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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
700-000-610-120-00	223 N NELSON ST	08/26/21	$70,000	WD	03-ARM'S LENGTH	$70,000	$38,200	54.57	$76,482	$7,258	$13,740	0.0	0.0	0.12	0.12	#DIV/0!	$60,483	$1.39	0.00	2000	2951/113		COMMERCIAL	9/24/2019	201
700-000-618-010-00	112 W MAIN	03/24/22	$104,000	WD	03-ARM'S LENGTH	$104,000	$38,700	37.21	$108,269	$5,533	$9,802	0.0	0.0	0.08	0.08	#DIV/0!	$69,163	$1.59	0.00	2000	2993/1298		COMMERCIAL	8/16/2022	201
700-024-300-810-02	E PEARL	06/27/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$66,600	70.11	$133,160	$95,000	$133,160	0.0	0.0	1.98	1.98	#DIV/0!	$47,980	$1.10	0.00	2000	3054/832		COMMERCIAL	9/5/2023	202
700-026-200-391-05	W LANSING	07/20/23	$130,000	LC	03-ARM'S LENGTH	$130,000	$66,800	51.38	$133,500	$130,000	$133,500	0.0	0.0	2.00	2.00	#DIV/0!	$65,000	$1.49	0.00	2000	3057/1151		COMMERCIAL	5/1/2020	202
081-000-621-091-00	144 N BRIDGE ST	08/18/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$50,800	50.80	$101,502	$62,655	$64,157	0.0	0.0	0.26	0.26	#DIV/0!	$240,981	$5.53	0.00	COM-V	2951 0184			NOT INSPECTED	201
081-000-636-050-00	251 S BRIDGE ST	05/31/23	$150,000	WD	03-ARM'S LENGTH	$150,000	$96,600	64.40	$193,194	$8,832	$52,026	0.0	0.0	0.17	0.17	#DIV/0!	$51,953	$1.19	0.00	COM-V	3051-1220			NOT INSPECTED	201
081-000-636-055-00	257 S BRIDGE ST	06/21/22	$335,000	WD	03-ARM'S LENGTH	$335,000	$81,000	24.18	$161,980	$203,929	$30,909	0.0	0.0	0.08	0.08	#DIV/0!	$2,549,113	$58.52	0.00	COM-V	3008 0326			NOT INSPECTED	201
		Totals:	**$984,000**			**$984,000**	**$438,700**		**$908,087**	**$513,207**	**$437,294**	**0.0**		**4.69**	**4.69**										
							Sale. Ratio =>	**44.58**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**16.50**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**109,425.80**		**per SqFt=>**	**$2.51**							

2024	**109,425.00**	**$2.51**
2023	118,100.00	$2.71