

COMMERCIAL AND INDUSTRIAL LAND ANALYSIS - CITY OF LESLIE 2025																												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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				
33-17-14-21-454-018	108 E BELLEVUE	10/16/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,050	30.81	\$80,144	\$59,126	\$9,270	17.5	66.0	0.04	0.04	\$3,378	\$1,555,947	\$35.72	24.75	2001	2023-040625			2001 COMMERCIAL				
33-17-14-28-201-017	130 S MAIN	04/21/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$81,050	54.03	\$162,139	\$3,484	\$15,623	26.7	120.0	0.08	0.08	\$131	\$45,247	\$1.04	28.00	2001	2023-021065			2001 COMMERCIAL				
33-17-14-28-202-015	169 S MAIN	07/22/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,300	49.77	\$308,585	\$19,935	\$18,520	37.0	132.0	0.11	0.11	\$539	\$177,991	\$4.09	37.00	2001	2022-028901			2001 COMMERCIAL				
33-17-14-28-202-019	163 S MAIN	10/25/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,850	39.93	\$167,691	\$62,451	\$20,142	43.0	132.0	0.13	0.13	\$1,452	\$480,392	\$11.03	43.00	2001	2022-039137			2001 COMMERCIAL				
33-17-14-28-201-021	154 S MAIN	09/01/22	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$207,100	53.79	\$414,203	\$139	\$29,342	45.3	240.0	0.13	0.07	\$3	\$1,061	\$0.02	47.50	2001	2022-033166	33-17-14-28-201-020			2001 COMMERCIAL			
33-17-14-28-202-017	133 S MAIN	08/04/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,250	35.21	\$84,475	\$56,399	\$20,874	53.2	90.8	0.14	0.14	\$1,060	\$408,688	\$9.38	66.00	2001	2023-034777			2001 COMMERCIAL				
33-17-14-28-202-001	101 S MAIN	09/08/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,900	56.60	\$169,750	\$1,947	\$21,697	61.0	83.4	0.15	0.15	\$32	\$13,245	\$0.30	77.00	2001	2023-038094			2001 COMMERCIAL				
33-17-14-28-201-013	108 S MAIN	04/28/23	\$850,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$850,000	\$333,850	39.28	\$667,676	\$238,893	\$56,569	120.1	360.0	0.35	0.11	\$1,989	\$688,452	\$15.80	126.00	2001	2023-022008	33-17-14-28-201-014, 33-17-14-28-201-015			2001 COMMERCIAL			
33-17-14-28-179-011	210 MORNINGSIDE	08/06/24	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$161,000	39.51	\$321,955	\$105,985	\$20,440	0.0	0.0	0.56	0.56	#DIV/0!	\$189,259	\$4.34	0.00	2001	2024-19071			2001 COMMERCIAL				
33-17-14-21-456-003	113 E COVERT ST	03/28/22	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$103,050	51.53	\$206,020	\$35,006	\$41,026	294.8	127.5	1.12	0.52	\$119	\$31,144	\$0.71	446.05	3001	33-17-14-21-456-005, 33-17-14-21-457-003				2001 COMMERCIAL			
33-17-14-27-176-012	419 INDUSTRIAL	04/02/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,500	51.25	\$41,000	\$40,000	\$41,000	0.0	0.0	2.00	2.00	#DIV/0!	\$20,000	\$0.46	0.00	3001	2023-019424			3001 INDUSTRIAL/COMM				
33-17-14-27-151-011	800 RICE	06/28/24	\$500,000	MLC	04-BUYERS INTEREST IN A LC	\$500,000	\$158,650	31.73	\$317,315	\$225,185	\$42,500	0.0	0.0	2.25	2.25	#DIV/0!	\$100,082	\$2.30	0.00	3001	2024-18742			3001 INDUSTRIAL/COMM				
33-17-14-27-152-023	510 INDUSTRIAL DRIVE	01/05/22	\$1,690,000	WD	03-ARM'S LENGTH	\$1,690,000	\$395,000	23.37	\$790,024	\$947,976	\$48,000	0.0	0.0	3.00	3.00	#DIV/0!	\$315,992	\$7.25	0.00	3001	2021-054504			3001 INDUSTRIAL/COMM				
