Land Table	Parcel Number	Street Address	Sale Date	Sale Pr	Inst.	Land Value	Net Acres	Front Ft	Depth	EFF	Depth Factor	Sale Price Per Acre	Unit of Comparison	Per EFF / FF	Unit of Comparison	
	Mt. Morris School District															
401	14-02-300-018	Clio Rd	10/15/2021	15,600	WD	5,347	0.629	83	330			$ 24,801.27	Sale Price Per Acre	$ 187.95	Sale Price Per FF	
401	14-02-300-031	8276 Clio Rd	10/1/2020	10,000	WD	14,740	1.480	177	363			$ 6,756.76	Sale Price Per Acre	$ 56.50	Sale Price Per FF	
401	14-02-400-009	W Mt. Morris Rd	9/3/2020	15,000	QC	18,360	1.920	182.17	500			$ 7,812.50	Sale Price Per Acre	$ 82.34	Sale Price Per FF	
401	14-08-400-003	5074 Stanley Rd	5/3/2021	20,000	WD	26,490	3.220	210	667			$ 6,211.18	Sale Price Per Acre	$ 95.24	Sale Price Per FF	
401	14-12-300-037	Neff Rd	10/7/2021	100	QC	4,624	0.540	141	168			$ 185.19	Sale Price Per Acre	$ 0.71	Sale Price Per FF	LBA
401	14-16-200-017	Stanley Rd	10/28/2019	17,500	LC	33,667	8.000	440	792			$ 2,187.50	Sale Price Per Acre	$ 39.77	Sale Price Per FF	
	Note: 14-02-400-009 Family sale											**$ 8,739.79**	**Standard Deviation**	**$ 63.71**	**Standard Deviation**	
												$ 7,992.40	**Mean Sale Price Per Acre**	**$ 77.08**	**Mean Sale Price Per FF**	
		Acreage Table Used :										**$ 6,483.97**	**Median Sale Price Per Acre**	**$ 69.42**	**Median Sale Price Per FF**	
			1 Acre	8,000		**3 Acre**	25,000	**10 Acre**	34,500	**30 Acre**	47,000					
			1.5 Acre	14,500		**4 Acre**	29,500	**15 Acre**	36,500	**40 Acre**	49,500					
			2 Acre	18,500		**5 Acre**	30,000	**20 Acre**	42,000	**50 Acre**	59,500					
			2.5 Acre	22,000		**7 Acre**	32,500	**25 Acre**	44,500	**100 Acre**	77,500					
402	14-01-100-018	1417 Frances Rd	3/11/2019	7,000	WD	30,045	4.090	180	990			$ 1,711.49	Sale Price Per Acre	$ 38.89	Sale Price Per FF	
		Acreage Table Used :														
			1 Acre	8,000		**3 Acre**	25,000	**10 Acre**	34,500	**30 Acre**	47,000					
			1.5 Acre	14,500		**4 Acre**	29,500	**15 Acre**	36,500	**40 Acre**	49,500					
			2 Acre	18,500		**5 Acre**	30,000	**20 Acre**	42,000	**50 Acre**	59,500					
			2.5 Acre	22,000		**7 Acre**	32,500	**25 Acre**	44,500	**100 Acre**	77,500					
411	14-01-576-002	1331 Lincoln Ave	7/22/2021	5,000	WD	4,320	0.075	50.5	65.06	28.80	0.57	$ 66,666.67	Sale Price Per Acre	$ 173.59	Sale Price Per EFF	
412	14-01-552-033	Rockwood Ave	11/20/2019	7,290	WD	10,077	0.238	66	157	71.94	1.09	$ 30,630.25	Sale Price Per Acre	$ 101.33	Sale Price Per EFF	
413	14-01-553-036	Woolfit Ave	1/28/2022	13,200	WD	9,775	0.209	70	130	70.00	1.00	$ 63,157.89	Sale Price Per Acre	$ 188.57	Sale Price Per EFF	
	Set at $160.00 Front Foot											**$ 19,870.34**	**Standard Deviation**	**$ 46.65**	**Standard Deviation**	
												$ 53,484.94	**Mean Sale Price Per Acre**	**$ 154.50**	**Mean Sale Price Per EFF**	
												$ 63,157.89	**Median Sale Price Per Acre**	**$ 173.59**	**Median Sale Price Per EFF**	
414	14-02-501-028	Clio Rd	9/12/2019	11,800	WD	11,370	0.326	60	237	57.00	0.95	$ 36,196.32	Sale Price Per Acre	$ 207.02	Sale Price Per EFF	
	Set at $210.00 Front Foot															
417	14-12-501-071	7304 Neff Rd	7/12/2020	4,800	MLC	12,042	0.500	85	256	86.01	1.01	$ 9,600.00	Sale Price Per Acre	$ 55.80	Sale Price Per EFF	
	Not enough Sales Like 411,412 & 413 set at $160.00 Front Foot															
418	14-12-577-026	Elstner St	8/25/2021	14,400	WD	23,310	0.382	111	150	111.00	1.00	$ 37,696.34	Sale Price Per Acre	$ 129.73	Sale Price Per EFF	
	Not enough sales like 414 left at $210.00 Front Foot															
401	14-02-300-018	Clio Rd	10/15/2021	15,600	WD	5,347	0.629	83	330			$ 24,801.27	Sale Price Per Acre	$ 187.95	Sale Price Per FF	
401	14-02-300-031	8276 Clio Rd	10/1/2020	10,000	WD	14,740	1.480	177	363			$ 6,756.76	Sale Price Per Acre	$ 56.50	Sale Price Per FF	
401	14-02-400-009	W Mt. Morris Rd	9/3/2020	15,000	QC	18,360	1.920	182.17	500			$ 7,812.50	Sale Price Per Acre	$ 82.34	Sale Price Per FF	
401	14-08-400-003	5074 Stanley Rd	5/3/2021	20,000	WD	26,490	3.220	210	667			$ 6,211.18	Sale Price Per Acre	$ 95.24	Sale Price Per FF	
401	14-12-300-037	Neff Rd	10/7/2021	100	QC	4,624	0.540	141	168			$ 185.19	Sale Price Per Acre	$ 0.71	Sale Price Per FF	LBA
401	14-16-200-017	Stanley Rd	10/28/2019	17,500	LC	33,667	8.000	440	792			$ 2,187.50	Sale Price Per Acre	$ 39.77	Sale Price Per FF	
402	14-01-100-018	1417 Frances Rd	3/11/2019	7,000	WD	30,045	4.090	180	990			$ 1,711.49	Sale Price Per Acre	$ 38.89	Sale Price Per FF	
411	14-01-576-002	1331 Lincoln Ave	7/22/2021	5,000	WD	4,320	0.075	50.5	65.06	28.80	0.57	$ 66,666.67	Sale Price Per Acre	$ 173.59	Sale Price Per EFF	
412	14-01-552-033	Rockwood Ave	11/20/2019	7,290	WD	10,077	0.238	66	157	71.94	1.09	$ 30,630.25	Sale Price Per Acre	$ 101.33	Sale Price Per EFF	
413	14-01-553-036	Woolfit Ave	1/28/2022	13,200	WD	9,775	0.209	70	130	70.00	1.00	$ 63,157.89	Sale Price Per Acre	$ 188.57	Sale Price Per EFF	
414	14-02-501-028	Clio Rd	9/12/2019	11,800	WD	11,370	0.326	60	237	57.00	0.95	$ 36,196.32	Sale Price Per Acre	$ 207.02	Sale Price Per EFF	
417	14-12-501-071	7304 Neff Rd	7/12/2020	4,800	MLC	12,042	0.500	85	256	86.01	1.01	$ 9,600.00	Sale Price Per Acre	$ 55.80	Sale Price Per EFF	
418	14-12-577-026	Elstner St	8/25/2021	14,400	WD	23,310	0.382	111	150	111.00	1.00	$ 37,696.34	Sale Price Per Acre	$ 129.73	Sale Price Per EFF	
												$ 22,970.26	**Overall Standard Deviation**	**$ 67.38**	**Overall Standard Deviation**	
												$ 9,600.00	**Overall Median Price Per Acre**	**$ 95.24**	**Overall Median Price Per EFF**	
												$ 22,585.64	**Overall Mean Price Per Acre**	**$ 104.42**	**Overall Mean Price Per EFF**	
													Mt. Morris Schools 04/01/20 to 3/31/22		**Mt. Morris Schools 04/1/20 to 3/31/22**	

