

4950 Residential FF Value for 2024

M 63 Area, HS Area, W. M 63

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	Class	Rate Group 1
03-0006-0016-05-3	2220 M 63	05/04/21	\$430,800	WD	03-ARM'S LENGTH	\$430,800	\$109,400	25.39	\$461,933	\$17,922	\$49,055	134.4	257.1	0.79	0.79	\$133	\$22,600	\$0.52	134.40	4950	3327/0596		4950 M-63 AREA	401	HS AREA/W.M63
03-0006-0016-05-3	2220 M 63	02/08/22	\$494,102	WD	03-ARM'S LENGTH	\$494,102	\$109,400	22.14	\$461,933	\$81,224	\$49,055	134.4	257.1	0.79	0.79	\$604	\$102,426	\$2.35	134.40	4950	3365/2917		4950 M-63 AREA	401	HS AREA/W.M63
03-0018-0019-01-3	805 ETTA ST	10/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$32,400	32.40	\$108,931	\$10,122	\$19,053	52.2	150.2	0.18	0.18	\$194	\$56,233	\$1.29	52.20	4950	3389/0562		4950 M-63 AREA	401	4950 M63 FF
03-0790-0009-00-7	135 HAZEL AVE	05/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,400	49.12	\$139,776	\$10,774	\$25,550	70.0	125.0	0.20	0.20	\$154	\$53,602	\$1.23	70.00	4950	3376/0464		4950 M-63 AREA	401	4950 M63 FF
03-0790-0010-03-0	859 ADAMS ST	08/13/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$56,500	47.12	\$129,316	\$45,334	\$54,750	150.0	125.0	0.43	0.43	\$302	\$105,428	\$2.42	150.00	4950	3343/0810		4950 M-63 AREA	401	4950 M63 FF
03-1280-0002-01-7	2209 PAW PAW AVE	05/17/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$71,000	39.23	\$194,541	\$22,959	\$36,500	100.0	223.9	0.51	0.51	\$230	\$44,667	\$1.03	100.00	4950	3328/2156		4950 M-63 AREA	401	4950 M63 FF
03-1280-0022-01-8	2110 JOYCE ST	07/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,300	49.68	\$241,038	\$15,462	\$36,500	100.0	200.0	0.46	0.46	\$155	\$33,686	\$0.77	100.00	4950	3380/0989		4950 M-63 AREA	401	4950 M63 FF
03-1280-0026-00-5	1047 CLOSSON DR	07/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$66,700	31.02	\$226,017	\$25,483	\$36,500	100.0	200.0	0.46	0.46	\$255	\$55,519	\$1.27	100.00	4950	3380/0430		4950 M-63 AREA	401	4950 M63 FF
03-4880-0003-00-0	958 SIERRA DR	05/25/21	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$109,300	30.45	\$385,801	\$12,254	\$39,055	107.0	304.0	0.75	0.75	\$115	\$16,404	\$0.38	107.00	4950	3329/0911		4950 M-63 AREA	401	HS AREA/W.M63
03-4880-0006-00-9	321 SIERRA DR	03/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$81,800	25.17	\$300,693	\$63,888	\$39,581	108.4	140.2	0.35	0.35	\$589	\$183,060	\$4.20	108.44	4950	3368/2452		4950 M-63 AREA	401	HS AREA/W.M63
03-5070-0031-00-1	1631 PARK DR	04/26/21	\$479,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$479,000	\$252,400	52.69	\$501,298	\$103,474	\$114,746	344.6	245.4	0.98	0.38	\$300	\$105,371	\$2.42	344.58	4950	3325/1808	03-5070-0026-02-3	4950 M-63 AREA	401	HS AREA/W.M63
03-5500-0007-00-3	791 POLFUS DR	02/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,400	38.70	\$201,895	\$34,605	\$36,500	100.0	174.5	0.40	0.40	\$346	\$86,297	\$1.98	100.00	4950	3399/4435		4950 M-63 AREA	401	4950 M63 FF
03-5500-0014-00-0	812 POLFUS DR	12/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$203,802	\$12,698	\$36,500	100.0	208.7	0.48	0.48	\$127	\$26,509	\$0.61	100.00	4950	3361/3439		4950 M-63 AREA	401	4950 M63 FF
03-6840-0008-00-3	155 E RIDGEWAY CT	05/20/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$40,500	27.02	\$150,221	\$14,279	\$14,600	40.0	140.0	0.13	0.13	\$357	\$110,690	\$2.54	40.00	4950	3330/0636		4950 M-63 AREA	401	4950 M63 FF
03-6840-0009-03-4	161 E RIDGEWAY CT	03/01/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,200	45.86	\$144,070	\$14,545	\$18,615	51.0	144.0	0.17	0.17	\$285	\$86,065	\$1.98	51.00	4950	3368/0756		4950 M-63 AREA	401	4950 M63 FF
03-6840-0009-03-4	161 E RIDGEWAY CT	09/29/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,400	36.12	\$144,070	\$44,545	\$18,615	51.0	144.0	0.17	0.17	\$873	\$263,580	\$6.05	51.00	4950	3387/2224		4950 M-63 AREA	401	4950 M63 FF
03-6840-0021-00-0	E RIDGEWAY	06/01/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,300	33.20	\$16,650	\$25,000	\$16,650	50.0	133.5	0.15	0.15	\$500	\$163,399	\$3.75	50.00	4950	3378/1758		4950 M-63 AREA	402	4950 M63 FF
03-6840-0032-01-0	256 POLLARD AVE	05/11/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,000	49.41	\$109,741	\$11,759	\$36,500	100.0	129.0	0.30	0.30	\$118	\$39,726	\$0.91	100.00	4950	3328/1406		4950 M-63 AREA	401	4950 M63 FF
03-6840-0035-00-1	214 POLLARD AVE	04/25/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$43,000	32.33	\$134,162	\$25,118	\$26,280	72.0	129.0	0.21	0.21	\$349	\$117,925	\$2.71	72.00	4950	3372/2919		4950 M-63 AREA	401	4950 M63 FF
Totals:			\$4,131,702			\$4,131,702	\$1,469,700		\$4,255,888	\$591,445	\$704,605	1,965.0		7.92	7.31										
							Sale. Ratio =>	35.57			Average			Average			Average			Average					
							Std. Dev. =>	9.55			per FF=>			per Net Acre=>	74,715.13			per SqFT=>	\$1.72						

Used \$301 per FF for Neighborhood 4950 M 63 Area/HS Area & W. M 63