LAKE MI FRONTAGE ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale $	Cur. Asmnt	Asd/Adj. S	Cur. Appra	Land Resid	Est. Land V	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Ac	Dollars/Sq	Actual Fro	ECF	Area	Liber/Page	Other Parc	Land Table	Gravel	Paved	Inspected I	Use Code	Class	Rate Grou	Rate Grou	Rate Group 3
07-018-007-00	1910 LAKESHORE DR	12/1/2021	1925000	WD	03-ARM'S l	1925000	1111500	57.74026	2222913	1287087	1585000	400	360	3.306	3.306	3217.718	389318.5	8.937523	400	LMF		4705/531		LAKE MICH FRONTAGE	0	0	########	401	MEDIUM B	HIGH BANI	BACK LOT
07-030-012-10	1540 71ST ST	4/30/2021	870000	WD	03-ARM'S l	870000	391200	44.96552	782348	777652	690000	200	570	2.617	2.617	3888.26	297154	6.821717	200	LMF		4616/552		LAKE MICH FRONTAGE	0	0	########	401	MEDIUM B	FAIR BCK	LOT
07-030-023-00	1485 71ST ST	3/26/2021	2200000	WD	03-ARM'S l	2200000	1083900	49.26818	2167793	1893367	1861160	654	631.8104	9.486	9.486	2895.057	199595.9	4.582092	654	LMF		4597/772		LAKE MICH FRONTAGE	0	0	########	401	MEDIUM BANK		EXCESS BACK LOT
07-030-026-00	1479 71ST ST	9/30/2021	1025000	WD	03-ARM'S l	1025000	465200	45.38537	930427	717673	623100	100.5	1190	2.746	2.746	7141.025	261352.1	5.99982	100.5	LMF		4681/253		LAKE MICH FRONTAGE	0	0	########	RESIDENTI	401	MEDIUM BANK	
07-031-028-00	1282 FABUN RD	1/11/2021	1100000	WD	03-ARM'S l	1100000	705400	64.12727	1410785	501215	812000	405	145.9259	1.357	1.357	1237.568	369355.2	8.479229	405	LMF		4573/733		LAKE MICH FRONTAGE	0	0	########		401	HIGH BANI	BACK LOT	EXCESS BACK LOT
07-031-029-00	1258 FABUN RD	3/29/2022	675000	WD	03-ARM'S l	675000	326100	48.31111	652115	497385	474500	210	150	0.723	0.723	2368.5	687946.1	15.79307	210	LMF		4746/329		LAKE MICH FRONTAGE	0	0	########		401	HIGH BANI	BACK LOT	
07-100-003-00	1298 FABUN RD	2/14/2022	917000	WD	03-ARM'S l	917000	360200	39.28026	720468	569032	372500	146	100	0.335	0.335	3897.479	1698603	38.99456	146	LMF		4732/703		LAKE MICH FRONTAGE	0	0	########		401	HIGH BANI	BACK LOT	
07-180-001-00	1448 LAKE SHORE DR	10/23/2020	825000	WD	03-ARM'S l	825000	546400	66.2303	1092786	585214	853000	270	400	0.792	0.448	2167.459	738906.6	16.96296	270	LMF		4536/490	07-180-12(	LAKE MICH FRONTAGE	1	0	########		401	MED BANK	BACK LOT	
07-320-005-00	1836 MORNING GLORY RD	3/19/2021	575000	WD	03-ARM'S l	575000	247800	43.09565	495521	424479	345000	100	177.5	0.407	0.407	4244.79	1042946	23.94274	100	LMF		4602/467		LAKE MICH FRONTAGE	1	0	1/9/2017		401	MEDIUM B	FAIR BCK	LOT
07-320-020-00	1810 MORNING GLORY RD	9/10/2020	589000	WD	03-ARM'S l	589000	303500	51.52801	606953	327047	345000	100	180	0.413	0.413	3270.47	791881.4	18.17909	100	LMF		4510/720		LAKE MICH FRONTAGE	1	0	########		401	MEDIUM B	FAIR BCK	LOT
07-320-115-00	1730 MORNING GLORY RD	7/10/2020	630000	WD	03-ARM'S l	630000	327600	52	655229	594771	620000	100	480	5.693	1.102	5947.71	104474.1	2.398395	100	LMF		4489/800		LAKE MICH FRONTAGE	0	0	########		401	MEDIUM BANK		
07-350-008-00	1232 SHORE CREST DR	6/29/2020	570000	WD	03-ARM'S l	570000	302300	53.03509	604644	133356	168000	100	200	0.459	0.459	1333.56	290535.9	6.669788	100	MAES		4481/651		LAKE MICH FRONTAGE	0	0	NOT INSPECTED		401	HIGH BANK		
07-350-010-00	SHORE CREST DR	5/1/2020	195000	WD	03-ARM'S l	195000	94500	48.46154	189000	195000	189000	100	200	0.459	0.459	1950	424836.6	9.752906	100	MAES		4460/455		LAKE MICH FRONTAGE	0	0	NOT INSPECTED		402	HIGH BANK		
07-700-004-00	1614 WALKER RD	11/23/2021	850000	WD	03-ARM'S l	850000	478600	56.30588	957204	450796	558000	100	180	0.413	0.413	4507.96	1091516	25.05775	100	LMF		4702/851		LAKE MICH FRONTAGE	0	0	8/3/2012		401	MEDIUM BANK		
07-750-157-00	1442 KATHERINE ST	2/1/2021	890000	WD	03-ARM'S l	890000	378300	42.50562	853685	531315	495000	120	150	0.413	0.413	4427.625	1286477	29.53345	120	LMF		4575/445		LAKE MICH FRONTAGE	0	0	########		401	HIGH BANI	BACK LOT	
07-750-160-00	1438 KATHERINE ST	8/28/2020	983000	WD	03-ARM'S l	983000	489500	49.79654	994634	505366	517000	110	150	0.379	0.379	4594.236	1333420	30.6111	110	LMF		4505/873		LAKE MICH FRONTAGE	1	0	########		401	HIGH BANK	-PARK	
07-750-166-00	1426 KATHERINE ST	10/23/2020	567000	WD	03-ARM'S l	567000	288100	50.81129	576228	366772	376000	80	150	0.275	0.275	4584.65	1333716	30.61791	80	LMF		4536/396		LAKE MICH FRONTAGE	0	0	########		401	HIGH BANK	-PARK	
07-750-169-00	1420.5 KATHERINE ST	7/12/2021	695000	WD	03-ARM'S l	695000	260700	37.51079	521381	455619	282000	60	150	0.207	0.207	7593.65	2201058	50.52934	60	LMF		4648/3		LAKE MICH FRONTAGE	0	0	8/6/2021		401	HIGH BANK	-PARK	
07-750-173-00	1416 KATHERINE ST	9/8/2021	1000000	WD	03-ARM'S l	1000000	522500	52.25	1045065	330935	376000	80	150	0.275	0.275	4136.688	1203400	27.62626	80	LMF		4673/814		LAKE MICH FRONTAGE	0	0	########		401	HIGH BANK	-PARK	
		Totals:	17081000			17081000	8683300		17479179	11144081	11542260	3435.5		30.755	25.82																
							Sale. Ratio	50.83602			Average			Average			Average															
							Std. Dev. =	7.493528			per FF=>	3243.802		per Net Ac	362350.2		per SqFt=>	8.318416													