415 Like 414 & 418 set at $210.00 Front Foot. No sales in this neighborhood.
416 Like 411, 412 & 413 set at $160.00 Front Foot. No sales in this neighboorhood.
419 Like 418 & 418 set at $210.00 Front Foot. No sales in this neighboorhood.

Land Table	Parcel Number	Street Address	Sale Date	Sale Pr	Inst.	Land Value	Net Acres	Front Ft	Depth	EFF	Depth Factor	Sale Price Per Acre	Unit of Comparison	Per EFF / FF	Unit of Comparison	
	Flushing School District															
1201	14-07-100-010	W Mt. Morris Rd	2/18/2020	24,900	WD	28,234	5.010	165.5	1304.4			$ 4,970.06	Sale Price Per Acre	$ 150.45	Sale Price Per FF	
1201	14-07-100-013	W Mt Morris Rd	8/13/2021	38,500	WD	35,000	10.000	334	1305			$ 3,850.00	Sale Price Per Acre	$ 115.27	Sale Price Per FF	
1201	14-07-100-014	W Mt Morris Rd	8/13/2021	38,500	WD	35,000	10.110	336.49	1305.64			$ 3,808.11	Sale Price Per Acre	$ 114.42	Sale Price Per FF	
1201	14-07-400-010	Stanley Rd	3/9/2021	20,000	WD	32,994	6.410	217	1287			$ 3,120.12	Sale Price Per Acre	$ 92.17	Sale Price Per FF	
1201	14-17-300-012	5310 W Coldwater Rd	6/22/2020	35,000	WD	35,000	10.000	331	1319			$ 3,500.00	Sale Price Per Acre	$ 105.74	Sale Price Per FF	
1201	14-19-300-024	W Carpenter Rd	10/29/2021	26,100	WD	16,080	1.010	126	350			$ 25,841.58	Sale Price Per Acre	$ 207.14	Sale Price Per FF	
1201	14-20-300-014	5414 W Carpenter Rd	9/30/2020	24,900	WD	29,118	5.270	348	660			$ 4,724.86	Sale Price Per Acre	$ 71.55	Sale Price Per FF	
	Set at $16,000 per 1 Acre based on overall values											**$ 8,282.73**	**Standard Deviation**	**$ 44.46**	**Standard Deviation**	
	Acreage Table											**$ 7,116.39**	**Mean Sale Price Per Acre**	**$ 122.39**	**Mean Sale Price Per FF**	
		Acreage Table Used :										**$ 3,850.00**	**Median Sale Price Per Acre**	**$ 114.42**	**Median Sale Price Per FF**	
			1 Acre	16,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000					
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					
1201	14-30-100-016/200-041/100-005/200-031	Kelly Rd	9/20/2021	408,900	WD	497,550	138.560	Irregular				$ 2,951.07	Sale Price Per Acre		Sale Price Per FF	
1201	14-30-300-059	Luce Rd	12/13/2021	155,000	WD	509,360	63.670	Irregular w/lake				$ 2,434.43	Sale Price Per Acre		Sale Price Per FF	
	Removed these as outliers															
		Acreage Table Used :														
Used the Acreage table based on overall values			**1 Acre**	16,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000					
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					
1202	14-31-100-026	3844 Ann Dr	3/8/2022	30,000	WD	30,000	0.344	100	150			$ 87,209.30	Sale Price Per Acre	$ 300.00	Sale Price Per FF	
1202	14-31-200-029	Wilber Ave	4/30/2019	31,904	WD	42,691	11.341	372	1328			$ 2,813.16	Sale Price Per Acre	$ 85.76	Sale Price Per FF	Multi Parcel Sale
1202	14-31-400-008	Luce Rd	5/14/2021	21,500	WD	37,201	3.541	Irregular				$ 6,071.73	Sale Price Per Acre		Sale Price Per FF	
	Changed to $195.00 Front Foot											**$ 47,813.24**	**Standard Deviation**	**$ 151.49**	**Standard Deviation**	
												$ 32,031.40	**Mean Sale Price Per Acre**	**$ 192.88**	**Mean Sale Price Per FF**	
												$ 6,071.73	**Median Sale Price Per Acre**	**$ 192.88**	**Median Sale Price Per FF**	
1203	14-31-300-030	6372 Flushing Rd	3/1/2021	28,000	WD	26,664	2.760	228	528			$ 10,144.93	Sale Price Per Acre	$ 122.81	Sale Price Per FF	
1203	14-31-551-015	River Rd	10/13/2020	23,400	WD	19,200	1.400	100	610			$ 16,714.29	Sale Price Per Acre	$ 234.00	Sale Price Per FF	
1203	14-31-551-017	River Rd	10/13/2020	21,450	WD	18,080	1.260	100	550			$ 17,023.81	Sale Price Per Acre	$ 214.50	Sale Price Per FF	
	Used Acreage table based on overall values															
												$ 3,885.26	**Standard Deviation**	**$ 59.37**	**Standard Deviation**	
												$ 14,627.67	**Mean Sale Price Per Acre**	**$ 190.44**	**Mean Sale Price Per FF**	
		Acreage Table Used :										**$ 16,714.29**	**Median Sale Price Per Acre**	**$ 214.50**	**Median Sale Price Per FF**	
			1 Acre	16,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000					
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					
1211	14-06-400-012	Webster Rd	6/26/2020	38,233	WD	45,000	1.291	225	250	225.00	1.00	$ 29,615.03	Sale Price Per Acre	$ 169.92	Sale Price Per EFF	
1211	14-06-579-023/025	8035 Steven Pkwy	8/14/2020	30,000	WD	26,548	0.622	130	208.52	132.60	1.02	$ 48,231.51	Sale Price Per Acre	$ 226.24	Sale Price Per EFF	
1211	14-18-526-016	Webster Rd	10/22/2021	23,350	WD	20,000	0.459	100	200	89.44	0.89	$ 50,871.46	Sale Price Per Acre	$ 261.06	Sale Price Per EFF	
	Set at $220.00 a front foot and used Acreage Table based on overall values															
												$ 11,585.76	**Standard Deviation**	**$ 45.99**	**Standard Deviation**	
												$ 42,906.00	**Mean Sale Price Per Acre**	**$ 219.08**	**Mean Sale Price Per FF**	
		Acreage Table Used :										**$ 48,231.51**	**Median Sale Price Per Acre**	**$ 226.24**	**Median Sale Price Per FF**	
			1 Acre	16,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000					
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					
1212	14-18-551-019	Clovis Ave	4/6/2021	29,000	WD	16,707	1.178	134	383	131.12	0.98	$ 24,618.00	Sale Price Per Acre	$ 221.17	Sale Price Per EFF	
1212	14-18-551-033	W Coldwater Rd	12/26/2019	800	QC	7,567	0.677	77	383	75.35	0.98	$ 1,181.68	Sale Price Per Acre	$ 10.62	Sale Price Per EFF	Non Mkt Sale Non Buidable Lot
	Set at $220.00 Front Foot this neighborhood is also like 1211															
												$ 16,571.98	**Standard Deviation**	**$ 148.88**	**Standard Deviation**	
												$ 12,899.84	**Mean Sale Price Per Acre**	**$ 115.89**	**Mean Sale Price Per FF**	
