$7,819	29.5	100.0	0.07	\$265	29.00	57869/1376	NEIGHBORHOOD #20	401
34-004-07-0026-002	12 E AUBURN	11/02/23	WD	03-ARM'S LENGTH	\$62,000	\$19,919	29.5	100.0	0.07	\$676	29.00	58573/613	NEIGHBORHOOD #20	401
34-007-02-0134-300	4303 7TH	12/28/23	LC	03-ARM'S LENGTH	\$46,000	\$10,483	29.5	94.8	0.07	\$355	30.00	58634/809	NEIGHBORHOOD #20	401
34-004-07-0091-000	59 E GLENWOOD	02/15/24	WD	03-ARM'S LENGTH	\$57,500	\$12,244	30.3	100.0	0.07	\$404	30.00	58686/1310	NEIGHBORHOOD #20	401
34-005-03-0032-000	21 BELL	11/04/22	WD	03-ARM'S LENGTH	\$105,000	\$42,007	30.3	100.0	0.07	\$1,386	30.00	57948/083	NEIGHBORHOOD #20	401
34-005-03-0043-000	43 BELL	05/11/22	MLC	03-ARM'S LENGTH	\$55,000	\$13,384	30.3	100.0	0.07	\$442	30.00	57626/240	NEIGHBORHOOD #20	401
34-005-03-0055-000	50 UNION	10/18/23	WD	03-ARM'S LENGTH	\$97,500	\$20,071	30.3	100.0	0.07	\$662	30.00	58515/377	NEIGHBORHOOD #20	401
34-005-03-0074-000	12 UNION	01/19/23	WD	03-ARM'S LENGTH	\$83,500	\$13,384	30.3	100.0	0.07	\$442	30.00	58051/1276	NEIGHBORHOOD #20	401
34-005-03-0088-000	33 UNION	08/04/23	WD	03-ARM'S LENGTH	\$40,000	\$4,702	30.3	100.0	0.07	\$155	30.00	58391/053	NEIGHBORHOOD #20	401
34-005-03-0110-000	38 RIDGE	02/15/24	PTA	03-ARM'S LENGTH	\$57,500	\$2,637	30.3	100.0	0.07	\$87	30.00		NEIGHBORHOOD #20	401
34-005-03-0114-000	30 RIDGE	02/15/24	WD	03-ARM'S LENGTH	\$57,500	\$3,470	30.3	100.0	0.07	\$115	30.00	58692/977	NEIGHBORHOOD #20	401
34-005-03-0134-000	27 RIDGE	02/15/24	WD	03-ARM'S LENGTH	\$57,500	\$867	30.3	100.0	0.07	\$29	30.00	58686/1240	NEIGHBORHOOD #20	401
34-005-03-0208-000	40 ELTON	03/25/24	PTA	03-ARM'S LENGTH	\$124,000	\$35,315	30.3	100.0	0.69	\$1,166	30.00		NEIGHBORHOOD #20	401
34-005-08-0071-000	30 SALLIOTTE	03/26/24	PTA	03-ARM'S LENGTH	\$80,000	\$11,089	30.3	100.0	0.07	\$366	30.00		NEIGHBORHOOD #20	401
34-006-05-0070-000	70 BROADWAY	07/06/22	WD	03-ARM'S LENGTH	\$65,500	\$28,448	30.3	100.0	0.07	\$939	30.00	57728/539	NEIGHBORHOOD #20	401
