

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold
001-034-013-06	VAN DYKE RD	03/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,800
041-550-015-00	RESEARCH DR	12/15/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$19,700
041-520-006-00	7367 RESEARCH DR	05/12/22	\$681,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$97,357	\$46,100
041-521-011-02	4625 DEVELOPMENT DR	05/12/22	\$681,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$97,357	\$46,100
041-521-012-02	4639 DEVELOPMENT DR	05/12/22	\$681,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$97,357	\$46,100
041-521-014-02	4648 DEVELOPMENT DR	05/12/22	\$681,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$97,357	\$46,100
041-521-015-02	4636 DEVELOPMENT DR	05/12/22	\$681,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$97,357	\$46,100
041-521-018-02	4600 DEVELOPMENT DR	05/12/22	\$681,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$97,357	\$46,100
<b>Totals:</b>			<b>\$4,154,000</b>			<b>\$649,142</b>	<b>\$296,300</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
61.33	\$63,147	\$60,000	\$63,147	165.5	528.0	2.00	2.00	\$363	\$30,000
30.31	\$39,399	\$65,000	\$39,399	288.2	183.0	1.43	1.43	\$226	\$45,486
47.35	\$92,218	\$97,357	\$92,218	0.0	0.0	3.10	1.26	#DIV/0!	\$31,405
47.35	\$92,218	\$97,357	\$92,218	0.0	0.0	3.10	3.10	#DIV/0!	\$31,405
47.35	\$92,218	\$97,357	\$92,218	0.0	0.0	3.10	2.12	#DIV/0!	\$31,405
47.35	\$92,218	\$97,357	\$92,218	0.0	0.0	3.10	2.14	#DIV/0!	\$31,405
47.35	\$92,218	\$97,357	\$92,218	0.0	0.0	3.10	2.53	#DIV/0!	\$31,405
47.35	\$92,218	\$97,357	\$92,218	0.0	0.0	3.10	3.12	#DIV/0!	\$31,405
	<b>\$592,707</b>	<b>\$709,142</b>	<b>\$592,707</b>	<b>288.2</b>		<b>20.03</b>	<b>15.71</b>		
<b>45.64</b>		<b>\$125,000</b>	<b>Average</b>			<b>Average</b>			<b>Average</b>
<b>6.44</b>			<b>per FF=&gt;</b>	<b>\$434</b>		<b>per Net Acre=&gt;</b>	<b>35,403.99</b>		<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
\$0.69	165.00	201	3182-116	
\$1.04	288.20	301		
\$0.72	0.00	301		041-521-018-02, 041-521-012-02, 041-521-014-02, 041-521-015-02, 041-521-016-02
\$0.72	0.00	301	3319-994	041-520-006-00, 041-521-012-02, 041-521-014-02, 041-521-015-02, 041-521-016-02
\$0.72	0.00	301		041-520-006-00, 041-521-011-02, 041-521-014-02, 041-521-015-02, 041-521-016-02
\$0.72	0.00	301		041-520-006-00, 041-521-012-02, 041-521-011-02, 041-521-015-02, 041-521-016-02
\$0.72	0.00	301		041-520-006-00, 041-521-012-02, 041-521-014-02, 041-521-011-02, 041-521-016-02
\$0.72	0.00	301		041-520-006-00, 041-521-012-02, 041-521-014-02, 041-521-015-02, 041-521-011-02

---

**\$0.81**

---