												$ 12,899.84	**Median Sale Price Per Acre**	**$ 115.89**	**Median Sale Price Per FF**	

1213	14-19-526-006	6055 W Coldwater Rd	10/4/2019	18,459	WD	18,480	1.830	132	604			$ 10,086.89	Sale Price Per Acre	$ 139.84	Sale Price Per FF	
	Set at $140.00 Front Foot which is no change from last year															
	and used Acreag Table from overall values															
		Acreage Table Used :														
			1 Acre	16,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000					
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					
1201	14-07-100-010	W Mt. Morris Rd	2/18/2020	24,900	WD	28,234	5.010	165.5	1304.4			$ 4,970.06	Sale Price Per Acre	$ 150.45	Sale Price Per FF	
1201	14-07-100-013	W Mt Morris Rd	8/13/2021	38,500	WD	35,000	10.000	334	1305			$ 3,850.00	Sale Price Per Acre	$ 115.27	Sale Price Per FF	
1201	14-07-100-014	W Mt Morris Rd	8/13/2021	38,500	WD	35,000	10.110	336.49	1305.64			$ 3,808.11	Sale Price Per Acre	$ 114.42	Sale Price Per FF	
1201	14-07-400-010	Stanley Rd	3/9/2021	20,000	WD	32,994	6.410	217	1287			$ 3,120.12	Sale Price Per Acre	$ 92.17	Sale Price Per FF	
1201	14-17-300-012	5310 W Coldwater Rd	6/22/2020	35,000	WD	35,000	10.000	331	1319			$ 3,500.00	Sale Price Per Acre	$ 105.74	Sale Price Per FF	
1201	14-19-300-024	W Carpenter Rd	10/29/2021	26,100	WD	16,080	1.010	126	350			$ 25,841.58	Sale Price Per Acre	$ 207.14	Sale Price Per FF	
1201	14-20-300-014	5414 W Carpenter Rd	9/30/2020	24,900	WD	29,118	5.270	348	660			$ 4,724.86	Sale Price Per Acre	$ 71.55	Sale Price Per FF	
1202	14-31-100-026	3844 Ann Dr	3/8/2022	30,000	WD	30,000	0.344	100	150			$ 87,209.30	Sale Price Per Acre	$ 300.00	Sale Price Per FF	
1202	14-31-200-029	Wilber Ave	4/30/2019	31,904	WD	42,691	11.341	372	1328			$ 2,813.16	Sale Price Per Acre	$ 85.76	Sale Price Per FF	Multi Parcel Sale
1202	14-31-400-008	Luce Rd	5/14/2021	21,500	WD	37,201	3.541	Irregular				$ 6,071.73	Sale Price Per Acre		Sale Price Per FF	
1203	14-31-300-030	6372 Flushing Rd	3/1/2021	28,000	WD	26,664	2.760	228	528			$ 10,144.93	Sale Price Per Acre	$ 122.81	Sale Price Per FF	
1203	14-31-551-015	River Rd	10/13/2020	23,400	WD	19,200	1.400	100	610			$ 16,714.29	Sale Price Per Acre	$ 234.00	Sale Price Per FF	
1203	14-31-551-017	River Rd	10/13/2020	21,450	WD	18,080	1.260	100	550			$ 17,023.81	Sale Price Per Acre	$ 214.50	Sale Price Per FF	
1211	14-06-400-012	Webster Rd	6/26/2020	38,233	WD	45,000	1.291	225	250	225.00	1.00	$ 29,615.03	Sale Price Per Acre	$ 169.92	Sale Price Per EFF	
1211	14-06-579-023/025	8035 Steven Pkwy	8/14/2020	30,000	WD	26,548	0.622	130	208.52	132.60	1.02	$ 48,231.51	Sale Price Per Acre	$ 226.24	Sale Price Per EFF	
1211	14-18-526-016	Webster Rd	10/22/2021	23,350	WD	20,000	0.459	100	200	89.44	0.89	$ 50,871.46	Sale Price Per Acre	$ 261.06	Sale Price Per EFF	
1212	14-18-551-019	Clovis Ave	4/6/2021	29,000	WD	16,707	1.178	134	383	131.12	0.98	$ 24,618.00	Sale Price Per Acre	$ 221.17	Sale Price Per EFF	
1212	14-18-551-033	W Coldwater Rd	12/26/2019	800	QC	7,567	0.677	77	383	75.35	0.98	$ 1,181.68	Sale Price Per Acre	$ 10.62	Sale Price Per EFF	Non Mkt Sale Non Buidable Lot
1213	14-19-526-006	6055 W Coldwater Rd	10/4/2019	18,459	WD	18,480	1.830	132	604			$ 10,086.89	Sale Price Per Acre	$ 139.84	Sale Price Per FF	
												$ 22,333.98	**Overall Standard Deviation**	**$ 75.84**	**Overall Standard Deviation**	
												$ 18,652.45	**Overall Median Price Per Acre**	**$ 145.15**	**Overall Median Price Per FF**	
												$ 10,086.89	**Overall Mean Price Per Acre**	**$ 157.93**	**Overall Mean Price Per FF**	
													Flushing Schools 4/1/20 to 3/31/22		**Flushing Schools 4/1/20 to 3/31/22**	
1201	14-30-100-016/200-041/100-005/200-031	Kelly Rd	9/20/2021	408,900	WD	497,550	138.560	Irregular				$ 2,951.07	Sale Price Per Acre		Sale Price Per FF	
1201	14-30-300-059	Luce Rd	12/13/2021	155,000	WD	509,360	63.670	Irregular w/lake				$ 2,434.43	Sale Price Per Acre		Sale Price Per FF	
	removed as outliers															
	1210 Like 1211 set at $220.00 Front Foot															
	1214 Like 1203 use overall Acreage Table															
	1215 condo unit is at $30,000 per unit															
	1216 Like 1211 &1212 set at $220.00 Front Foot and used overall Acreage Table															
	1217 Like 1211 &1212 & 1216 set at $220.00 Front Foot and used overall Acreage Table															
	1218 Like 1202 set at $195.00 Front Foot															
	1219 Like 1202 & 1218 set at $195.00 Front Foot															
	1220 Condo unit $16,000 per unit like the 1 Acreage price due to the area															
	1221 Condo site unit $30,000 per unit															
	1222 Like 1211 set at $220.00 Front Foot															

Land Table	Parcel Number	Street Address	Sale Date	Sale Pr	Inst.	Land Value	Net Acres	Front Ft	Depth	EFF	Depth Factor	Sale Price Per Acre	Unit of Comparison	Per EFF / FF	Unit of Comparison	
	Clio School District															
1501	14-04-300-014	N Linden Rd	5/4/2021	26250	WD	24,080	1.800	100	782			$ 14,583.33	Sale Price Per Acre	$ 262.50	Sale Price Per FF	
1501	14-04-300-016	N Linden Rd	5/11/2021	48750	WD	44,440	19.440	394	1324			$ 2,507.72	Sale Price Per Acre	$ 123.73	Sale Price Per FF	
1501	14-08-200-003	N Linden Rd	8/10/2021	14700	WD	18,658	1.070	108	432			$ 13,738.32	Sale Price Per Acre	$ 136.11	Sale Price Per FF	
1501	14-09-100-005	N Linden Rd	1/28/2020	33,900	WD	35,170	10.170	672	659			$ 3,333.33	Sale Price Per Acre	$ 50.45	Sale Price Per FF	
1501	14-05-300-023	7997 Flintlock Rd	9/2/2020	22,750	WD	35,050	10.050	457.5	957			$ 2,263.68	Sale Price Per Acre	$ 49.73	Sale Price Per FF	
	New Acreage Table based on overall values															
