

ECF ANALYSIS - DEER RUN - CITY OF LESLIE 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	
33-17-14-20-426-002	4330 CHURCHILL	09/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,350	47.79	\$200,672	\$36,830	\$173,170	\$200,296	0.865	1,800	\$96.21	4005	4.2275	2 STORY	\$29,174		4005 DEER RUN	
33-17-14-20-426-004	4340 CHURCHILL	09/29/20	\$222,320	PTA	03-ARM'S LENGTH	\$222,320	\$111,150	50.00	\$222,279	\$36,398	\$185,922	\$227,238	0.818	1,812	\$102.61	4005	0.4115	2 STORY	\$30,000		4005 DEER RUN	
33-17-14-20-426-011	4331 CINNAMON LANE	07/05/19	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$78,100	45.97	\$156,198	\$30,617	\$139,283	\$153,522	0.907	1,368	\$101.82	4005	8.4955	BI-LEVEL	\$24,375		4005 DEER RUN	
33-17-14-20-427-003	2528 FIG TRAIL	11/17/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$94,850	44.74	\$189,718	\$33,855	\$178,145	\$190,542	0.935	1,728	\$103.09	4005	11.2645	BI-LEVEL	\$30,000		4005 DEER RUN	
33-17-14-20-428-001	4300 CINNAMON LANE	12/20/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$109,100	54.58	\$218,235	\$32,888	\$167,012	\$226,586	0.737	1,832	\$91.16	4005	8.5215	2 STORY	\$26,701		4005 DEER RUN	
33-17-14-20-428-002	4306 CINNAMON LANE	07/31/19	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$135,500	54.53	\$271,049	\$29,279	\$219,221	\$295,562	0.742	1,790	\$122.47	4005	8.0588	1 STORY	\$24,375		4005 DEER RUN	
33-17-14-20-428-011	4362 CINNAMON LANE	10/31/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$111,050	53.13	\$222,056	\$32,222	\$176,778	\$232,071	0.762	2,052	\$86.15	4005	6.0555	2 STORY	\$23,883		4005 DEER RUN	
33-17-14-20-428-012	4368 CINNAMON LANE	03/25/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$114,600	50.26	\$229,203	\$36,514	\$191,486	\$235,561	0.813	1,840	\$104.07	4005	0.9403	2 STORY	\$27,133		4005 DEER RUN	
Totals:			\$1,699,620			\$1,699,620	\$854,700		\$1,709,410		\$1,431,017	\$1,761,378			\$100.95		0.9854					
								Sale. Ratio =>	50.29			E.C.F. =>	0.812	Std. Deviation=>		0.074853636						
								Std. Dev. =>	3.78			Ave. E.C.F. =>	0.822	Ave. Variance=>		5.9969	Coefficient of Var=>	7.292843583				