33-17-14-27-152-023	510 INDUSTRIAL DRIVE	06/17/24	\$961,000	MLC	03-ARM'S LENGTH	\$961,000	\$465,000	48.39	\$930,045	\$78,955	\$48,000	0.0	0.0	3.00	3.00	#DIV/0!	\$26,318	\$0.60	0.00	3001	2024-020831			3001 INDUSTRIAL/COMM				
33-17-14-27-152-016	RICE	05/04/21	\$2,700,000	CD	03-ARM'S LENGTH	\$2,700,000	\$1,133,250	41.97	\$92,720	\$2,700,000	\$92,720	0.0	0.0	11.59	3.63	#DIV/0!	\$232,959	\$5.35	0.00	3001	2021-025624	33-17-14-27-151-024			3001 INDUSTRIAL/COMM			
Totals:			\$8,803,500			\$8,803,500	\$3,463,800			\$4,753,742	\$4,575,481	\$525,723	698.6	24.64	15.78													
								Sale. Ratio =>	39.35					Average			Average			Average								
								Std. Dev. =>	9.99					per FF=>	\$6,550			per Net Acre=>	185,663.08			per SqFt=>	\$4.26					

LAND ANALYSIS
COMMERCIAL/INDUSTRIAL ACREAGE
CITY OF LESLIE 2025
EXTENDED TIME FRAME UTILIZED
5/1/2021 - 12/31/2024

*NO VALUE CHANGE FROM 2024

ACRES	VALUE	DIFFERENCE	\$/ACRE	SQUARE FEET	\$/SF	SqFt	Acres	\$/sf	Conclusion
1	\$36,500	\$1,500	36500.00	43560	\$0.84	2,500	0.057	\$ 5.60	\$ 14,000
1.5	\$38,000	\$3,000	25333.33	65340	\$0.58	5,000	0.115	\$ 3.75	\$ 18,750
2	\$41,000	\$3,000	20500.00	87120	\$0.47	7,500	0.172	\$ 3.20	\$ 24,000
2.5	\$44,000	\$4,000	17600.00	108900	\$0.40	10,000	0.230	\$ 2.60	\$ 26,000
3	\$48,000	\$5,000	16000.00	130680	\$0.37	12,500	0.287	\$ 2.50	\$ 31,250
4	\$53,000	\$4,500	13250.00	174240	\$0.30	15,000	0.344	\$ 2.20	\$ 33,000
5	\$57,500	\$2,500	11500.00	217800	\$0.26	20,000	0.459	\$ 1.68	\$ 33,600
7	\$60,000	\$20,000	8571.43	304920	\$0.20	25,000	0.574	\$ 1.36	\$ 34,000
10	\$80,000	\$40,000	8000.00	435600	\$0.18	30,000	0.689	\$ 1.15	\$ 34,500
15	\$120,000	\$30,000	8000.00	653400	\$0.18	40,000	0.918	\$ 0.92	\$ 36,800
20	\$150,000	\$50,000	7500.00	871200	\$0.17	50,000	1.148	\$ 0.77	\$ 38,500
25	\$200,000	\$40,000	8000.00	1089000	\$0.18	60,000	1.377	\$ 0.65	\$ 39,000
30	\$240,000	\$25,000	8000.00	1306800	\$0.18	87,120	2.000	\$ 0.49	\$ 42,689
40	\$265,000	\$25,000	6625.00	1742400	\$0.15	130,680	3.000	\$ 0.38	\$ 50,000
50	\$290,000	\$20,000	5800.00	2178000	\$0.13	174,240	4.000	\$ 0.30	\$ 53,000
100	\$310,000	(\$310,000)	3100.00	4356000	\$0.07	217,800	5.000	\$ 0.26	\$ 57,500
						435,600	10.000	\$ 0.18	\$ 80,000
						653,400	15.000	\$ 0.18	\$ 120,000
						871,200	20.000	\$ 0.18	\$ 150,000
						#####	25.000	\$ 0.18	\$ 200,000

DEER RUN LAND ANALYSIS - CITY OF LESLIE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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
33-17-14-20-426-002	4330 CHURCHILL	11/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92	\$220,360	\$49,640	\$30,000	119.7	150.0	0.66	0.66	\$415	\$75,441	\$1.73	191.00	4005	2022-040610		4005 DEER RUN	401
33-17-14-20-426-002	4330 CHURCHILL	01/03/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$123,600	45.79	\$247,181	\$52,719	\$30,000	119.7	150.0	0.66	0.66	\$440	\$80,120	\$1.84	191.00	4005	2024-000428		4005 DEER RUN	401
33-17-14-20-426-006	4363 CINNAMON LANE	02/28/24	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$115,100	41.55	\$230,198	\$75,326	\$28,524	95.1	123.0	0.42	0.42	\$792	\$181,508	\$4.17	147.00	4005	2024-004179		4005 DEER RUN	401