												$ 6,296.08	**Standard Deviation**	**$ 86.97**	**Standard Deviation**	
												$ 7,285.28	**Mean Sale Price Per Acre**	**$ 124.50**	**Mean Sale Price Per FF**	
		Acreage Table Used :										**$ 3,333.33**	**Median Sale Price Per Acre**	**$ 123.73**	**Median Sale Price Per FF**	
			1 Acre	14,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000					
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					
1510	14-05-501-006	Hillier Dr	10/14/2019	14,250	WD	19,667	0.594	176	147	103.84	0.59	$ 23,989.90	Sale Price Per Acre	$ 137.23	Sale Price Per FF	
1510	14-05-502-034	Ilene Dr	5/15/2019	25,000	QC	18,433	0.918	100	400	97.00	0.97	$ 27,233.12	Sale Price Per Acre	$ 257.73	Sale Price Per FF	
1515	14-05-552-003	W Mt. Morris Rd	9/2/2020	12,250	WD	19,000	0.459	100	200			$ 26,688.45	Sale Price Per Acre	$ 122.50	Sale Price Per FF	14-05-300-023
1515	14-05-552-003	W Mt. Morris Rd	5/5/2021	4,500	QC	19,000	0.459	100	200			$ 9,803.92	Sale Price Per Acre	$ 45.00	Sale Price Per FF	
	Set at $140.00 per Front Foot															
												$ 8,206.72	**Standard Deviation**	**$ 87.94**	**Standard Deviation**	
												$ 21,928.85	**Mean Sale Price Per Acre**	**$ 140.62**	**Mean Sale Price Per FF**	
												$ 25,339.18	**Median Sale Price Per Acre**	**$ 129.87**	**Median Sale Price Per FF**	
1501	14-04-300-014	N Linden Rd	5/4/2021	26250	WD	24,080	1.800	100	782			$ 14,583.33	Sale Price Per Acre	$ 262.50	Sale Price Per FF	
1501	14-04-300-016	N Linden Rd	5/11/2021	48750	WD	44,440	19.440	394	1324			$ 2,507.72	Sale Price Per Acre	$ 123.73	Sale Price Per FF	
1501	14-08-200-003	N Linden Rd	8/10/2021	14700	WD	18,658	1.070	108	432			$ 13,738.32	Sale Price Per Acre	$ 136.11	Sale Price Per FF	
1501	14-09-100-005	N Linden Rd	1/28/2020	33,900	WD	35,170	10.170	672	659			$ 3,333.33	Sale Price Per Acre	$ 50.45	Sale Price Per FF	
1501	14-05-300-023	7997 Flintlock Rd	9/2/2020	22,750	WD	35,050	10.050	457.5	957			$ 2,263.68	Sale Price Per Acre	$ 49.73	Sale Price Per FF	
1510	14-05-501-006	Hillier Dr	10/14/2019	14,250	WD	19,667	0.594	176	147	103.84	0.59	$ 23,989.90	Sale Price Per Acre	$ 137.23	Sale Price Per FF	
1510	14-05-502-034	Ilene Dr	5/15/2019	25,000	QC	18,433	0.918	100	400	97.00	0.97	$ 27,233.12	Sale Price Per Acre	$ 257.73	Sale Price Per FF	
1515	14-05-552-003	W Mt. Morris Rd	9/2/2020	12,250	WD	19,000	0.459	100	200			$ 26,688.45	Sale Price Per Acre	$ 122.50	Sale Price Per FF	14-05-300-023
1515	14-05-552-003	W Mt. Morris Rd	5/5/2021	4,500	QC	19,000	0.459	100	200			$ 9,803.92	Sale Price Per Acre	$ 45.00	Sale Price Per FF	
												$ 10,229.45	**Overall Standard Deviation**	**$ 82.18**	**Overall Standard Deviation**	
												$ 13,738.32	**Overall Median Price Per Acre**	**$ 123.73**	**Overall Median Price Per FF**	
		Acreage Table Used :										**$ 13,793.53**	**Overall Mean Price Per Acre**	**$ 131.66**	**Overall Mean Price Per FF**	
			1 Acre	14,000		**3 Acre**	28,200	**10 Acre**	35,000	**30 Acre**	50,000					
			1.5 Acre	20,000		**4 Acre**	28,200	**15 Acre**	40,000	**40 Acre**	60,000		**Clio School 4/1/20 to 3/31/22**		**Clio School 4/1/20 to 3/31/22**	
			2 Acre	22,500		**5 Acre**	28,200	**20 Acre**	45,000	**50 Acre**	62,000					
			2.5 Acre	25,000		**7 Acre**	35,000	**25 Acre**	45,000	**100 Acre**	78,000					

Land Table	Parcel Number	Street Address	Sale Date	Sale Pr	Inst.	Land Value	Net Acres	Front Ft	Depth	EFF	Depth Factor	Sale Price Per Acre	Unit of Comparison	Per EFF / FF	Unit of Comparison	
	Westwood Heights															
2101	14-15-300-007	N Jennings Rd	10/22/2020	33,000	WD	43,380	21.76	718	1320			$ 1,516.54	Sale Price Per Acre	$ 45.96	Sale Price Per FF	
2101	14-20-400-027	N Linden Rd	2/3/2020	8,500	MLC	8,500	1.500	198	330			$ 5,666.67	Sale Price Per Acre	$ 42.93	Sale Price Per FF	
2101	14-21-300-002	5244 N Linden Rd	4/12/2021	6,000	QC	25,000	5.000	165	1320			$ 1,200.00	Sale Price Per Acre	$ 36.36	Sale Price Per FF	LBA
2101	14-22-400-015	Clio Rd	10/5/2021	30,000	WD	30,150	10.15	Irregular				$ 2,955.67	Sale Price Per Acre		Sale Price Per FF	
2101	14-22-400-015	Clio Rd	4/28/2021	18,900	WD	30,150	10.150	Irregular				$ 1,862.07	Sale Price Per Acre		Sale Price Per FF	
2101	14-27-100-030	4308 N Jennings Rd	11/20/2020	12,000	MLC	8,323	1.205	150	350			$ 9,958.51	Sale Price Per Acre	$ 80.00	Sale Price Per FF	
2101	14-27-100-033	4378 N Jennings Rd	10/5/2020	10,000	WD	30,180	10.180	Irregular				$ 982.32	Sale Price Per Acre		Sale Price Per FF	
2101	14-29-200-002	5206 Kelly Rd	6/30/2020	23,000	WD	28,233	8.94	295	1320			$ 2,572.71	Sale Price Per Acre	$ 77.97	Sale Price Per FF	
2101	14-33-300-006	3186 N Linden Rd	3/22/2022	2,000	QC	4,559	0.556	42	577			$ 3,597.12	Sale Price Per Acre	$ 47.62	Sale Price Per FF	LBA
2101	14-33-300-022	Pasadena Ave	3/19/2021	90,000	WD	20,250	4.050	267	660			$ 22,222.22	Sale Price Per Acre	$ 337.08	Sale Price Per FF	
2101	14-33-577-010	3133 N Jennings Rd	6/10/2021	1,000	QC	3,575	0.436	73	260			$ 2,293.58	Sale Price Per Acre	$ 13.70	Sale Price Per FF	
												$ 6,273.44	**Standard Deviation**	**$ 104.03**	**Standard Deviation**	
												$ 4,984.31	**Mean Sale Price Per Acre**	**$ 85.20**	**Mean Sale Price Per FF**	
		Acreage Table Used :										**$ 2,572.71**	**Median Sale Price Per Acre**	**$ 46.79**	**Median Sale Price Per FF**	
			1 Acre	8,200		**3 Acre**	20,000	**10 Acre**	30,000	**30 Acre**	47,500					
			1.5 Acre	8,500		**4 Acre**	20,000	**15 Acre**	35,000	**40 Acre**	50,000					
			2 Acre	15,000		**5 Acre**	25,000	**20 Acre**	37,000	**50 Acre**	60,000					
			2.5 Acre	15,000		**7 Acre**	25,000	**25 Acre**	45,000	**100 Acre**	70,000					
2111	**Like 2112 set at $110.00 a Front Foot**															