2022 CITY OF LESLIE
DEER RUN ECF ANALYSIS
2022 ANALYZED 0.812
2022 APPLIED 0.812

2021 ANALYZED 0.818
2021 APPLIED 0.808

ECF ANALYSIS - SOUTH OF MAIN & EAST OF RAILROAD - CITY OF LESLIE 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	
33-17-14-21-478-006	212 SEARLE	04/26/19	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$60,850	53.61	\$121,733	\$27,289	\$86,211	\$95,882	0.899	1,356	\$63.58	4001	10.9076	2 STORY	\$25,855		4001 EAST OF RAIL ROAD	
33-17-14-21-485-010	608 E BELLEVUE	09/13/19	\$145,800	WD	03-ARM'S LENGTH	\$145,800	\$78,700	53.98	\$157,406	\$25,855	\$119,945	\$133,554	0.898	1,224	\$97.99	4001	11.0111	1 STORY	\$25,855		4001 EAST OF RAIL ROAD	
33-17-14-28-210-011	308 RUSSELL	01/24/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$55,350	43.58	\$110,661	\$14,850	\$112,150	\$97,270	1.153	1,056	\$106.20	4001	14.4765	1 STORY	\$14,850		4001 EAST OF RAIL ROAD	
33-17-14-28-227-005	201 RUSSELL	09/21/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$53,650	48.82	\$107,269	\$14,850	\$95,050	\$93,826	1.013	1,008	\$94.30	4001	0.4831	1 STORY	\$14,850		4001 EAST OF RAIL ROAD	
33-17-14-28-229-020	425 E BELLEVUE	05/15/19	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$41,500	38.43	\$83,009	\$28,040	\$79,960	\$68,115	1.174	769	\$103.98	4001	16.5682	1 STORY	\$28,040	33-17-14-28-229-032	4001 EAST OF RAIL ROAD	
33-17-14-28-252-017	513 S MAIN	02/28/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$57,850	45.91	\$115,678	\$30,000	\$96,000	\$86,983	1.104	1,666	\$57.62	4002	9.5457	2 STORY	\$30,000		4002 SOUTH MAIN	
33-17-14-28-277-010	418 EAST	12/04/19	\$123,800	WD	03-ARM'S LENGTH	\$123,800	\$63,950	51.66	\$127,871	\$33,780	\$90,020	\$95,524	0.942	1,176	\$76.55	4001	6.5828	1 STORY	\$32,000		4001 EAST OF RAIL ROAD	
33-17-14-28-277-013	425 BLAIR	12/30/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$48,850	54.28	\$97,723	\$32,000	\$58,000	\$65,723	0.882	1,680	\$34.52	4001	12.5719	MANUFACTURED	\$32,000		4001 EAST OF RAIL ROAD	
Totals:			\$944,000			\$944,000	\$460,700		\$921,350		\$737,336	\$736,878			\$79.34		0.7589					
								Sale. Ratio =>	48.80			E.C.F. =>	1.001	Std. Deviation=>		0.120536701						
								Std. Dev. =>	5.75			Ave. E.C.F. =>	1.008	Ave. Variance=>		10.2684	Coefficient of Var=>		10.18474812			