33-17-14-20-426-008	4349 CINNAMON LANE	10/28/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,750	39.90	\$195,518	\$71,982	\$22,500	75.0	150.0	0.26	0.26	\$960	\$279,000	\$6.40	75.00	4005	2022-039171		4005 DEER RUN	401
33-17-14-20-426-012	4325 CINNAMON LANE	06/30/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,600	37.36	\$209,249	\$93,251	\$22,500	75.0	150.0	0.26	0.26	\$1,243	\$361,438	\$8.30	75.00	4005	2022-025853		4005 DEER RUN	401
33-17-14-20-427-002	2522 FIG TRAIL	10/26/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$112,950	45.20	\$225,858	\$54,042	\$30,000	100.9	210.0	0.47	0.47	\$535	\$115,474	\$2.65	97.00	4005	2022-038913		4005 DEER RUN	401
33-17-14-20-428-001	4300 CINNAMON LANE	06/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$115,650	40.58	\$231,319	\$78,329	\$24,648	82.2	150.0	0.31	0.31	\$953	\$252,674	\$5.80	90.00	4005	2022-024579		4005 DEER RUN	401
33-17-14-20-428-002	4306 CINNAMON LANE	07/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,850	48.80	\$297,652	\$29,848	\$22,500	75.0	150.0	0.26	0.26	\$398	\$115,690	\$2.66	75.00	4005	2022-025828		4005 DEER RUN	401
33-17-14-20-428-008	4342 CINNAMON LANE	08/19/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,100	43.67	\$240,204	\$57,296	\$22,500	75.0	150.0	0.26	0.26	\$764	\$222,078	\$5.10	75.00	4005	2022-031929		4005 DEER RUN	401
Totals:			\$2,426,800			\$2,426,800	\$1,048,800		\$2,097,539	\$562,433	\$233,172	817.5		3.54	3.54									
								Sale. Ratio =>	43.22					Average										
								Std. Dev. =>	3.61					per FF=>	\$688		Average							
														per Net Acre=>	158,834.51		Average							
																	per SqFt=>	\$3.65						

2025 CITY OF LESLIE	
DEER RUN	375
LAND ANALYSIS	688
UTILIZED	
ANALYZED	
2024 UTILIZED	300
2024 ANALYZED	456

RESIDENTIAL ACREAGE LAND ANALYSIS - CITY OF LESLIE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. 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	
33-17-14-28-327-004	630 S MAIN	01/18/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$84,300	50.78	\$168,618	\$27,382	\$30,000	175.3	240.0	0.85	0.85	\$156	\$32,290	\$0.74	154.00	4002	2023-003239		4002 SOUTH MAIN	401	WEST OF RR	
33-17-14-28-276-013	413 RUSSELL	11/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,850	39.92	\$143,653	\$66,347	\$30,000	211.9	148.5	0.90	0.90	\$313	\$73,719	\$1.69	264.00	4001	2022041674		4001 EAST OF RAIL ROAD	401	SOUTH MAIN	
33-17-14-27-151-007	821 MILL	12/22/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,450	40.94	\$126,906	\$58,094	\$30,000	181.7	330.0	1.00	1.00	\$320	\$58,094	\$1.33	132.00	4001	2023-045951		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	
33-17-14-28-277-010	418 EAST	01/19/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,250	38.69	\$162,507	\$77,493	\$30,000	289.3	198.7	1.52	1.52	\$268	\$51,083	\$1.17	332.50	4001	2024-001674		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	
33-17-14-21-482-009	304 E BELLEVUE	11/08/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,700	51.89	\$285,430	\$18,650	\$29,080	0.0	0.0	4.27	4.27	#DIV/0!	\$4,368	\$0.10	0.00	2001	2023-042414		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	