2112	14-21-578-004	N Jennings Rd	5/19/2020	11000	WD	11000	0.459	100	200	100.00	1.00	$ 23,965.14	Sale Price Per Acre	$ 110.00	Sale Price Per EFF	
	Set at $110.00 a Front Foot															
2115	14-27-551-141	W Mott Ave	7/14/2021	100	QC	450	0.203	75	118	75.00	1.00	$ 492.61	Sale Price Per Acre	$ 1.33	Sale Price Per EFF	
2115	14-27-551-183	3371 Gracelawn Ave	10/20/2020	2,000	QC	200	0.135	50	118	50.00	1.00	$ 14,814.81	Sale Price Per Acre	$ 40.00	Sale Price Per EFF	
2115	14-27-551-252	Hunter Rd	3/25/2020	250	WD	200	0.135	50	118	50.00	1.00	$ 1,851.85	Sale Price Per Acre	$ 5.00	Sale Price Per EFF	
2115	14-27-551-254	Hunter Rd	3/25/2020	250	WD	186	0.127	46	120	46.46	1.01	$ 1,968.50	Sale Price Per Acre	$ 5.38	Sale Price Per EFF	
2115	14-27-552-070	4176 N Jennings Rd	7/29/2021	600	QC	552	0.239	96	118	96.00	1.00	$ 2,510.46	Sale Price Per Acre	$ 6.25	Sale Price Per EFF	LBA
2115	14-27-553-073	Sherman Ave	7/14/2021	175	QC	300	0.135	50	118	50.00	1.00	$ 1,296.30	Sale Price Per Acre	$ 3.50	Sale Price Per EFF	
2115	14-27-553-097	W Lyndon Ave	3/23/2022	125	QC	300	0.135	50	118	50.00	1.00	$ 925.93	Sale Price Per Acre	$ 2.50	Sale Price Per EFF	
2115	14-27-553-098	3423 W Lyndon Ave	3/23/2022	125	QC	300	0.135	50	118	50.00	1.00	$ 925.93	Sale Price Per Acre	$ 2.50	Sale Price Per EFF	
2115	14-27-576-150	4037 Orgould St	4/16/2021	900	QC	853	0.388	141	120	142.19	1.01	$ 2,319.59	Sale Price Per Acre	$ 6.33	Sale Price Per EFF	LBA
2115	14-27-576-262	Doran St	2/26/2021	150	WD	182	0.124	45	120	45.38	1.01	$ 1,209.68	Sale Price Per Acre	$ 3.31	Sale Price Per EFF	
2115	14-27-577-043	Gracelawn Ave	1/14/2022	400	WD	300	0.135	50	118	50.00	1.00	$ 2,962.96	Sale Price Per Acre	$ 8.00	Sale Price Per EFF	
	Set at $8.00 a Front Foot															
												$ 4,042.34	**Standard Deviation**	**$ 10.92**	**Standard Deviation**	
												$ 2,843.51	**Mean Sale Price Per Acre**	**$ 7.65**	**Mean Sale Price Per FF**	
												$ 1,851.85	**Median Sale Price Per Acre**	**$ 5.00**	**Median Sale Price Per FF**	
2120	14-34-502-004	3375 Pierson Rd	9/10/2019	625	QC	1993	0.23	66	152	66.44	1.01	$ 2,717.39	Sale Price Per Acre	$ 9.41	Sale Price Per EFF	
	Set at $10.00 a Front Foot also like 2115															
2121	14-34-577-084	3135 Myrtle Ave	2/25/2019	350	QC	380	0.284	130	95	147.82	1.14	$ 1,232.39	Sale Price Per Acre	$ 2.37	Sale Price Per EFF	
2121	14-34-577-115	Roanoke St	6/23/2021	276	WD	239	0.364	160	99	159.20	0.99	$ 758.24	Sale Price Per Acre	$ 1.73	Sale Price Per EFF	
2121	14-34-577-149	3037 Bertha Ave	4/8/2019	200	QC	292	0.218	100	95	97.47	0.97	$ 917.43	Sale Price Per Acre	$ 2.05	Sale Price Per EFF	LBA
2121	14-34-577-140	3040 Roanoke St	3/8/2022	250	QC	119	0.091	40	99	39.80	0.99	$ 2,747.25	Sale Price Per Acre	$ 6.28	Sale Price Per EFF	LBA
2121	14-34-577-142	3032 Roanoke St	3/8/2022	250	QC	119	0.091	40	99	39.80	0.99	$ 2,747.25	Sale Price Per Acre	$ 6.28	Sale Price Per EFF	LBA
	Set at $4.00 a Front Foot															
												$ 988.63	**Standard Deviation**	**$ 2.33**	**Standard Deviation**	
												$ 1,680.51	**Mean Sale Price Per Acre**	**$ 3.74**	**Mean Sale Price Per FF**	
												$ 1,232.39	**Median Sale Price Per Acre**	**$ 2.37**	**Median Sale Price Per FF**	

2101	14-15-300-007	N Jennings Rd	10/22/2020	33,000	WD	43,380	21.76	718	1320			$ 1,516.54	Sale Price Per Acre	$ 45.96	Sale Price Per FF	
2101	14-20-400-027	N Linden Rd	2/3/2020	8,500	MLC	8,500	1.500	198	330			$ 5,666.67	Sale Price Per Acre	$ 42.93	Sale Price Per FF	
2101	14-21-300-002	5244 N Linden Rd	4/12/2021	6,000	QC	25,000	5.000	165	1320			$ 1,200.00	Sale Price Per Acre	$ 36.36	Sale Price Per FF	LBA
2101	14-22-400-015	Clio Rd	10/5/2021	30,000	WD	30,150	10.15	Irregular				$ 2,955.67	Sale Price Per Acre		Sale Price Per FF	
2101	14-22-400-015	Clio Rd	4/28/2021	18,900	WD	30,150	10.150	Irregular				$ 1,862.07	Sale Price Per Acre		Sale Price Per FF	
2101	14-27-100-030	4308 N Jennings Rd	11/20/2020	12,000	MLC	8,323	1.205	150	350			$ 9,958.51	Sale Price Per Acre	$ 80.00	Sale Price Per FF	
2101	14-27-100-033	4378 N Jennings Rd	10/5/2020	10,000	WD	30,180	10.180	Irregular				$ 982.32	Sale Price Per Acre		Sale Price Per FF	
2101	14-29-200-002	5206 Kelly Rd	6/30/2020	23,000	WD	28,233	8.94	295	1320			$ 2,572.71	Sale Price Per Acre	$ 77.97	Sale Price Per FF	
2101	14-33-300-006	3186 N Linden Rd	3/22/2022	2,000	QC	4,559	0.556	42	577			$ 3,597.12	Sale Price Per Acre	$ 47.62	Sale Price Per FF	LBA
2101	14-33-300-022	Pasadena Ave	3/19/2021	90,000	WD	20,250	4.050	267	660			$ 22,222.22	Sale Price Per Acre	$ 337.08	Sale Price Per FF	
2101	14-33-577-010	3133 N Jennings Rd	6/10/2021	1,000	QC	3,575	0.436	73	260			$ 2,293.58	Sale Price Per Acre	$ 13.70	Sale Price Per FF	
2112	14-21-578-004	N Jennings Rd	5/19/2020	11000	WD	11000	0.459	100	200	100.00	1.00	$ 23,965.14	Sale Price Per Acre	$ 110.00	Sale Price Per EFF	
2115	14-27-551-141	W Mott Ave	7/14/2021	100	QC	450	0.203	75	118	75.00	1.00	$ 492.61	Sale Price Per Acre	$ 1.33	Sale Price Per EFF	
2115	14-27-551-183	3371 Gracelawn Ave	10/20/2020	2,000	QC	200	0.135	50	118	50.00	1.00	$ 14,814.81	Sale Price Per Acre	$ 40.00	Sale Price Per EFF	
2115	14-27-551-252	Hunter Rd	3/25/2020	250	WD	200	0.135	50	118	50.00	1.00	$ 1,851.85	Sale Price Per Acre	$ 5.00	Sale Price Per EFF	
2115	14-27-551-254	Hunter Rd	3/25/2020	250	WD	186	0.127	46	120	46.46	1.01	$ 1,968.50	Sale Price Per Acre	$ 5.38	Sale Price Per EFF	
2115	14-27-552-070	4176 N Jennings Rd	7/29/2021	600	QC	552	0.239	96	118	96.00	1.00	$ 2,510.46	Sale Price Per Acre	$ 6.25	Sale Price Per EFF	LBA
2115	14-27-553-073	Sherman Ave	7/14/2021	175	QC	300	0.135	50	118	50.00	1.00	$ 1,296.30	Sale Price Per Acre	$ 3.50	Sale Price Per EFF	