2022 CITY OF LESLIE
 EAST OF RAILROAD &
 SOUTH OF MAIN ST ECF ANALYSIS
 2022 ANALYZED 1.001
 2022 APPLIED 1

 2021 ANALYZED 0.993
 2021 APPLIED 0.985

ECF ANALYSIS - WEST OF RAILROAD - CITY OF LESLIE 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
33-17-14-21-329-009	328 CAMEO	12/02/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$50,000	39.37	\$99,982	\$29,476	\$97,524	\$73,444	1.328	957	\$101.91	4003	25.1336	1 STORY	\$29,476		4003 WEST OF RAIL ROAD
33-17-14-21-330-004	332 PENNSYLVANIA	10/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$60,000	40.03	\$120,022	\$30,000	\$119,900	\$93,773	1.279	1,430	\$83.85	4003	20.2084	1 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-21-351-011	500 W RACE	11/16/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$43,200	41.14	\$86,412	\$17,858	\$87,142	\$71,410	1.220	1,104	\$78.93	4003	14.3761	1 STORY	\$16,426		4003 WEST OF RAIL ROAD
33-17-14-21-354-014	112 N HIGH	12/13/19	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$40,150	52.14	\$80,326	\$18,030	\$58,970	\$64,892	0.909	654	\$90.17	4003	16.7792	1 STORY	\$18,030		4003 WEST OF RAIL ROAD
33-17-14-21-354-022	502 W BELLEVUE	04/17/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$33,750	42.24	\$67,528	\$14,721	\$65,179	\$55,007	1.185	672	\$96.99	4003	10.8378	1 STORY	\$14,721		4003 WEST OF RAIL ROAD
33-17-14-21-354-026	120 N HIGH	12/08/20	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$41,400	48.76	\$82,768	\$26,461	\$58,439	\$58,653	0.996	765	\$76.39	4003	8.0188	1 STORY	\$23,599		4003 WEST OF RAIL ROAD
33-17-14-21-378-001	429 W RACE	07/22/19	\$93,900	WD	03-ARM'S LENGTH	\$93,900	\$49,700	52.93	\$99,405	\$19,756	\$74,144	\$82,968	0.894	874	\$84.83	4003	18.2888	1 STORY	\$19,756		4003 WEST OF RAIL ROAD
33-17-14-21-378-008	115 N HIGH	03/11/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,800	36.00	\$77,966	\$22,637	\$82,363	\$57,634	1.429	900	\$91.51	4003	35.2523	1 STORY	\$22,637	33-17-14-21-378-026	4003 WEST OF RAIL ROAD
33-17-14-21-378-015	122 SPRING	10/19/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,150	37.41	\$82,256	\$21,120	\$88,880	\$63,683	1.396	1,104	\$80.51	4003	31.9118	2 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-378-017	116 SPRING	09/03/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,150	44.56	\$120,322	\$21,120	\$113,880	\$103,335	1.102	1,712	\$66.52	4003	2.5505	2 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-378-024	412 W BELLEVUE	07/15/20	\$142,700	WD	03-ARM'S LENGTH	\$142,700	\$59,050	41.38	\$118,054	\$30,000	\$112,700	\$91,723	1.229	1,590	\$70.88	4003	15.2163	2 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-21-378-025	110 SPRING	02/28/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,800	48.43	\$135,635	\$29,212	\$110,788	\$110,857	0.999	1,371	\$80.81	4003	7.7162	2 STORY	\$29,212		4003 WEST OF RAIL ROAD
33-17-14-21-379-008	120 PENNSYLVANIA	05/06/19	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$46,350	53.90	\$92,693	\$21,324	\$64,676	\$74,343	0.870	940	\$68.80	4003	20.6566	1 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-380-008	206 W BELLEVUE	07/02/19	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$68,350	57.01	\$136,743	\$17,645	\$102,255	\$124,060	0.824	1,830	\$55.88	4003	25.2302	2 STORY	\$15,818		4003 WEST OF RAIL ROAD
33-17-14-21-401-003	401 N MAIN	11/11/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$60,700	37.24	\$121,358	\$30,000	\$133,000	\$95,165	1.398	1,632	\$81.50	4003	32.1042	2 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-21-402-002	320 N MAIN	11/24/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$89,000	57.05	\$177,980	\$30,000	\$126,000	\$154,146	0.817	1,512	\$83.33	4003	25.9129	1 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-21-403-017	225 N MAIN	09/17/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$43,950	38.25	\$87,882	\$30,000	\$84,900	\$60,294	1.408	1,084	\$78.32	4003	33.1569	TRI-LEVEL	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-21-453-003	124 N MAIN	07/18/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,700	53.13	\$159,361	\$28,920	\$121,080	\$135,876	0.891	1,842	\$65.73	4003	18.5431	2 STORY	\$28,920		4003 WEST OF RAIL ROAD