34-004-07-0071-000	50 E ROCKWOOD	08/26/22	WD	03-ARM'S LENGTH	\$44,000	\$1,510	30.5	101.3	0.07	\$50	30.00	57836/1322	NEIGHBORHOOD #20	401
34-004-07-0071-000	50 E ROCKWOOD	04/27/23	WD	03-ARM'S LENGTH	\$58,000	\$15,510	30.5	101.3	0.07	\$508	30.00	28265/487	NEIGHBORHOOD #20	401
34-007-12-0040-000	4265 PITT	01/17/24	WD	03-ARM'S LENGTH	\$77,900	\$26,697	30.5	100.5	0.07	\$875	30.18	58649/796	NEIGHBORHOOD #20	401
34-006-06-0001-002	59 W WOODWARD	07/12/23	WD	03-ARM'S LENGTH	\$75,000	\$2,470	31.0	74.4	0.06	\$80	37.08	58346/806	NEIGHBORHOOD #20	401
34-006-07-0032-000	19 W WOODWARD	08/11/23	WD	03-ARM'S LENGTH	\$97,000	\$28,797	31.3	106.9	0.07	\$919	30.00	58409/098	NEIGHBORHOOD #20	401
34-001-05-0279-000	3975 15TH	12/18/23	WD	03-ARM'S LENGTH	\$10,000	\$10,000	31.8	110.0	0.08	\$315	30.00	58618/186	NEIGHBORHOOD #20	402
34-001-05-0388-000	3748 15TH	09/28/23	PTA	03-ARM'S LENGTH	\$41,500	\$17,508	31.8	110.0	0.08	\$551	30.00	58512/1433	NEIGHBORHOOD #20	401
34-001-08-0174-000	3885 9TH	02/09/24	LC	03-ARM'S LENGTH	\$49,000	\$571	31.8	110.0	0.08	\$18	30.00	58705/1430	NEIGHBORHOOD #20	401
34-005-06-0034-000	37 W CHARLOTTE	01/12/23	WD	03-ARM'S LENGTH	\$83,000	\$12,731	31.8	110.0	0.08	\$401	30.00	58045/299	NEIGHBORHOOD #20	401
34-007-03-0071-000	4248 6TH	09/16/22	PTA	03-ARM'S LENGTH	\$65,000	\$15,572	31.8	110.0	0.08	\$490	30.00		NEIGHBORHOOD #20	401
34-007-04-0115-000	4297 5TH	12/18/23	WD	03-ARM'S LENGTH	\$10,000	\$10,000	31.9	111.2	0.08	\$313	30.00	58618/186	NEIGHBORHOOD #20	402
34-006-06-0008-001	41 W WOODWARD	03/08/24	PTA	03-ARM'S LENGTH	\$89,900	\$39,543	32.0	85.9	0.07	\$1,237	35.30		NEIGHBORHOOD #20	401
34-007-03-0100-000	4251 6TH	09/12/22	PTA	03-ARM'S LENGTH	\$2,200	\$2,200	32.5	114.8	0.08	\$68	30.00		NEIGHBORHOOD #20	402
34-004-03-0005-001	29 FLORENCE	01/29/24	QC	03-ARM'S LENGTH	\$65,000	\$25,624	32.8	38.6	0.05	\$782	60.00	58657/626	NEIGHBORHOOD #20	401