2115	14-27-553-097	W Lyndon Ave	3/23/2022	125	QC	300	0.135	50	118	50.00	1.00	$ 925.93	Sale Price Per Acre	$ 2.50	Sale Price Per EFF	
2115	14-27-553-098	3423 W Lyndon Ave	3/23/2022	125	QC	300	0.135	50	118	50.00	1.00	$ 925.93	Sale Price Per Acre	$ 2.50	Sale Price Per EFF	
2115	14-27-576-150	4037 Orgould St	4/16/2021	900	QC	853	0.388	141	120	142.19	1.01	$ 2,319.59	Sale Price Per Acre	$ 6.33	Sale Price Per EFF	LBA
2115	14-27-576-262	Doran St	2/26/2021	150	WD	182	0.124	45	120	45.38	1.01	$ 1,209.68	Sale Price Per Acre	$ 3.31	Sale Price Per EFF	
2115	14-27-577-043	Gracelawn Ave	1/14/2022	400	WD	300	0.135	50	118	50.00	1.00	$ 2,962.96	Sale Price Per Acre	$ 8.00	Sale Price Per EFF	
2120	14-34-502-004	3375 Pierson Rd	9/10/2019	625	QC	1993	0.23	66	152	66.44	1.01	$ 2,717.39	Sale Price Per Acre	$ 9.41	Sale Price Per EFF	
2121	14-34-577-084	3135 Myrtle Ave	2/25/2019	350	QC	380	0.284	130	95	147.82	1.14	$ 1,232.39	Sale Price Per Acre	$ 2.37	Sale Price Per EFF	
2121	14-34-577-115	Roanoke St	6/23/2021	276	WD	239	0.364	160	99	159.20	0.99	$ 758.24	Sale Price Per Acre	$ 1.73	Sale Price Per EFF	
2121	14-34-577-149	3037 Bertha Ave	4/8/2019	200	QC	292	0.218	100	95	97.47	0.97	$ 917.43	Sale Price Per Acre	$ 2.05	Sale Price Per EFF	LBA
2121	14-34-577-140	3040 Roanoke St	3/8/2022	250	QC	119	0.091	40	99	39.80	0.99	$ 2,747.25	Sale Price Per Acre	$ 6.28	Sale Price Per EFF	LBA
2121	14-34-577-142	3032 Roanoke St	3/8/2022	250	QC	119	0.091	40	99	39.80	0.99	$ 2,747.25	Sale Price Per Acre	$ 6.28	Sale Price Per EFF	LBA
												$ 6,013.28	**Overall Standard Deviation**	**$ 68.27**	**Overall Standard Deviation**	
												$ 2,293.58	**Overall Median Price Per Acre**	**$ 6.31**	**Overall Median Price Per FF**	
												$ 4,179.00	**Overall Mean Price Per Acre**	**$ 34.76**	**Overall Mean Price Per FF**	
2113	**is like 2111 & 2112 set at $110.00 a Front Foot**															
2114	**is like 2111 & 2112 set at $110.00 a Front Foot**															
2116	**Like 2111 & 2112, 2113 & 2114 set at $110.00 a Front Foot**															
2117	**More Like 1201 Neighborhood in Flushing Schools set at $180.00 a Front Foot**															
2118	**More Like 1201 Neighborhood in Flushing Schools set at $180.00 a Front Foot**															
2119	**More Like 2111 & 2112 Neighborhood set at $110.00 a Front Foot**															
2122	**Like 2120 set at $10.00 a Front Foot**															
2123	**More Like 1201 in Flushing Schools leaving @ $110.00 a Front Foot**												**Westwood Schools 4/1/20 to 3/31/22**		**Westwood Schools 4/1/20 to 3/31/22**	

Land Table	Parcel Number	Street Address	Sale Date	Sale Pr	Inst.	Land Value	Net Acres	Front Ft	Depth	EFF	Depth Factor	Sale Price Per EFF / FF	Unit of Comparison			
	Beecher School District															
2411	14-13-506-024	McAlpine Dr	5/18/2021	5,200	WD	7,080	0.850	94	394	118.01	1.26	$ 44.07	Sale Price Per EFF	$ 6,117.65	Sale Price Per Acre	
	Set at $45.00 a Front Foot															
2412	14-13-528-026	Summit St	7/17/2021	1,975	QC	6,194	0.612	120	222	103.23	0.86	$ 19.13	Sale Price Per EFF	$ 3,227.12	Sale Price Per Acre	
2412	14-13-526-029	Harvard St	9/2/2021	14,300	WD	6,129	0.719	100	313	102.14	1.02	$ 140.00	Sale Price Per EFF	$ 19,888.73	Sale Price Per Acre	
	Set at $80.00 a Front Foot															
												$ 85.47	**Standard Deviation**	**$ 11,781.54**	**Standard Deviation**	
												$ 79.57	**Mean Sale Price Per EFF**	**$ 11,557.93**	**Mean Sale Price Per Acre**	
												$ 79.57	**Median Sale Price Per EFF**	**$ 11,557.93**	**Median Sale Price Per Acre**	
2413	14-13-551-078	6160 Lebeau St	5/27/2021	100	QC	343	0.138	60	100	57.21	0.95	$ 1.75	Sale Price Per EFF	$ 724.64	Sale Price Per Acre	LBA
2413	14-13-554-005	1438 W Coldwater Rd	1/19/2021	300	QC	552	0.252	85	129	92.05	1.08	$ 3.26	Sale Price Per EFF	$ 1,190.48	Sale Price Per Acre	LBA
2413	14-13-555-030	6129 Harwood Rd	10/7/2021	425	QC	425	0.158	60	115	61.35	1.02	$ 6.93	Sale Price Per EFF	$ 2,689.87	Sale Price Per Acre	LBA
2413	14-13-576-002	1156 W Coldwater Rd	10/28/2021	100	QC	586	0.241	100	105	97.70	0.98	$ 1.02	Sale Price Per EFF	$ 414.94	Sale Price Per Acre	LBA
2413	14-13-577-004	1291 Peachtree Dr	3/5/2021	2,500	WD	232	0.142	60	103	58.06	0.97	$ 43.06	Sale Price Per EFF	$ 17,605.63	Sale Price Per Acre	
	Set at $10.00 a Front Foot															
												$ 17.95	**Standard Deviation**	**$ 7,364.19**	**Standard Deviation**	
												$ 11.20	**Mean Sale Price Per FF**	**$ 4,525.11**	**Mean Sale Price Per Acre**	
												$ 3.26	**Median Sale Price Per FF**	**$ 1,190.48**	**Median Sale Price Per Acre**	
2414	14-14-577-005	2175 Armstrong Rd	12/15/2021	350	QC	235	0.150	60	110	60.00	1.00	$ 5.83	Sale Price Per EFF	$ 2,333.33	Sale Price Per Acre	LBA
	Set at $6.00 a Front Foot															
2415	14-23-503-059	5421 Clubok Dr	10/14/2019	1,500	QC	1,467	0.152	60	110	60.00	1.00	$ 25.00	Sale Price Per EFF	$ 9,868.42	Sale Price Per Acre	
	Set at $25.00 a Front Foot															
2416	14-23-526-013	5448 Bermuda Ln	10/19/2021	375	QC	1,500	0.149	60	108	59.45	0.99	$ 6.31	Sale Price Per EFF	$ 2,516.78	Sale Price Per Acre	LBA
	More like 2415 set at $25.00 a Front Foot															
2417	**Like 2415,2416 & 2418 set at $25.00 a Front Foot**															
2418	14-24-504-027	1491 Humphrey Ave	8/20/2020	100	QC	2,280	0.478	80	260	91.21	1.14	$ 1.10	Sale Price Per EFF	$ 209.21	Sale Price Per Acre	LBA
	More like 2415 set at $25.00 a Front Foot															
2419	14-24-530-039	Kurtz Ave	1/27/2020	250	QC	225	0.103	45	100	45.00	1.00	$ 5.56	Sale Price Per EFF	$ 2,427.18	Sale Price Per Acre	LBA
2419	14-24-529-038	1296 Kurtz Ave	8/19/2021	350	QC	360	0.138	60	100	60.00	1.00	$ 5.83	Sale Price Per EFF	$ 2,536.23	Sale Price Per Acre	LBA