33-17-14-21-454-011	120 CHURCH	03/31/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,000	42.86	\$90,048	\$21,120	\$83,880	\$71,800	1.168	1,184	\$70.84	4003	9.1708	1 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-454-012	118 CHURCH	01/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,050	45.04	\$131,538	\$24,677	\$115,323	\$111,314	1.036	1,589	\$72.58	4003	4.0518	1 3/4 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-455-010	118 COVERT ST	05/31/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,250	48.20	\$120,493	\$22,783	\$102,217	\$101,781	1.004	1,265	\$80.80	4003	7.2256	2 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-455-014	108 COVERT ST	11/16/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,100	43.28	\$108,220	\$21,120	\$103,880	\$90,729	1.145	984	\$105.57	4003	6.8409	1 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-21-455-017	206 E BELLEVUE	12/06/19	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$61,900	40.33	\$123,751	\$27,934	\$125,566	\$99,809	1.258	2,284	\$54.98	4003	18.1521	2 STORY	\$25,248		4003 WEST OF RAIL ROAD
33-17-14-28-103-009	318 S SHERMAN	04/12/19	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$54,900	52.79	\$109,842	\$25,726	\$78,274	\$87,621	0.893	957	\$81.79	4003	18.3211	1 STORY	\$25,726		4003 WEST OF RAIL ROAD
33-17-14-28-104-001	537 W BELLEVUE	09/06/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,300	52.88	\$84,601	\$22,128	\$57,872	\$65,076	0.889	1,040	\$55.65	4003	18.7239	1 1/4 STORY	\$22,128		4003 WEST OF RAIL ROAD
33-17-14-28-104-003	503 W BELLEVUE	10/02/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$101,250	51.66	\$202,521	\$30,000	\$166,000	\$179,709	0.924	3,311	\$50.14	4003	15.2824	2 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-28-104-004	109 S SHERMAN	02/04/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$51,750	44.23	\$103,490	\$26,490	\$90,510	\$80,208	1.128	1,824	\$49.62	4003	5.1899	BI-LEVEL	\$26,490		4003 WEST OF RAIL ROAD
33-17-14-28-104-006	115 S SHERMAN	06/10/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$58,650	45.64	\$117,341	\$21,434	\$107,066	\$99,903	1.072	1,344	\$79.66	4003	0.4839	1 1/2 STORY	\$21,434		4003 WEST OF RAIL ROAD
33-17-14-28-104-015	215 S SHERMAN	03/25/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$54,300	41.14	\$108,605	\$29,349	\$102,651	\$82,558	1.243	957	\$107.26	4003	16.6838	1 STORY	\$29,349		4003 WEST OF RAIL ROAD
33-17-14-28-104-016	305 S SHERMAN	05/10/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,750	46.74	\$107,528	\$30,000	\$85,000	\$80,758	1.053	957	\$88.82	4003	2.4014	1 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-28-129-008	404 WASHINGTON	05/24/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$50,100	44.73	\$100,240	\$21,120	\$90,880	\$82,417	1.103	1,004	\$90.52	4003	2.6152	2 STORY	\$21,120		4003 WEST OF RAIL ROAD
33-17-14-28-130-008	214 BUTLER	07/02/20	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$50,950	47.84	\$101,871	\$16,437	\$90,063	\$88,994	1.012	1,740	\$51.76	4003	6.4522	2 STORY	\$16,437		4003 WEST OF RAIL ROAD
33-17-14-28-132-002	307 WOODWORTH	02/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$56,800	48.97	\$113,594	\$28,380	\$87,620	\$88,765	0.987	1,008	\$86.92	4003	8.9432	1 STORY	\$23,613		4003 WEST OF RAIL ROAD
33-17-14-28-132-010	202 WASHINGTON	11/22/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$86,150	53.18	\$172,260	\$30,000	\$132,000	\$148,188	0.891	1,754	\$75.26	4003	18.5774	1 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-28-177-013	313 WASHINGTON	06/17/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,600	43.17	\$125,218	\$30,000	\$115,000	\$99,185	1.159	1,107	\$103.88	4003	8.2908	1 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-28-179-010	204 MORNINGSIDE	08/04/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$73,350	54.33	\$146,720	\$43,287	\$91,713	\$107,743	0.851	1,150	\$79.75	4003	22.5315	1 STORY	\$37,323		4003 WEST OF RAIL ROAD
33-17-14-28-251-003	406 S MAIN	09/17/19	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$101,700	57.46	\$203,389	\$30,000	\$147,000	\$180,614	0.814	2,720	\$54.04	4003	26.2645	2 STORY	\$30,000		4003 WEST OF RAIL ROAD
33-17-14-28-252-017	513 S MAIN	02/28/20	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$57,850	45.91	\$115,678	\$30,000	\$96,000	\$86,983	1.104	1,666	\$57.62	4002	2.7130	2 STORY	\$30,000		4002 SOUTH MAIN
Totals:			\$4,740,600			\$4,740,600	\$2,212,900		\$4,433,641		\$3,770,335	\$3,605,418			\$77.22						
								Sale. Ratio =>	46.68			E.C.F. =>	1.046	Std. Deviation=>		0.182468897					
								Std. Dev. =>	6.10			Ave. E.C.F. =>	1.077	Ave. Variance=>		15.2845	Coefficient of Var=>		14.19779209		