33-17-14-22-351-001	720 E RACE	04/14/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,100	33.56	\$30,160	\$45,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$9,912	\$0.23	0.00	4001	2022-016562		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	
33-17-14-22-351-001	720 E RACE	08/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,100	30.20	\$30,160	\$50,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$11,013	\$0.25	0.00	4001	2023-037417		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	
33-17-14-21-401-014	112 ADAMS	09/25/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$93,550	43.51	\$187,135	\$101,945	\$74,080	116.9	218.4	6.13	0.49	\$872	\$16,620	\$0.38	98.50	4003	2023-039171	33-17-14-21-401-013, 33-17-14-21-401-015	4003 WEST OF RAIL ROAD	401	SOUTH MAIN	
Totals:			\$1,296,000			\$1,296,000	\$567,300		\$1,134,569	\$444,911	\$283,480	975.1		23.75	18.11											
								Sale. Ratio =>	43.77					Average				Average								
								Std. Dev. =>	7.55					per FF=>				per Net Acre=>	18,733.88			Average				
														\$456				per SqFt=>			\$0.43					

1 ACRE - IMPROVED

[illegible]

4 ACRE - VACANT SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. 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	
33-17-14-22-351-001	720 E RACE	04/14/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,100	33.56	\$30,160	\$45,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$9,912	\$0.23	0.00	4001	2022-016562	4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD		
33-17-14-22-351-001	720 E RACE	08/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,100	30.20	\$30,160	\$50,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$11,013	\$0.25	0.00	4001	2023-037417	4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD		
Totals:			\$95,000			\$95,000	\$30,200		\$60,320	\$95,000	\$60,320	0.0		9.08	9.08											
Sale. Ratio ==>								31.79						Average												
Std. Dev. ==>								2.37						per Net Acre==>	10,462.56											
												#DIV/0!														
																	Average	per SqFt==>	\$0.24							

			DIFFERENCE						
	ACRES	VALUATION	S per		ANALYZED PER ACRE		INPUT	UTILIZED PER ACRE	
	SET		increase	\$/ACRE			TABLE		
	1	\$18,000	\$1,500	\$18,000		\$20,470	\$18,500	\$18,500	\$2,000
	1.5	\$19,500	\$1,000	\$13,000		#VALUE!	\$20,500	\$13,667	\$2,000
	2	\$20,500	\$1,500	\$10,250		#VALUE!	\$22,500	\$11,250	\$4,000
	2.5	\$22,000	\$2,000	\$8,800		#VALUE!	\$26,500	\$10,600	\$5,500
	3	\$24,000	\$4,000	\$8,000		#VALUE!	\$32,000	\$10,667	\$8,000
	4	\$28,000	\$4,000	\$7,000	10400	\$41,600	\$40,000	\$10,000	\$6,000
	5	\$32,000	\$6,000	\$6,400		#VALUE!	\$46,000	\$9,200	\$4,000
	7	\$38,000	\$12,000	\$5,429		#VALUE!	\$50,000	\$7,143	\$10,000
	10	\$50,000	\$12,500	\$5,000		#VALUE!	\$60,000	\$6,000	\$8,000
	15	\$62,500	\$10,000	\$4,167	0	\$0	\$68,000	\$4,533	\$7,000
	20	\$72,500	\$5,000	\$3,625		#VALUE!	\$75,000	\$3,750	\$5,000
	25	\$77,500	\$7,500	\$3,100	0	\$0	\$80,000	\$3,200	\$8,000
	30	\$85,000	\$7,500	\$2,833	0	\$0	\$88,000	\$2,933	\$12,000
	40	\$92,500	\$12,500	\$2,313		#VALUE!	\$100,000	\$2,500	\$20,000
	50	\$105,000	\$115,000	\$2,100	0	\$0	\$120,000	\$2,400	#REF!