	Set at $6.00 a Front Foot															
												$ 0.14	**Standard Deviation**	**$ 77.11**	**Standard Deviation**	
												$ 5.69	**Mean Sale Price Per FF**	**$ 2,481.71**	**Mean Sale Price Per Acre**	
												$ 5.69	**Median Sale Price Per FF**	**$ 2,481.71**	**Median Sale Price Per Acre**	
2420	14-24-400-004	Detroit St	6/19/2020	14,500	WD	9,263	14.265	662.8	937.5	1852.58	2.80	$ 13.98	Sale Price Per EFF	$ 1,016.47	Sale Price Per Acre	
2420	14-24-526-019	1087 Harvard Ave	4/14/2020	250	QC	354	0.203	68	130	70.78	1.04	$ 3.53	Sale Price Per EFF	$ 1,231.53	Sale Price Per Acre	
2420	14-24-526-019	1087 Harvard Ave	4/14/2020	206	QC	354	0.203	68	130	70.78	1.04	$ 2.91	Sale Price Per EFF	$ 1,014.78	Sale Price Per Acre	
2420	14-24-551-030	1281 W Cass Ave	12/23/2021	210	WD	281	0.145	60	105	56.12	0.94	$ 3.74	Sale Price Per EFF	$ 1,448.28	Sale Price Per Acre	
2420	14-24-551-030	1281 W Cass Ave	10/27/2020	510	WD	281	0.145	60	105	56.12	0.94	$ 9.09	Sale Price Per EFF	$ 3,517.24	Sale Price Per Acre	
2420	14-24-551-038	1219 W Cass Ave	4/14/2020	213	QC	561	0.289	120	105	112.25	0.94	$ 1.90	Sale Price Per EFF	$ 737.02	Sale Price Per Acre	
2420	14-24-551-105	1288 W Cass Ave	9/16/2020	425	QC	300	0.165	60	120	60.00	1.00	$ 7.08	Sale Price Per EFF	$ 2,575.76	Sale Price Per Acre	LBA
2420	14-24-551-133	1473 W Genesee Ave	6/10/2021	550	QC	337	0.208	60	151	67.31	1.12	$ 8.17	Sale Price Per EFF	$ 2,644.23	Sale Price Per Acre	LBA
2420	14-24-551-238	1408 W Genesee Ave	2/28/2022	100	QC	302	0.168	60	122	60.50	1.01	$ 1.65	Sale Price Per EFF	$ 595.24	Sale Price Per Acre	LBA
2420	14-24-551-297	1151 S Cornell Ave	12/11/2020	425	QC	300	0.165	60	120	60.00	1.00	$ 7.08	Sale Price Per EFF	$ 2,575.76	Sale Price Per Acre	LBA
2420	14-24-552-124	1188 N Cornell Ave	12/3/2020	100	WD	295	0.160	60	116	58.99	0.98	$ 1.70	Sale Price Per EFF	$ 625.00	Sale Price Per Acre	
2420	14-24-552-207	1087 W Yale Ave	1/25/2022	700	WD	304	0.169	60	123	60.75	1.01	$ 11.52	Sale Price Per EFF	$ 4,142.01	Sale Price Per Acre	
2420	14-24-552-211	1057 W Yale Ave	11/18/2021	200	LC	360	0.204	70	127	72.01	1.03	$ 2.78	Sale Price Per EFF	$ 980.39	Sale Price Per Acre	LBA
2420	14-24-552-266	1362 W Yale Ave	11/12/2020	400	QC	304	0.169	60	123	60.75	1.01	$ 6.58	Sale Price Per EFF	$ 2,366.86	Sale Price Per Acre	LBA
2420	14-24-553-034	1159 W Princeton Ave	9/7/2021	500	QC	300	0.165	60	120	60.00	1.00	$ 8.33	Sale Price Per EFF	$ 3,030.30	Sale Price Per Acre	LBA
2420	14-24-576-147	1135 W Tremont Ave	9/9/2021	100	QC	392	0.211	80	115	78.32	0.98	$ 1.28	Sale Price Per EFF	$ 473.93	Sale Price Per Acre	LBA
2420	14-24-576-198	1170 W Tremont Ave	12/16/2020	525	QC	392	0.211	80	115	78.32	0.98	$ 6.70	Sale Price Per EFF	$ 2,488.15	Sale Price Per Acre	LBA
2420	14-24-576-264	W Knickerbocker Ave	6/8/2020	105	QC	196	0.106	40	115	39.16	0.98	$ 2.68	Sale Price Per EFF	$ 990.57	Sale Price Per Acre	
2420	14-24-576-151	1111 W Tremont Ave	3/28/2022	275	QC	196	0.106	40	115	39.16	0.98	$ 7.02	Sale Price Per EFF	$ 2,594.34	Sale Price Per Acre	LBA
2420	14-24-577-018	1111 W Knickerbocker Ave	6/11/2020	275	QC	196	0.106	40	115	39.16	0.98	$ 7.02	Sale Price Per EFF	$ 2,594.34	Sale Price Per Acre	LBA
2420	14-24-577-069	1220 W Knickerbocker Ave	6/3/2021	233	QC	392	0.211	80	115	78.32	0.98	$ 2.98	Sale Price Per EFF	$ 1,104.27	Sale Price Per Acre	
2420	14-24-577-101	1438 W Knickerbocker Ave	3/2/2021	250	WD	196	0.106	40	115	39.16	0.98	$ 6.38	Sale Price Per EFF	$ 2,358.49	Sale Price Per Acre	
2420	14-24-577-287	W Downey Ave	5/27/2021	600	QC	441	0.238	90	115	88.11	0.98	$ 6.81	Sale Price Per EFF	$ 2,521.01	Sale Price Per Acre	LBA
2420	14-24-577-289	1435 W Downey Ave	5/4/2021	300	QC	196	0.106	40	115	39.16	0.98	$ 7.66	Sale Price Per EFF	$ 2,830.19	Sale Price Per Acre	LBA
2420	14-24-577-318	W Juliah Ave	6/8/2020	245	QC	196	0.106	40	115	39.16	0.98	$ 6.26	Sale Price Per EFF	$ 2,311.32	Sale Price Per Acre	LBA
2420	14-24-578-110	1336 W Downey Ave	4/1/2021	325	QC	222	0.136	40	148	44.42	1.11	$ 7.32	Sale Price Per EFF	$ 2,389.71	Sale Price Per Acre	LBA
2420	14-24-578-111	1340 W Downey Ave	1/31/2020	350	QC	221	0.135	40	147	44.27	1.11	$ 7.91	Sale Price Per EFF	$ 2,592.59	Sale Price Per Acre	LBA
	Set at $7.00 a Front Foot															
												$ 3.14	**Standard Deviation**	**$ 986.01**	**Standard Deviation**	
												$ 5.93	**Mean Sale Price Per EFF**	**$ 1,990.73**	**Mean Sale Price Per Acre**	
												$ 6.70	**Median Sale Price Per EFF**	**$ 2,366.86**	**Median Sale Price Per Acre**	

2411	14-13-506-024	McAlpine Dr	5/18/2021	5,200	WD	7,080	0.850	94	394	118.01	1.26	$ 44.07	Sale Price Per EFF	$ 6,117.65	Sale Price Per Acre	
2412	14-13-528-026	Summit St	7/17/2021	1,975	QC	6,194	0.612	120	222	103.23	0.86	$ 19.13	Sale Price Per EFF	$ 3,227.12	Sale Price Per Acre	
2412	14-13-526-029	Harvard St	9/2/2021	14,300	WD	6,129	0.719	100	313	102.14	1.02	$ 140.00	Sale Price Per EFF	$ 19,888.73	Sale Price Per Acre	
2413	14-13-551-078	6160 Lebeau St	5/27/2021	100	QC	343	0.138	60	100	57.21	0.95	$ 1.75	Sale Price Per EFF	$ 724.64	Sale Price Per Acre	LBA
2413	14-13-554-005	1438 W Coldwater Rd	1/19/2021	300	QC	552	0.252	85	129	92.05	1.08	$ 3.26	Sale Price Per EFF	$ 1,190.48	Sale Price Per Acre	LBA
2413	14-13-555-030	6129 Harwood Rd	10/7/2021	425	QC	425	0.158	60	115	61.35	1.02	$ 6.93	Sale Price Per EFF	$ 2,689.87	Sale Price Per Acre	LBA
2413	14-13-576-002	1156 W Coldwater Rd	10/28/2021	100	QC	586	0.241	100	105	97.70	0.98	$ 1.02	Sale Price Per EFF	$ 414.94	Sale Price Per Acre	LBA
2413	14-13-577-004	1291 Peachtree Dr	3/5/2021	2,500	WD	232	0.142	60	103	58.06	0.97	$ 43.06	Sale Price Per EFF	$ 17,605.63	Sale Price Per Acre	