2022 CITY OF LESLIE
 WEST OF RAIL ROAD ECF
 2022 ANALYZED 1.046
 2022 APPLIED 1.01

 2021 ANALYZED 0.96
 2021 APPLIED 0.96

ECF ANALYSIS - COMMERCIAL & INDUSTRIAL - CITY OF LESLIE 2022

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table		
33-17-14-21-353-006	606 W BELLEVUE	08/17/18	\$280,000	03-ARM'S LENGTH	\$280,000	\$108,050	38.59	\$216,126	\$29,170	\$250,830	\$222,038	1.130	2,100	\$119.44	2001	31.1847			\$14,700		2001 COMMERCIAL		
33-17-14-21-353-008	602 W BELLEVUE	12/11/18	\$135,000	03-ARM'S LENGTH	\$135,000	\$0	50.00	\$195,425	\$38,153	\$96,847	\$186,784	0.518	2,241	\$43.22	2001	29.9326			\$26,085		2001 COMMERCIAL		
33-17-14-21-454-008	101 N MAIN	09/17/20	\$85,000	03-ARM'S LENGTH	\$85,000	\$45,050	53.00	\$90,077	\$17,034	\$67,966	\$86,749	0.783	5,276	\$12.88	2001	3.4349			\$17,034		2001 COMMERCIAL		
33-17-14-28-201-024	170 S MAIN	05/10/19	\$234,847	03-ARM'S LENGTH	\$234,847	\$87,100	37.09	\$174,157	\$27,362	\$207,485	\$174,341	1.190	2,415	\$85.92	2001	37.2287			\$22,082		2001 COMMERCIAL		
33-17-14-28-202-016	125 S MAIN	09/18/20	\$130,000	03-ARM'S LENGTH	\$130,000	\$72,650	55.88	\$145,266	\$24,090	\$105,910	\$143,914	0.736	1,536	\$68.95	2001	8.1901			\$24,090		2001 COMMERCIAL		
33-17-14-28-254-005	315 MILL	08/17/18	\$100,000	03-ARM'S LENGTH	\$100,000	\$66,150	66.15	\$132,271	\$39,449	\$60,551	\$110,240	0.549	2,080	\$29.11	2001	26.8558			\$34,068		2001 COMMERCIAL		
Totals:			\$964,847		\$964,847	\$379,000		\$953,322		\$789,589	\$924,067			\$59.92		3.6648							
												Sale. Ratio =>	39.28			E.C.F. =>	0.854	Std. Deviation=>			0.284764451		
												Std. Dev. =>	10.97			Ave. E.C.F. =>	0.818	Ave. Variance=>	22.8045	Coefficient of Var=>			27.88434116

CITY OF LESLIE 2022
COMMERCIAL & INDUSTRIAL ECF
ANALYZED 0.854
APPLIED 0.846
USED EXTENDED TIME FRAME (4/1/2018-3/31/2021)

LAND VALUE - DEER RUN - CITY OF LESLIE 2022

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	
33-17-14-20-426-002	4330 CHURCHILL	09/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,350	47.79	\$200,672	\$38,502	\$29,174	119.7	150.0	0.66	0.66	\$322	\$58,514	\$1.34	191.00	4005 2020-031033			4005 DEER RUN	
33-17-14-20-426-011	4331 CINNAMON LANE	07/05/19	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$78,100	45.97	\$156,198	\$38,077	\$24,375	75.0	150.0	0.26	0.26	\$508	\$147,585	\$3.39	75.00	4005 2019-023418			4005 DEER RUN	
33-17-14-20-427-003	2528 FIG TRAIL	11/17/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$94,850	44.74	\$189,718	\$52,282	\$30,000	100.9	210.0	0.47	0.47	\$518	\$111,714	\$2.56	97.00	4005 2020-041807			4005 DEER RUN	
33-17-14-20-428-001	4300 CINNAMON LANE	12/20/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$109,100	54.58	\$218,235	\$8,366	\$26,701	82.2	150.0	0.31	0.31	\$102	\$26,987	\$0.62	90.00	4005 2020-00376			4005 DEER RUN	
33-17-14-20-428-011	4362 CINNAMON LANE	10/31/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$111,050	53.13	\$222,056	\$10,827	\$23,883	73.5	150.0	0.25	0.25	\$147	\$43,657	\$1.00	72.00	4005 2020-039133			4005 DEER RUN	
33-17-14-20-428-012	4368 CINNAMON LANE	03/25/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$114,600	50.26	\$229,203	\$25,930	\$27,133	83.5	170.0	0.32	0.32	\$311	\$81,031	\$1.86	82.00	4005 2020-012722			4005 DEER RUN	
Totals:			\$1,228,800			\$1,228,800	\$608,050		\$1,216,082	\$173,984	\$161,266	534.7		2.26	2.26									
								Sale. Ratio =>	49.48			Average			Average			Average			Average			Land Table
								Std. Dev. =>	3.94			per FF=>	\$325			per Net Acre=>	76,916.00			per SqFt=>	\$1.77			