2025 LAND VALUE
NEIGHBORHOOD #20 IMPROVED

3/31/2022 - 4/1/2024

34-007-06-0018-000	4300 BEACH	01/23/24 WD	03-ARM'S LENGTH	\$55,500	\$10,375	33.0	118.3	0.08	\$315	30.00	58666/1354	NEIGHBORHOOD #20	401
34-007-14-0067-000	30 E WESTFIELD	04/28/23 PTA	03-ARM'S LENGTH	\$101,000	\$18,687	33.8	78.7	0.07	\$552	40.00		NEIGHBORHOOD #20	401
34-006-11-0020-000	20 E JOSEPHINE	12/19/23 WD	03-ARM'S LENGTH	\$175,000	\$51,731	34.0	126.0	0.09	\$1,521	30.00	58617/1000	NEIGHBORHOOD #20	401
34-006-09-0028-000	40 CHERRY GROVE	07/20/23 WD	03-ARM'S LENGTH	\$48,000	\$200	34.0	126.1	0.09	\$6	30.03	58374/1388	NEIGHBORHOOD #20	401
34-006-09-0028-000	40 CHERRY GROVE	07/24/23 LC	03-ARM'S LENGTH	\$53,000	\$5,200	34.0	126.1	0.09	\$153	30.03		NEIGHBORHOOD #20	401
34-004-04-0012-000	17 W AUBURN	04/07/23 PTA	03-ARM'S LENGTH	\$70,000	\$11,119	34.3	100.0	0.08	\$324	35.00		NEIGHBORHOOD #20	401
34-004-07-0040-000	19 E ROCKWOOD	08/12/22 WD	03-ARM'S LENGTH	\$79,000	\$16,603	34.5	130.0	0.09	\$481	30.00	57807/635	NEIGHBORHOOD #20	401
34-004-07-0042-000	15 E ROCKWOOD	07/01/22 WD	03-ARM'S LENGTH	\$115,000	\$12,207	34.5	130.0	0.09	\$353	30.00	57737/729	NEIGHBORHOOD #20	401
34-006-09-0030-000	36 CHERRY GROVE	10/10/23 WD	03-ARM'S LENGTH	\$75,000	\$22,428	34.6	130.4	0.09	\$648	30.03	58524/19	NEIGHBORHOOD #20	401
34-006-09-0016-000	25 CHERRY GROVE	02/17/23 WD	03-ARM'S LENGTH	\$84,700	\$31,204	34.8	132.2	0.09	\$896	30.00	58135/132	NEIGHBORHOOD #20	401
34-007-06-0147-000	182 RENO	04/06/23 WD	03-ARM'S LENGTH	\$48,000	\$12,614	35.3	115.2	0.09	\$957	33.30	58197/1286	NEIGHBORHOOD #20	401
34-006-09-0012-000	17 CHERRY GROVE	10/02/23 WD	03-ARM'S LENGTH	\$131,500	\$54,827	35.8	139.9	0.10	\$1,530	30.00	58503/623	NEIGHBORHOOD #20	401
34-004-10-0247-000	42 E AUBURN	11/17/23 PTA	03-ARM'S LENGTH	\$500	\$500	36.1	142.0	0.10	\$14	30.00		NEIGHBORHOOD #20	402
34-005-04-0015-000	3918 HIGH	07/25/22 WD	03-ARM'S LENGTH	\$125,000	\$34,103	36.1	142.3	0.10	\$944	30.00	57776/322	NEIGHBORHOOD #20	401
34-001-07-0338-002	3917 10TH	02/22/24 WD	03-ARM'S LENGTH	\$69,000	\$8,902	38.1	100.0	0.09	\$233	40.00	58849/1023	NEIGHBORHOOD #20	401
34-007-08-0207-000	33 BENSON	09/08/22 PTA	03-ARM'S LENGTH	\$75,000	\$24,529	38.4	99.4	0.09	\$639	40.50		NEIGHBORHOOD #20	401
34-001-06-0644-000	4142 12TH	02/07/24 WD	03-ARM'S LENGTH	\$155,000	\$67,639	38.7	102.8	0.09	\$1,749	40.00	58682/987	NEIGHBORHOOD #20	401
34-007-02-0108-000	4375 7TH	04/07/23 PTA	03-ARM'S LENGTH	\$90,000	\$27,650	39.5	89.0	0.09	\$699	45.00		NEIGHBORHOOD #20	401
34-007-03-0052-002	4290 6TH	02/22/24 WD	03-ARM'S LENGTH	\$70,000	\$5,623	40.0	110.0	0.10	\$141	40.00	58707/659	NEIGHBORHOOD #20	401