	100	\$190,000	\$85,000	\$1,900		\$372,000	\$225,000	\$2,250	(\$225,000)

WEST OF RAILROAD LAND ANALYSIS - CITY OF LESLIE 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Class	Rate Group 1
33-17-14-21-354-024	529 W RACE	02/16/23	\$129,780	WD	03-ARM'S LENGTH	\$129,780	\$76,700	59.10	\$153,392	\$6,388	\$30,000	97.8	78.0	0.27	0.27	\$65	\$23,747	\$0.55	150.00	4003 2023-008270			401	WEST OF RR
33-17-14-21-328-008	212 DOTY	12/11/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$59,550	55.65	\$119,147	\$10,953	\$23,100	66.0	132.0	0.20	0.20	\$166	\$54,765	\$1.26	66.00	4003 2023-044847			401	WEST OF RR
33-17-14-28-128-010	307 MEEKER	12/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,950	51.97	\$181,851	\$21,441	\$28,292	80.8	198.0	0.30	0.30	\$265	\$71,470	\$1.64	66.00	4003 2022-043573			401	WEST OF RR
33-17-14-28-104-018	313 S SHERMAN	10/06/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$78,350	51.21	\$156,688	\$26,312	\$30,000	99.0	242.2	0.42	0.42	\$266	\$63,098	\$1.45	75.00	4003 2022-036635			401	WEST OF RR
33-17-14-21-404-005	405 CHURCH	03/30/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,300	48.94	\$156,604	\$33,396	\$30,000	124.1	154.0	0.47	0.47	\$269	\$71,512	\$1.64	132.00	4003 2023-019025			401	WEST OF RR
33-17-14-21-378-018	112 SPRING	10/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,650	52.87	\$79,288	\$18,812	\$23,100	66.0	132.0	0.20	0.20	\$285	\$94,060	\$2.16	66.00	4003 2022-039482			401	WEST OF RR
33-17-14-28-251-005	420 S MAIN	06/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,850	51.80	\$77,666	\$18,181	\$20,847	59.6	67.8	0.14	0.14	\$305	\$132,708	\$3.05	88.00	4003 2022-029443			401	WEST OF RR
33-17-14-28-130-011	108 ARMSTRONG	01/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$95,850	50.45	\$191,663	\$21,437	\$23,100	66.0	132.0	0.20	0.20	\$325	\$107,185	\$2.46	66.00	4003 2024-001782			401	WEST OF RR
33-17-14-28-132-001	303 WOODWORTH	09/29/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,450	50.21	\$210,851	\$24,976	\$25,827	73.8	165.0	0.25	0.25	\$338	\$99,904	\$2.29	66.00	4003 2023-039464			401	WEST OF RR
33-17-14-21-331-004	409 PENNSYLVANIA	03/13/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$111,950	49.54	\$223,876	\$32,124	\$30,000	93.3	264.0	0.40	0.40	\$344	\$80,310	\$1.84	66.00	4003 2023-015335			401	WEST OF RR
33-17-14-28-177-011	416 WOODWORTH	12/05/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$45,700	42.71	\$91,444	\$45,556	\$30,000	121.6	138.6	0.44	0.44	\$375	\$104,009	\$2.39	137.50	4003 2023-044393			401	WEST OF RR
33-17-14-21-351-013	524 W RACE	03/13/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$51,750	48.36	\$103,461	\$28,389	\$24,850	71.0	124.5	0.21	0.21	\$400	\$132,659	\$3.05	75.00	4003 2023-014988			401	WEST OF RR
33-17-14-21-329-008	332 CAMEO	07/08/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$80,100	47.40	\$160,201	\$38,799	\$30,000	92.1	189.0	0.35	0.35	\$421	\$111,813	\$2.57	80.00	4003 2022-026833			401	WEST OF RR
33-17-14-21-376-008	414 W RACE	07/08/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$56,850	46.41	\$113,738	\$31,862	\$23,100	66.0	132.0	0.20	0.20	\$483	\$159,310	\$3.66	66.00	4003 2022-026698			401	WEST OF RR