CITY OF LESLIE 2022
DEER RUN
ANALYZED 325
APPLIED 325

LAND VALUE - WEST OF RAILROAD - CITY OF LESLIE 2022

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	
33-17-14-28-103-009	318 S SHERMAN	04/12/19	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$54,900	52.79	\$109,842	\$19,884	\$25,726	80.4	160.0	0.28	0.28	\$247	\$72,305	\$1.66	74.89	4003 2019-013477			4003 WEST OF RAIL ROAD	
33-17-14-21-379-008	120 PENNSYLVANIA	05/06/19	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$46,350	53.90	\$92,693	\$14,427	\$21,120	66.0	132.0	0.20	0.20	\$219	\$72,135	\$1.66	66.00	4003 2019-015761			4003 WEST OF RAIL ROAD	
33-17-14-28-104-016	305 S SHERMAN	05/10/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,750	46.74	\$107,528	\$37,472	\$30,000	99.0	242.2	0.42	0.42	\$378	\$89,861	\$2.06	75.00	4003 2019-016350			4003 WEST OF RAIL ROAD	
33-17-14-28-129-008	404 WASHINGTON	05/24/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$50,100	44.73	\$100,240	\$32,880	\$21,120	66.0	132.0	0.20	0.20	\$498	\$164,400	\$3.77	66.00	4003 2019-018014			4003 WEST OF RAIL ROAD	
33-17-14-21-455-010	118 COVERT ST	05/31/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,250	48.20	\$120,493	\$25,627	\$21,120	66.0	132.0	0.20	0.20	\$388	\$128,135	\$2.94	66.00	4003 2019-018924			4003 WEST OF RAIL ROAD	
33-17-14-21-453-003	124 N MAIN	07/18/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,700	53.13	\$159,361	\$19,559	\$28,920	90.4	247.5	0.38	0.38	\$216	\$52,157	\$1.20	66.00	4003 2019-024434			4003 WEST OF RAIL ROAD	
33-17-14-21-378-001	429 W RACE	07/22/19	\$93,900	WD	03-ARM'S LENGTH	\$93,900	\$49,700	52.93	\$99,405	\$14,251	\$19,756	61.7	115.5	0.18	0.18	\$231	\$81,434	\$1.87	66.00	4003 2019-025548			4003 WEST OF RAIL ROAD	
33-17-14-28-104-001	537 W BELLEVUE	09/06/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$42,300	52.88	\$84,601	\$17,527	\$22,128	69.1	132.0	0.21	0.21	\$253	\$82,675	\$1.90	69.96	4003 2019-031378			4003 WEST OF RAIL ROAD	
33-17-14-21-354-014	112 N HIGH	12/13/19	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$40,150	52.14	\$80,326	\$14,704	\$18,030	56.3	150.0	0.17	0.17	\$261	\$85,488	\$1.96	50.00	4003 2019-042322			4003 WEST OF RAIL ROAD	
33-17-14-28-104-004	109 S SHERMAN	02/04/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$51,750	44.23	\$103,490	\$40,000	\$26,490	82.8	136.0	0.27	0.27	\$483	\$149,254	\$3.43	86.00	4003 2020-004403			4003 WEST OF RAIL ROAD	
33-17-14-21-378-025	110 SPRING	02/28/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,800	48.43	\$135,635	\$33,577	\$29,212	91.3	132.0	0.30	0.30	\$368	\$111,923	\$2.57	99.00	4003 2020-008905			4003 WEST OF RAIL ROAD	
33-17-14-21-454-011	120 CHURCH	03/31/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,000	42.86	\$90,048	\$36,072	\$21,120	66.0	132.0	0.20	0.20	\$547	\$180,360	\$4.14	66.00	4003 2020-012395			4003 WEST OF RAIL ROAD	
33-17-14-21-354-022	502 W BELLEVUE	04/17/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$33,750	42.24	\$67,528	\$27,093	\$14,721	46.0	100.0	0.12	0.12	\$589	\$235,591	\$5.41	50.00	4003 2020-014915			4003 WEST OF RAIL ROAD	
33-17-14-28-104-006	115 S SHERMAN	06/10/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$58,650	45.64	\$117,341	\$32,593	\$21,434	67.0	136.0	0.21	0.21	\$487	\$158,218	\$3.63	66.00	4003 2020-034638			4003 WEST OF RAIL ROAD	
33-17-14-28-177-013	313 WASHINGTON	06/17/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,600	43.17	\$125,218	\$49,782	\$30,000	111.4	139.9	0.39	0.39	\$447	\$126,672	\$2.91	122.40	4003 2020-019787			4003 WEST OF RAIL ROAD	