34-007-04-0026-000	4354 5TH	07/18/22 WD	03-ARM'S LENGTH	\$96,000	\$48,600	40.0	110.0	0.10	\$1,215	40.00	57764/804	NEIGHBORHOOD #20	401
34-007-13-0004-000	4338 MONROE	04/21/23 WD	03-ARM'S LENGTH	\$149,900	\$8,233	40.4	112.3	0.10	\$204	40.00	58229/1055	NEIGHBORHOOD #20	401
34-007-03-0106-002	4271 6TH	12/18/23 WD	03-ARM'S LENGTH	\$10,000	\$10,000	40.7	114.1	0.11	\$245	40.00	58618/186	NEIGHBORHOOD #20	402
34-001-08-0227-000	3988 9TH	05/03/22 MLC	03-ARM'S LENGTH	\$100,000	\$46,896	41.9	100.0	0.10	\$1,119	45.00	57623/1281	NEIGHBORHOOD #20	401
34-007-01-0093-000	4444 8TH	10/19/23 WD	03-ARM'S LENGTH	\$215,000	\$8,813	43.6	89.7	0.10	\$202	50.65	58559/1066	NEIGHBORHOOD #20	401
34-001-05-0229-000	3791 15TH	02/01/23 MLC	03-ARM'S LENGTH	\$68,000	\$8,889	44.0	110.0	0.11	\$202	45.00		NEIGHBORHOOD #20	401
34-001-06-0607-002	3978 12TH	05/12/23 PTA	03-ARM'S LENGTH	\$213,500	\$39,740	44.9	96.8	0.11	\$886	50.00		NEIGHBORHOOD #20	401
34-005-04-0013-000	3916 HIGH	07/14/23 WD	03-ARM'S LENGTH	\$94,000	\$8,623	45.4	141.5	0.13	\$190	40.00	58354/334	NEIGHBORHOOD #20	401
34-007-10-0123-000	4417 HIGH	06/30/23 WD	03-ARM'S LENGTH	\$190,000	\$25,534	45.4	100.0	0.11	\$562	49.75	58336/1093	NEIGHBORHOOD #20	401
34-007-02-0131-300	4307 7TH	07/26/22 WD	03-ARM'S LENGTH	\$100,000	\$26,751	49.5	88.0	0.12	\$541	60.00	57798/831	NEIGHBORHOOD #20	401
34-007-10-0161-000	28 LABADIE	02/02/24 WD	03-ARM'S LENGTH	\$125,000	\$53,182	51.8	171.7	0.17	\$1,027	41.83	58688/149	NEIGHBORHOOD #20	401
34-003-02-0011-000	4376 10TH	02/15/23 PTA	03-ARM'S LENGTH	\$99,000	\$9,169	52.8	100.0	0.14	\$174	60.00		NEIGHBORHOOD #20	401
34-003-02-0048-000	4286 10TH	09/22/22 PTA	03-ARM'S LENGTH	\$150,000	\$80,035	52.8	100.0	0.14	\$1,517	60.00		NEIGHBORHOOD #20	401
34-005-03-0184-000	27 KNOX	10/11/22 WD	03-ARM'S LENGTH	\$90,000	\$31,974	52.8	100.0	0.14	\$606	60.00	57962/543	NEIGHBORHOOD #20	401
34-005-03-0189-002	39 KNOX	06/08/22 WD	03-ARM'S LENGTH	\$200,000	\$108,457	52.8	100.0	0.07	\$2,056	60.00	57697/364	NEIGHBORHOOD #20	401
34-001-06-0635-000	4112 12TH	03/09/23 WD	03-ARM'S LENGTH	\$57,000	\$8,381	53.5	102.8	0.14	\$157	60.00	58124/1099	NEIGHBORHOOD #20	401
34-001-06-0080-000	3845 11TH	06/22/22 WD	03-ARM'S LENGTH	\$110,000	\$25,497	54.1	105.0	0.15	\$472	60.00	57716/492	NEIGHBORHOOD #20	401
34-007-03-0039-000	4326 6TH	01/02/24 WD	03-ARM'S LENGTH	\$62,000	\$13,441	55.3	110.0	0.15	\$243	60.00	58631/1301	NEIGHBORHOOD #20	401
34-007-03-0073-000	4240 6TH	02/06/24 WD	03-ARM'S LENGTH	\$100,000	\$36,797	55.3	110.0	0.15	\$665	60.00	58744/411	NEIGHBORHOOD #20	401
34-007-06-0105-301	4415 3RD	12/14/22 MLC	03-ARM'S LENGTH	\$75,000	\$19,701	57.1	117.1	0.16	\$345	60.00	58001/1452	NEIGHBORHOOD #20	401