33-17-14-21-329-005	407 DOTY	08/08/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$88,000	46.56	\$176,017	\$42,983	\$30,000	88.9	135.0	0.29	0.29	\$483	\$146,700	\$3.37	94.50	4003 2022-032075			401	WEST OF RR
33-17-14-21-328-002	428 DOTY	05/24/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$90,300	46.79	\$180,642	\$41,850	\$29,492	84.3	132.0	0.27	0.27	\$497	\$154,428	\$3.55	89.57	4003 2023-026790			401	WEST OF RR
33-17-14-21-403-022	324 CHURCH	06/16/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,850	45.18	\$171,744	\$48,256	\$30,000	91.3	132.0	0.30	0.30	\$529	\$160,853	\$3.69	99.00	4003 2023-025190			401	WEST OF RR
33-17-14-28-128-006	407 MEEKER	04/29/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$77,100	46.45	\$154,170	\$34,930	\$23,100	66.0	132.0	0.20	0.20	\$529	\$174,650	\$4.01	66.00	4003 2022-018534			401	WEST OF RR
33-17-14-21-403-017	225 N MAIN	08/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,850	34.28	\$133,668	\$91,332	\$30,000	168.2	210.1	0.78	0.78	\$543	\$117,243	\$2.69	161.58	4003 2023-035769			401	WEST OF RR
33-17-14-28-201-002	107 ARMSTRONG	09/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,700	47.21	\$179,418	\$28,565	\$17,983	51.4	80.0	0.12	0.12	\$556	\$236,074	\$5.42	66.00	4003 2022-033553			401	WEST OF RR
33-17-14-21-328-002	428 DOTY	11/16/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$90,300	45.17	\$180,642	\$48,750	\$29,492	84.3	132.0	0.27	0.27	\$579	\$179,889	\$4.13	89.57	4003 2023-043810			401	WEST OF RR
33-17-14-21-455-015	104 COVERT ST	01/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,800	44.80	\$89,565	\$25,513	\$15,078	43.1	65.5	0.09	0.09	\$592	\$283,478	\$6.51	60.00	4003 2023-000630			401	WEST OF RR
33-17-14-28-177-013	313 WASHINGTON	06/30/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$76,400	40.42	\$152,778	\$66,222	\$30,000	111.4	139.9	0.39	0.39	\$595	\$168,504	\$3.87	122.40	4003 2023-031999			401	WEST OF RR
33-17-14-28-207-008	313 S MAIN	01/17/24	\$175,000	MLC	04-BUYERS INTEREST IN A LC	\$175,000	\$74,450	42.54	\$148,905	\$62,797	\$36,702	104.9	264.0	0.30	0.15	\$599	\$209,323	\$4.81	99.00	4003 2024-001509	33-17-14-28-207-015		401	WEST OF RR
33-17-14-28-127-002	421 FRANKLIN	12/22/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$100,200	43.66	\$200,417	\$59,083	\$30,000	91.3	132.0	0.30	0.30	\$647	\$196,943	\$4.52	99.00	4003 2022-043872			401	WEST OF RR
33-17-14-28-201-005	115 ARMSTRONG	03/17/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,150	45.21	\$176,328	\$40,280	\$21,608	61.7	115.5	0.18	0.18	\$652	\$230,171	\$5.28	66.00	4003 2023-18046			401	WEST OF RR
33-17-14-28-132-003	313 WOODWORTH	09/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,800	39.14	\$199,606	\$85,394	\$30,000	128.5	165.0	0.50	0.50	\$665	\$170,788	\$3.92	132.00	4003 2023-038788			401	WEST OF RR
33-17-14-28-128-018	306 WOODWORTH	10/31/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$53,500	41.63	\$107,022	\$44,578	\$23,100	66.0	132.0	0.20	0.20	\$675	\$222,890	\$5.12	66.00	4003 2023-041965			401	WEST OF RR
33-17-14-21-328-004	416 DOTY	05/26/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$76,050	41.79	\$152,066	\$59,426	\$29,492	84.3	132.0	0.27	0.27	\$705	\$219,284	\$5.03	89.57	4003 2023-028137			401	WEST OF RR
33-17-14-28-206-003	209 ARMSTRONG	01/09/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,650	43.05	\$159,286	\$48,814	\$23,100	66.0	132.0	0.20	0.20	\$740	\$244,070	\$5.60	66.00	4003 2023-000890			401	WEST OF RR