33-17-14-28-130-008	214 BUTLER	07/02/20	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$50,950	47.84	\$101,871	\$21,066	\$16,437	51.4	99.0	0.13	0.13	\$410	\$160,809	\$3.69	57.75	4003 2020-021673			4003 WEST OF RAIL ROAD	
33-17-14-21-378-024	412 W BELLEVUE	07/15/20	\$142,700	WD	03-ARM'S LENGTH	\$142,700	\$59,050	41.38	\$118,054	\$54,646	\$30,000	126.3	280.5	0.85	0.85	\$433	\$64,289	\$1.48	66.00	4003 2020-023774			4003 WEST OF RAIL ROAD	
33-17-14-28-179-010	204 MORNINGSIDE	08/04/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$73,350	54.33	\$146,720	\$25,603	\$37,323	92.0	132.0	0.65	0.65	\$278	\$39,208	\$0.90	100.00	4003 2020-025484			4003 WEST OF RAIL ROAD	
33-17-14-21-378-017	116 SPRING	09/03/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$60,150	44.56	\$120,322	\$35,798	\$21,120	66.0	132.0	0.20	0.20	\$542	\$178,990	\$4.11	66.00	4003 2020-030743			4003 WEST OF RAIL ROAD	
33-17-14-21-403-017	225 N MAIN	09/17/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$43,950	38.25	\$87,882	\$57,018	\$30,000	168.2	210.1	0.78	0.78	\$339	\$73,194	\$1.68	161.58	4003 2020-031466			4003 WEST OF RAIL ROAD	
33-17-14-28-104-003	503 W BELLEVUE	10/02/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$101,250	51.66	\$202,521	\$23,479	\$30,000	123.6	152.7	0.46	0.46	\$190	\$50,711	\$1.16	132.00	4003 2020-033574			4003 WEST OF RAIL ROAD	
33-17-14-21-330-004	332 PENNSYLVANIA	10/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$60,000	40.03	\$120,022	\$59,878	\$30,000	130.7	132.0	0.47	0.47	\$458	\$127,400	\$2.92	155.00	4003 2020-036104			4003 WEST OF RAIL ROAD	
33-17-14-21-401-003	401 N MAIN	11/11/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$60,700	37.24	\$121,358	\$71,642	\$30,000	194.1	170.0	0.85	0.85	\$369	\$84,583	\$1.94	217.00	4003 2020-040977			4003 WEST OF RAIL ROAD	
33-17-14-21-455-014	108 COVERT ST	11/16/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,100	43.28	\$108,220	\$37,900	\$21,120	66.0	132.0	0.20	0.20	\$574	\$189,500	\$4.35	66.00	4003 2020-041929			4003 WEST OF RAIL ROAD	
33-17-14-21-329-009	328 CAMEO	12/02/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$50,000	39.37	\$99,982	\$56,494	\$29,476	92.1	189.0	0.35	0.35	\$613	\$162,807	\$3.74	80.00	4003 2020-043633			4003 WEST OF RAIL ROAD	
33-17-14-21-354-026	120 N HIGH	12/08/20	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$41,400	48.76	\$82,768	\$25,731	\$23,599	73.7	150.0	0.24	0.24	\$349	\$106,768	\$2.45	70.00	4003 2020-044140			4003 WEST OF RAIL ROAD	
33-17-14-21-454-012	118 CHURCH	01/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,050	45.04	\$131,538	\$29,582	\$21,120	66.0	132.0	0.20	0.20	\$448	\$147,910	\$3.40	66.00	4003 2020-001331			4003 WEST OF RAIL ROAD	
33-17-14-28-132-002	307 WOODWORTH	02/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$56,800	48.97	\$113,594	\$26,019	\$23,613	73.8	165.0	0.25	0.25	\$353	\$104,076	\$2.39	66.00	4003 2021-008878			4003 WEST OF RAIL ROAD	
33-17-14-21-378-008	115 N HIGH	03/11/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,800	36.00	\$77,966	\$49,671	\$22,637	73.0	66.0	0.18	0.18	\$680	\$283,834	\$6.52	115.50	4003 2021-010820	33-17-14-21-378-026		4003 WEST OF RAIL ROAD	
33-17-14-28-104-015	215 S SHERMAN	03/25/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$54,300	41.14	\$108,605	\$52,744	\$29,349	91.7	242.5	0.38	0.38	\$575	\$139,166	\$3.19	68.09	4003 2021-012885			4003 WEST OF RAIL ROAD	
Totals:			\$3,631,200			\$3,631,200	\$1,663,600		\$3,335,172	\$1,042,719	\$746,691	2,608.1		9.89	9.89		Average							
								Sale. Ratio =>	45.81		Average			Average			Average							
								Std. Dev. =>	5.36		per FF=>	\$400		per Net Acre=>	105,399.68		per SqFt=>	\$2.42						