2025 LAND VALUE
NEIGHBORHOOD #20 IMPROVED

3/31/2022 - 4/1/2024

34-007-02-0095-002	4415 7TH	01/13/23	WD	03-ARM'S LENGTH	\$75,000	\$12,946	58.0	89.2	0.15	\$223	72.50	58043/927	NEIGHBORHOOD #20	401
34-007-05-0019-302	4234 BEACH	08/14/23	WD	03-ARM'S LENGTH	\$249,900	\$112,804	69.1	120.0	0.21	\$1,633	75.00	58417/1283	NEIGHBORHOOD #20	401
34-003-03-0131-304	4343 10TH	06/22/23	PTA	03-ARM'S LENGTH	\$125,000	\$24,049	73.3	110.5	0.22	\$328	85.00		NEIGHBORHOOD #20	401
34-001-08-0241-300	3954 9TH	04/10/23	PTA	03-ARM'S LENGTH	\$110,000	\$56,543	91.8	100.0	0.28	\$616	120.00		NEIGHBORHOOD #20	401
34-007-03-0137-000	4349 6TH	10/31/22	WD	03-ARM'S LENGTH	\$80,000	\$11,427	96.8	111.2	0.31	\$118	120.00		NEIGHBORHOOD #20	401
34-007-05-0044-300	4273 BEACH	08/03/22	WD	03-ARM'S LENGTH	\$110,000	\$56,550	118.5	232.8	0.52	\$477	97.35	57787/1285	NEIGHBORHOOD #20	401

Totals:

\$7,122,894

\$1,917,185

3,428.0

per Net Acre=>
9.05

Average

\$118

2025 LAND VALUE

3/31/2022 - 4/1/2024

NEIGHBORHOOD #40 IMPROVED SALES

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Liber/Page	Land Table	Class
34-012-09-0089-000	4524 2ND	11/08/23	WD	03-ARM'S LENGTH	\$142,000	\$68,681	30.0	100.0	0.07	\$2,289	58554/1124	NEIGHBORHOOD #40	401
34-012-09-0244-000	4522 5TH	10/14/22	WD	03-ARM'S LENGTH	\$130,000	\$52,031	30.0	100.0	0.07	\$1,734	57912/436	NEIGHBORHOOD #40	401
34-012-09-0283-000	4525 6TH	01/17/24	WD	03-ARM'S LENGTH	\$83,500	\$7,347	30.0	100.0	0.07	\$245	58652/206	NEIGHBORHOOD #40	401
34-012-09-0084-002	4516 2ND	04/28/23	WD	03-ARM'S LENGTH	\$75,000	\$8,986	33.9	100.0	0.08	\$265	58233/039	NEIGHBORHOOD #40	401
34-011-01-0042-002	18 E BONZANO	09/11/23	WD	03-ARM'S LENGTH	\$63,500	\$6,613	38.3	114.3	0.10	\$172	58452/1299	NEIGHBORHOOD #40	401
34-012-10-0056-002	225 SUBURBAN	03/31/22	WD	03-ARM'S LENGTH	\$99,000	\$41,221	39.2	108.0	0.10	\$1,050	57534/925	NEIGHBORHOOD #40	401
34-012-09-0382-302	4581 8TH	08/25/22	WD	03-ARM'S LENGTH	\$99,500	\$25,401	39.4	109.0	0.10	\$644	57857/1021	NEIGHBORHOOD #40	401
34-012-09-0323-002	256 SUBURBAN	09/29/22	WD	03-ARM'S LENGTH	\$94,000	\$36,313	40.0	100.0	0.10	\$908	57902/804	NEIGHBORHOOD #40	401
34-012-10-0092-302	251 SUBURBAN	12/01/23	WD	03-ARM'S LENGTH	\$100,000	\$33,260	40.8	117.0	0.11	\$814	58598/911	NEIGHBORHOOD #40	401
34-012-10-0093-302	255 SUBURBAN	09/07/22	PTA	03-ARM'S LENGTH	\$100,000	\$33,966	40.8	117.0	0.11	\$832		NEIGHBORHOOD #40	401
34-012-09-0249-002	228 WHITE	09/28/23	WD	03-ARM'S LENGTH	\$65,000	\$2,363	41.5	100.0	0.10	\$57	58493/277	NEIGHBORHOOD #40	401
34-012-09-0351-002	4526 7TH	10/13/23	PTA	03-ARM'S LENGTH	\$80,000	\$2,766	41.5	100.0	0.10	\$67		NEIGHBORHOOD #40	401
34-012-09-0434-000	4585 9TH	12/09/22	WD	03-ARM'S LENGTH	\$78,000	\$16,133	41.5	100.0	0.10	\$389	57994/408	NEIGHBORHOOD #40	401
34-012-10-0034-000	4649 5TH	02/14/24	WD	03-ARM'S LENGTH	\$75,000	\$15,062	41.5	100.0	0.10	\$363	58684/439	NEIGHBORHOOD #40	401
34-011-02-0010-000	4311 ALEXANDER	03/28/23	WD	03-ARM'S LENGTH	\$75,000	\$25,049	42.7	125.2	0.12	\$587	58182/504	NEIGHBORHOOD #40	401
34-011-02-0010-000	4311 ALEXANDER	07/05/23	MLC	03-ARM'S LENGTH	\$114,900	\$64,949	42.7	125.2	0.12	\$1,521	58349/1021	NEIGHBORHOOD #40	401
34-012-09-0357-000	278 WHITE	12/02/22	WD	03-ARM'S LENGTH	\$100,000	\$37,878	43.0	100.0	0.11	\$882	57985/1016	NEIGHBORHOOD #40	401
34-012-10-0024-002	213 SUBURBAN	12/08/22	WD	03-ARM'S LENGTH	\$103,000	\$28,680	49.9	108.0	0.13	\$575	57998/945	NEIGHBORHOOD #40	401
34-012-10-0073-002	4658 6TH	02/23/23	WD	03-ARM'S LENGTH	\$105,000	\$43,111	58.9	49.0	0.12	\$731	58102/1096	NEIGHBORHOOD #40	401

Totals:

\$1,640,400

\$481,129

1,310.7

\$575 per Net Acre=>
1.84 Average

2025 LAND VALUE
NEIGHBORHOOD #60 IMPROVED

3/31/2022 - 4/1/2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	ECF Area	Liber/Page	Land Table	Class
34-013-03-0036-000	4572 W JEFFERSON	08/04/23	WD	03-ARMS LENGTH	\$160,000	\$121,006	\$41,703	38.7	85.6	0.08	\$1,077	10030	58398/1126	NEIGHBORHOOD #60	401
34-013-02-0033-001	4512 MONROE	07/15/22	WD	03-ARMS LENGTH	\$50,000	\$35,595	\$17,905	50.0	100.0	0.12	\$358	10030	57754/652	NEIGHBORHOOD #60	401
34-013-03-0009-000	4548 W JEFFERSON	12/23/22	PTA	03-ARMS LENGTH	\$132,000	\$132,743	\$3,188	56.2	141.4	0.15	\$57	10030		NEIGHBORHOOD #60	401
Totals:					\$342,000	\$289,344	\$62,796	144.9		0.35					
								\$57							
											per Net Acre=>				
											Average				

2025 LAND VALUE
 COMMERCIAL ~~APPROVED~~ **VACANT**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/SqFt	ECF Area	Land Table	Use Code	Class	
34-007-10-0144-000	86 SOUTHFIELD	01/31/24	MLC	03-ARM'S LENGTH	\$210,000	\$210,000	293.2	61.5	0.53	\$9.18	01995 COMMERCIAL	COM VAC		202	
Totals:					\$210,000	\$210,000	293.2		0.53						
										Average					
										per Net Acre=>	\$9.18				
										\$716					