33-17-14-28-151-005	503 WASHINGTON	05/18/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$63,400	38.90	\$126,805	\$66,195	\$30,000	87.8	150.0	0.30	0.30	\$754	\$220,650	\$5.07	87.00	4003 2022-020676			401	WEST OF RR
33-17-14-21-328-005	410 DOTY	11/29/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$62,000	39.12	\$123,984	\$64,008	\$29,492	84.3	132.0	0.27	0.27	\$760	\$236,192	\$5.42	89.57	4003 2022-042069			401	WEST OF RR
33-17-14-21-404-004	407 CHURCH	11/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,300	40.87	\$122,600	\$50,500	\$23,100	66.0	132.0	0.20	0.20	\$765	\$252,500	\$5.80	66.00	4003 2022-039805			401	WEST OF RR
33-17-14-21-327-004	425 N MAIN	08/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$52,000	37.14	\$103,961	\$65,691	\$29,652	84.7	217.5	0.33	0.33	\$775	\$199,064	\$4.57	66.00	4003 2023-036446			401	WEST OF RR
33-17-14-21-454-013	114 CHURCH	03/22/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,350	42.35	\$156,707	\$51,393	\$23,100	66.0	132.0	0.20	0.20	\$779	\$256,965	\$5.90	66.00	4003 2024-006075			401	WEST OF RR
33-17-14-28-130-008	214 BUTLER	07/13/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$66,750	42.79	\$133,510	\$40,468	\$17,978	51.4	99.0	0.13	0.13	\$788	\$308,916	\$7.09	57.75	4003 2022-027966			401	WEST OF RR
33-17-14-28-207-006	309 S MAIN	03/24/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,750	36.91	\$125,503	\$74,497	\$30,000	93.3	264.0	0.40	0.40	\$798	\$186,243	\$4.28	66.00	4003 2023-018280			401	WEST OF RR
33-17-14-28-132-002	307 WOODWORTH	06/22/23	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$69,300	40.03	\$138,647	\$60,280	\$25,827	73.8	165.0	0.25	0.25	\$817	\$241,120	\$5.54	66.00	4003 2023-030925			401	WEST OF RR
33-17-14-28-151-001	605 WASHINGTON	10/26/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$55,700	31.83	\$111,389	\$93,611	\$30,000	111.0	150.0	0.40	0.40	\$843	\$232,863	\$5.35	116.70	4003 2023-041469			401	WEST OF RR
33-17-14-21-401-014	112 ADAMS	09/25/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$93,550	43.51	\$187,135	\$101,945	\$74,080	116.9	218.4	6.13	0.49	\$872	\$16,620	\$0.38	98.50	4003 2023-039171	33-17-14-21-401-013, 33-17-14-21-401-015		401	WEST OF RR
33-17-14-28-129-008	404 WASHINGTON	02/10/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$62,000	38.77	\$124,013	\$58,987	\$23,100	66.0	132.0	0.20	0.20	\$894	\$294,935	\$6.77	66.00	4003 2023-006286			401	WEST OF RR
33-17-14-21-455-008	126 COVERT ST	07/21/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,550	38.47	\$123,089	\$60,011	\$23,100	66.0	132.0	0.20	0.20	\$909	\$300,055	\$6.89	66.00	4003 2023-036706			401	WEST OF RR
33-17-14-28-132-002	307 WOODWORTH	12/01/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,300	37.46	\$138,647	\$72,180	\$25,827	73.8	165.0	0.25	0.25	\$978	\$288,720	\$6.63	66.00	4003 2023-044842			401	WEST OF RR
33-17-14-28-128-015	214 WOODWORTH	10/19/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,350	32.11	\$86,684	\$66,667	\$18,351	52.4	132.0	0.15	0.15	\$1,272	\$444,447	\$10.20	49.50	4003 2023-041286			401	WEST OF RR
Totals:			\$7,293,680			\$7,293,680	\$3,192,400			\$6,384,818	\$2,113,832	\$1,204,970	3,662.1		18.12	12.33								