2414	14-14-577-005	2175 Armstrong Rd	12/15/2021	350	QC	235	0.150	60	110	60.00	1.00	$ 5.83	Sale Price Per EFF	$ 2,333.33	Sale Price Per Acre	LBA
2415	14-23-503-059	5421 Clubok Dr	10/14/2019	1,500	QC	1,467	0.152	60	110	60.00	1.00	$ 25.00	Sale Price Per EFF	$ 9,868.42	Sale Price Per Acre	
2416	14-23-526-013	5448 Bermuda Ln	10/19/2021	375	QC	1,500	0.149	60	108	59.45	0.99	$ 6.31	Sale Price Per EFF	$ 2,516.78	Sale Price Per Acre	LBA
2418	14-24-504-027	1491 Humphrey Ave	8/20/2020	100	QC	2,280	0.478	80	260	91.21	1.14	$ 1.10	Sale Price Per EFF	$ 209.21	Sale Price Per Acre	LBA
2419	14-24-530-039	Kurtz Ave	1/27/2020	250	QC	225	0.103	45	100	45.00	1.00	$ 5.56	Sale Price Per EFF	$ 2,427.18	Sale Price Per Acre	LBA
2419	14-24-529-038	1296 Kurtz Ave	8/19/2021	350	QC	360	0.138	60	100	60.00	1.00	$ 5.83	Sale Price Per EFF	$ 2,536.23	Sale Price Per Acre	LBA
2420	14-24-400-004	Detroit St	6/19/2020	14,500	WD	9,263	14.265	662.8	937.5	1852.58	2.80	$ 13.98	Sale Price Per EFF	$ 1,016.47	Sale Price Per Acre	
2420	14-24-526-019	1087 Harvard Ave	4/14/2020	250	QC	354	0.203	68	130	70.78	1.04	$ 3.53	Sale Price Per EFF	$ 1,231.53	Sale Price Per Acre	
2420	14-24-526-019	1087 Harvard Ave	4/14/2020	206	QC	354	0.203	68	130	70.78	1.04	$ 2.91	Sale Price Per EFF	$ 1,014.78	Sale Price Per Acre	
2420	14-24-551-030	1281 W Cass Ave	12/23/2021	210	WD	281	0.145	60	105	56.12	0.94	$ 3.74	Sale Price Per EFF	$ 1,448.28	Sale Price Per Acre	
2420	14-24-551-030	1281 W Cass Ave	10/27/2020	510	WD	281	0.145	60	105	56.12	0.94	$ 9.09	Sale Price Per EFF	$ 3,517.24	Sale Price Per Acre	
2420	14-24-551-038	1219 W Cass Ave	4/14/2020	213	QC	561	0.289	120	105	112.25	0.94	$ 1.90	Sale Price Per EFF	$ 737.02	Sale Price Per Acre	
2420	14-24-551-105	1288 W Cass Ave	9/16/2020	425	QC	300	0.165	60	120	60.00	1.00	$ 7.08	Sale Price Per EFF	$ 2,575.76	Sale Price Per Acre	LBA
2420	14-24-551-133	1473 W Genesee Ave	6/10/2021	550	QC	337	0.208	60	151	67.31	1.12	$ 8.17	Sale Price Per EFF	$ 2,644.23	Sale Price Per Acre	LBA
2420	14-24-551-238	1408 W Genesee Ave	2/28/2022	100	QC	302	0.168	60	122	60.50	1.01	$ 1.65	Sale Price Per EFF	$ 595.24	Sale Price Per Acre	LBA
2420	14-24-551-297	1151 S Cornell Ave	12/11/2020	425	QC	300	0.165	60	120	60.00	1.00	$ 7.08	Sale Price Per EFF	$ 2,575.76	Sale Price Per Acre	LBA
2420	14-24-552-124	1188 N Cornell Ave	12/3/2020	100	WD	295	0.160	60	116	58.99	0.98	$ 1.70	Sale Price Per EFF	$ 625.00	Sale Price Per Acre	
2420	14-24-552-207	1087 W Yale Ave	1/25/2022	700	WD	304	0.169	60	123	60.75	1.01	$ 11.52	Sale Price Per EFF	$ 4,142.01	Sale Price Per Acre	
2420	14-24-552-211	1057 W Yale Ave	11/18/2021	200	LC	360	0.204	70	127	72.01	1.03	$ 2.78	Sale Price Per EFF	$ 980.39	Sale Price Per Acre	LBA
2420	14-24-552-266	1362 W Yale Ave	11/12/2020	400	QC	304	0.169	60	123	60.75	1.01	$ 6.58	Sale Price Per EFF	$ 2,366.86	Sale Price Per Acre	LBA
2420	14-24-553-034	1159 W Princeton Ave	9/7/2021	500	QC	300	0.165	60	120	60.00	1.00	$ 8.33	Sale Price Per EFF	$ 3,030.30	Sale Price Per Acre	LBA
2420	14-24-576-147	1135 W Tremont Ave	9/9/2021	100	QC	392	0.211	80	115	78.32	0.98	$ 1.28	Sale Price Per EFF	$ 473.93	Sale Price Per Acre	LBA
2420	14-24-576-198	1170 W Tremont Ave	12/16/2020	525	QC	392	0.211	80	115	78.32	0.98	$ 6.70	Sale Price Per EFF	$ 2,488.15	Sale Price Per Acre	LBA
2420	14-24-576-264	W Knickerbocker Ave	6/8/2020	105	QC	196	0.106	40	115	39.16	0.98	$ 2.68	Sale Price Per EFF	$ 990.57	Sale Price Per Acre	
2420	14-24-576-151	1111 W Tremont Ave	3/28/2022	275	QC	196	0.106	40	115	39.16	0.98	$ 7.02	Sale Price Per EFF	$ 2,594.34	Sale Price Per Acre	LBA
2420	14-24-577-018	1111 W Knickerbocker Ave	6/11/2020	275	QC	196	0.106	40	115	39.16	0.98	$ 7.02	Sale Price Per EFF	$ 2,594.34	Sale Price Per Acre	LBA
2420	14-24-577-069	1220 W Knickerbocker Ave	6/3/2021	233	QC	392	0.211	80	115	78.32	0.98	$ 2.98	Sale Price Per EFF	$ 1,104.27	Sale Price Per Acre	
2420	14-24-577-101	1438 W Knickerbocker Ave	3/2/2021	250	WD	196	0.106	40	115	39.16	0.98	$ 6.38	Sale Price Per EFF	$ 2,358.49	Sale Price Per Acre	
2420	14-24-577-287	W Downey Ave	5/27/2021	600	QC	441	0.238	90	115	88.11	0.98	$ 6.81	Sale Price Per EFF	$ 2,521.01	Sale Price Per Acre	LBA
2420	14-24-577-289	1435 W Downey Ave	5/4/2021	300	QC	196	0.106	40	115	39.16	0.98	$ 7.66	Sale Price Per EFF	$ 2,830.19	Sale Price Per Acre	LBA
2420	14-24-577-318	W Juliah Ave	6/8/2020	245	QC	196	0.106	40	115	39.16	0.98	$ 6.26	Sale Price Per EFF	$ 2,311.32	Sale Price Per Acre	LBA
2420	14-24-578-110	1336 W Downey Ave	4/1/2021	325	QC	222	0.136	40	148	44.42	1.11	$ 7.32	Sale Price Per EFF	$ 2,389.71	Sale Price Per Acre	LBA
2420	14-24-578-111	1340 W Downey Ave	1/31/2020	350	QC	221	0.135	40	147	44.27	1.11	$ 7.91	Sale Price Per EFF	$ 2,592.59	Sale Price Per Acre	LBA
												$ 22.60	**Overall Standard Deviation**	**$ 3,976.08**	**Overall Standard Deviation**	
												$ 6.58	**Overall Median Price EFF**	**$ 2,427.18**	**Overall Median Price Per Acre**	
2401 Acreage Table based on overall values		**Acreage Table Used :**										**$ 11.44**	**Overall Mean Price EFF**	**$ 3,060.98**	**Overall Mean Price Per Acre**	
			1 Acre	4,000		**3 Acre**	10,000	**10 Acre**	20,000	**30 Acre**	37,500		**Beecher Schools 4/1/20 to 3/31/22**		**Beecher Schools 4/1/20 to 3/31/22**	
			1.5 Acre	4,500		**4 Acre**	10,000	**15 Acre**	25,000	**40 Acre**	40,000					
			2 Acre	6,000		**5 Acre**	15,000	**20 Acre**	32,500	**50 Acre**	50,000			**$ 4,680.83**	**Overall Mean Price of non LBA properties**	
			2.5 Acre	6,500		**7 Acre**	15,000	**25 Acre**	35,000	**100 Acre**	60,000			**$ 1,903.38**	**Overall Median Price of non LBA**	
														$ 6,022.65	**Overall Standard Deviation of non LBA Properties**	
															Beecher Schools 4/1/20 to 3/31/22	