2025 LAND TABLE
COMMERCIAL IMPROVED

3/31/2022 - 4/1/2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/SqFt	Actual Front	ECF Area	Libery/Page	Land Table	Use Code	Class
JEFFERSON RATE TABLE																
34-005-07-0008-000	3931 W JEFFERSON	08/02/22	WD	03-ARM'S LENGTH	\$300,000	\$4,138	0.0	0.0	0.70	\$0.14	0.00	01995 57779/849		COMMERCIAL	STORE DISC	201
34-005-07-0011-004	3863 W JEFFERSON	11/27/23	WD	03-ARM'S LENGTH	\$425,000	\$183,334	0.0	0.0	1.00	\$4.21	0.00	01995 58579/551		COMMERCIAL	REST FAST	201
34-005-08-0001-000	4024 W JEFFERSON	04/27/23	PTA	03-ARM'S LENGTH	\$200,000	\$200,000	49.7	101.0	0.12	\$39.92	49.47	01995		COMMERCIAL	CHURCH BUILDINGS	201
34-006-07-0015-300	4106 W JEFFERSON	11/21/22	MLC	03-ARM'S LENGTH	\$150,000	\$33,341	30.0	100.0	0.35	\$2.18	30.00	01995 57968/385		COMMERCIAL	MARKET CONV	201
34-013-01-0007-000	4480 W JEFFERSON	03/27/24	LC	03-ARM'S LENGTH	\$200,000	\$16,178	42.4	72.0	0.08	\$4.47	50.00	01995 58898/1046		COMMERCIAL	SHOP MIXED	201
34-013-02-0049-000	4506 W JEFFERSON	04/13/22	WD	03-ARM'S LENGTH	\$80,000	\$37,058	43.3	75.0	0.09	\$9.89	50.00	01995 2022156838		COMMERCIAL	REST FAST	201
VISGER RATE TABLE																
34-001-04-0195-000	515 VISGER	07/01/23	QC	03-ARM'S LENGTH	\$75,000	\$35,876	20.0	100.0	0.05	\$17.90	20.00	01995 58432/968		COMMERCIAL	SHOP MIXED	201
34-001-06-0535-000	409 VISGER	05/03/23	PTA	03-ARM'S LENGTH	\$99,900	\$5,584	28.0	100.0	0.06	\$2.00	28.00	01995		COMMERCIAL	RESTAURANTS	201
SOUTHFIELD RATE TABLE																
34-007-01-0091-001	294 SOUTHFIELD	05/18/23	QC	03-ARM'S LENGTH	\$50,000	\$7,986	27.0	67.1	0.05	\$3.59	33.00	01995 58268/392		COMMERCIAL	GAR SERVICE	201
34-007-06-0095-001	148 SOUTHFIELD	09/19/22	PTA	03-ARM'S LENGTH	\$195,000	\$76,050	85.1	113.3	0.21	\$8.39	80.00	01995		COMMERCIAL	GAR MINILUBE	201
34-007-10-0144-000	86 SOUTHFIELD	01/31/24	MLC	03-ARM'S LENGTH	\$210,000	\$210,000	293.2	61.5	0.53	\$9.18	373.78	01995 58696/1385		COMMERCIAL	COM VAC	202
HIGH RATE TABLE																
34-007-09-0004-301	4255 HIGH	01/06/23	WD	03-ARM'S LENGTH	\$90,000	\$13,655	145.5	124.0	0.74	\$0.42	130.68	01995 58056/547		COMMERCIAL	OFFICE BUILDINGS	201
34-007-09-0004-301	4255 HIGH	01/31/24	MLC	03-ARM'S LENGTH	\$198,000	\$121,655	145.5	124.0	0.74	\$3.75	130.68	01995 58664/488		COMMERCIAL	OFFICE BUILDINGS	201
34-013-02-0022-001	4503 HIGH	12/15/22	WD	03-ARM'S LENGTH	\$152,000	\$20,760	50.0	100.0	0.12	\$4.14	50.00	01995 58022/892		COMMERCIAL	MULTIPLE RESIDENCES	201
OTHER RATE TABLE																
34-007-10-0136-000	4418 WEBSTER	01/31/24	MLC	03-ARM'S LENGTH	\$210,000	\$197,544	373.0	100.0	0.86	\$5.30	373.00	01995 58696/1385		COMMERCIAL	SHEDS	201
34-012-09-0163-000	4594 3RD	02/02/23	WD	03-ARM'S LENGTH	\$165,000	\$12,879	79.0	100.0	0.18	\$1.63	79.00	01995 58075/266		COMMERCIAL	MULTIPLE RESIDENCES	201
34-001-06-0565-000	3844 12TH	01/18/24	WD	03-ARM'S LENGTH	\$637,500	\$384,659	88.5	96.8	0.20	\$44.15	90.00	01995 58657/1301		COMMERCIAL	APARTMENTS	201
34-005-03-0187-002	35 KNOX	06/08/22	WD	03-ARM'S LENGTH	\$250,000	\$49,281	60.0	100.0	0.41	\$2.73	60.00	01995 57697/334		COMMERCIAL	MULTIPLE RESIDENCES	201
Totals:					\$2,332,400	\$1,135,929	1,394.9		4.15							
Average										\$6.29						
per Net Acre=>										\$814						

