

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/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
41-18-17-151-077	3101 SE KEN O SHA IND PARK CT	01/30/23	\$12,000	WD	Vacant land-split	\$12,000	\$0	0.00	\$0	\$12,000	\$0	0.0	0.0	0.27	0.27	\$44,444	\$1.02	0.00	I_KOS	202302150008190	I_KENOSHA/29TH	0	0	2/11/2008	WHS TRAN	201		
41-13-36-276-028	150 SW PLEASANT ST	10/16/23	\$466,000	CD	03-ARM'S LENGTH	\$466,000	\$270,100	57.96	\$606,530	\$58,371	\$198,901	0.0	0.0	1.13	1.08	\$51,519	\$1.18	0.00	I_IL	202310200060501	I_IONIA/LOGAN	0	0	12/17/2015	MISC COMM	201		
41-18-17-151-054	920 SE KEN O SHA IND PARK DR	05/19/25	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$639,900	55.64	\$1,260,641	\$246,582	\$357,223	0.0	0.0	1.94	1.94	\$126,908	\$2.91	0.00	I_KOS	202505220033043	I_KENOSHA/29TH	0	0	12/18/2006	IND LIGHT	201		
41-13-36-282-038	45 SW MARTIN LUTHER KING JR ST	08/25/25	\$2,950,000	PTA	03-ARM'S LENGTH	\$2,950,000	\$1,564,200	53.02	\$3,165,749	\$519,544	\$735,293	0.0	0.0	4.00	4.00	\$129,886	\$2.98	0.00	I_IL		I_IONIA/LOGAN	0	0	11/26/2024	IND LIGHT	301		
41-18-06-283-016	1540 SE LINDEN AVE	04/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,000	45.50	\$211,089	\$66,352	\$77,441	0.0	0.0	0.42	0.42	\$157,606	\$3.62	0.00	I_CBS	202304210021452	I_COTTAGE GROVE/BUCH/STEELE	0	0	NOT INSPECTED	IND LIGHT	201		
41-18-06-326-037	1639 SE MADISON AVE	01/19/24	\$1,264,221	WD	03-ARM'S LENGTH	\$1,264,221	\$0	0.00	\$1,064,559	\$1,264,221	\$1,061,147	0.0	0.0	6.42	6.42	\$196,919	\$4.52	0.00	I_CBS	202402090007081	I_COTTAGE GROVE/BUCH/STEELE	0	0	11/29/2006	IND VAC	202		
41-18-08-204-007	2032 SE CALVIN AVE	03/20/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$227,700	46.00	\$489,993	\$69,132	\$64,125	0.0	0.0	0.35	0.35	\$198,086	\$4.55	0.00	I_NNC	202403210014067	I_NELSON/NEWARK/CALVIN	0	0	5/4/2018	IND LIGHT	201		
41-17-01-252-009	1540 SW STEELE AVE	11/25/24	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$346,600	38.94	\$797,576	\$579,555	\$487,131	0.0	0.0	2.65	2.65	\$218,700	\$5.02	0.00	I_CBS	202411270067850	I_COTTAGE GROVE/BUCH/STEELE	0	0	NOT INSPECTED	WAREHOUSES	201		
41-18-05-457-010	1175 SE BURTON ST	09/14/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$245,900	40.98	\$581,203	\$98,796	\$79,999	0.0	0.0	0.44	0.44	\$227,117	\$5.21	0.00	I_NNC	202309220054657	I_NELSON/NEWARK/CALVIN	0	1	10/29/2018	IND LIGHT	301		
41-14-21-328-008	610 NE PLYMOUTH AVE	04/09/24	\$1,200,000	CD	resold in 2025	\$1,200,000	\$546,300	45.53	\$1,109,576	\$310,537	\$220,113	0.0	0.0	1.20	1.20	\$259,429	\$5.96	0.00	I_OAK	202404180020552	I_OAK INDUSTRIAL AREA	0	1	8/6/2006	IND LIGHT	301		
41-17-01-277-014	1480 SW BUCHANAN AVE	08/30/24	\$4,500,000	WD	03-ARM'S LENGTH	\$4,500,000	\$1,958,100	43.51	\$4,090,135	\$1,225,645	\$815,780	0.0	0.0	4.54	4.54	\$269,966	\$6.20	0.00	I_CBS	202409040048445	I_COTTAGE GROVE/BUCH/STEELE	0	0	7/19/2016	WHS STG	201		
41-14-20-476-028	1475 NE MICHIGAN ST	04/30/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$204,500	51.13	\$403,696	\$144,848	\$148,544	0.0	0.0	0.51	0.51	\$286,828	\$6.58	0.00	I_IM	202505130030872	I_INDUSTRIAL MISC	0	0	8/30/2006	WHS STG	201		
41-18-08-252-003	1325 SE EDNA ST	01/29/24	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$671,000	31.11	\$2,096,856	\$1,656,274	\$953,130	0.0	0.0	5.54	5.54	\$298,912	\$6.86	0.00	I_NNC	202402020005724	I_NELSON/NEWARK/CALVIN	0	0	9/12/2015	WHS STG	201		
41-18-06-427-008	632 SE CROFTON ST	01/12/24	\$179,800	WD	03-ARM'S LENGTH	\$179,800	\$59,800	33.26	\$140,603	\$52,369	\$53,172	0.0	0.0	0.29	0.29	\$319,616	\$7.34	0.00	I_CBS	202401160002418	I_COTTAGE GROVE/BUCH/STEELE	0	1	11/29/2006	WHS STG	201		
41-13-36-503-040	823 SW HALL ST	01/20/23	\$135,000	QC	multi parcel-long narrow strip	\$135,000	\$29,700	22.00	\$63,760	\$135,000	\$63,760	0.0	0.0	0.52	0.46	\$257,634	\$5.91	0.00	I_RWI	202301230003816	I_GODFREY/HALL/FREEM/MKT	0	0	NOT INSPECTED	IND VAC	302		
41-13-36-503-044	644 SW CHESTNUT ST	01/17/23	\$315,000	QC	multi parcel-long narrow strip	\$315,000	\$79,600	25.27	\$170,736	\$315,000	\$170,736	0.0	0.0	1.40	0.70	\$224,359	\$5.15	0.00	I_RWI	202301230003806	41-13-36-503-039, 41-13-36-501-030	I_GODFREY/HALL/FREEM/MKT	0	0	NOT INSPECTED	IND VAC	302	
Totals:						\$17,557,021	\$7,134,400		\$16,252,702	\$6,794,226	\$5,486,495	0.0		\$1.62	30.80													
							Sale Ratio =>	40.64		Average		Average		Average		per Net Acre=>	214,864.36		Average									
							Std. Dev. =>	17.66		per FF=>																		

				Use=>	\$4.93
				rounded	
Acres	4.0	859,457.45	859,500.00		\$4.93
	5.0	1,020,605.72	1,020,600.00		\$4.69
	7.0	1,278,442.96	1,278,400.00		\$4.19
	10.0	1,611,482.72	1,611,500.00		\$3.70
	15.0	2,094,927.53	2,094,900.00		\$3.21
	20.0	2,363,507.99	2,363,500.00		\$2.71
	25.0	2,685,804.53	2,685,800.00		\$2.47
	30.0	3,222,985.43	3,223,000.00		\$2.47
	40.0	3,867,558.52	3,867,600.00		\$2.22
	50.0	4,297,287.25	4,297,300.00		\$1.97
	100.0	7,520,252.68	7,520,300.00		\$1.73

				Use=>	\$2.00
				rounded	
Acres	4.0	348,480.00	348,500.00		\$2.00
	5.0	435,600.00	435,600.00		\$2.00
	7.0	609,840.00	609,800.00		\$2.00
	10.0	871,200.00	871,200.00		\$2.00
	15.0	1,306,800.00	1,306,800.00		\$2.00
	20.0	1,742,400.00	1,742,400.00		\$2.00
	25.0	2,178,000.00	2,178,000.00		\$2.00
	30.0	2,613,600.00	2,613,600.00		\$2.00
	40.0	3,484,800.00	3,484,800.00		\$2.00
	50.0	4,356,000.00	4,356,000.00		\$2.00
	100.0	8,712,000.00	8,712,000.00		\$2.00