2025 LAND VALUE
INDUSTRIAL

COUNTY WIDE IND STUDY
01/01/2023 - 11-1-2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Liber/Page
15000119	6403 E LAFAYETTE	01/31/23	WD	03-ARM'S LENGTH	\$18,900	\$18,900	0.05	\$350,000	\$8.03	2023032883
09024471-7	20150 JOHN R	04/17/23	WD	03-ARM'S LENGTH	\$60,000	\$51,923	0.32	\$161,754	\$3.71	2023147476
15013008	17249 FILER	07/25/23	WD	03-ARM'S LENGTH	\$125,000	\$125,000	0.32	\$389,408	\$8.94	2023223612
9013939	14290 GODDARD	07/25/22	MLC	03-ARM'S LENGTH	\$295,000	\$253,847	1.12	\$227,665	\$5.23	2022248127
21043738	21 ST JEAN	08/29/22	WD	03-ARM'S LENGTH	\$500,000	\$430,176	1.29	\$333,211	\$7.65	2022276801
22001935.002L	8140 MARK TWAIN	05/31/22	MLC	03-ARM'S LENGTH	\$400,000	\$400,000	1.36	\$294,334	\$6.76	2022209755
10008591	4500 LAWTON	05/22/24	CD	03-ARM'S LENGTH	\$280,000	\$280,000	1.39	\$201,005	\$4.61	2024176455
13009443	17289 MT ELLIOTT	04/08/22	WD	03-ARM'S LENGTH	\$200,000	\$200,000	1.96	\$101,989	\$2.34	2022169622
21044245-53	1232 GLOVER	05/10/24	WD	03-ARM'S LENGTH	\$700,000	\$700,000	5.04	\$138,944	\$3.19	2024165902
22005684-5	19250 PLYMOUTH	03/27/23	MLC	03-ARM'S LENGTH	\$3,100,000	\$3,100,000	15.32	\$202,403	\$4.65	2023091084
22074261	12155 SOUTHFIELD	06/14/24	CD	03-ARM'S LENGTH	\$15,500,000	\$15,500,000	42.60	\$363,824	\$8.35	2024187477
22074261	12155 SOUTHFIELD	01/26/23	CD	03-ARM'S LENGTH	\$5,000,000	\$5,000,000	42.60	\$117,363	\$2.69	2023065522
Totals:					\$26,178,900	\$26,059,846	113.38	Average	Average	
							per Net Acre=>	per SqFt=>	\$5.28	