2022 CITY OF LESLIE
WEST OF RAILROAD
ANALYZED 400
APPLIED 320
2021 APPLIED 310
2021 ANALYZED 321

LAND VALUE - COMMERCIAL FRONT FOOT - CITY OF LESLIE 2022

Parcel Number	LOCATION	Street Address	Sale Date	Sale Price	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	
33-17-14-21-353-006	AVG (GAS STATION)	606 W BELLEVUE	08/17/18	\$280,000	03-ARM'S LENGTH	\$280,000	\$108,050	38.59	\$216,126	\$78,574	\$14,700	107.3	158.0	0.39	0.39	\$732	\$200,444	\$4.60	108.00	2001	2018-029373		2001 COMMERCIAL	
33-17-14-21-454-008	DOWNTOWN	101 N MAIN	09/17/20	\$85,000	03-ARM'S LENGTH	\$85,000	\$45,050	53.00	\$90,077	\$11,957	\$17,034	46.7	66.0	0.10	0.10	\$256	\$119,570	\$2.74	66.00	2001	2020-032222		2001 COMMERCIAL	
33-43-08-11-255-010	VILLAGE OF WEBBERVILLE	106 W GRAND RIVER AVE	05/24/19	\$91,000	ARMS LENGTH	\$91,000	\$46,400	50.99	\$92,915	\$15,000	\$14,756	22.0	120.0			\$682								
33-17-14-28-201-017	CITY OF LESLIE	130 S MAIN	10/13/17	\$80,000	ARMS LENGTH	\$80,000	\$47,750	59.69	\$123,686	\$14,346	\$14,756	28.0	132.0	0.077	0.077	\$512	\$191,636							
33-17-14-28-203-013	CITY OF LESLIE	115 E BELLEVUE	04/20/17	\$75,000	ARMS LENGTH	\$75,000	\$43,550	58.07	\$101,718	\$18,861	\$19,400	33.0	176.0	0.133	0.133	\$572								
Totals:				\$611,000		\$611,000	\$290,800		\$624,522	\$138,738	\$65,890	237.0		0.70	0.70									
								Sale. Ratio =>	47.59	Average per FF=>		\$585	Average per Net Acre=>		197,632.48	Average per SqFt=>		\$4.54						
								Std. Dev. =>	8.33															

ABOVE: PRIME LOCATION
 EXTENDED TIME FRAME USED (4/1/2017-3/31/20201)
 ANALYZED 585 PER FF
 APPLIED 525 PER FF

Parcel Number	LOCATION	Street Address	Sale Date	Sale Price	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	
33-17-14-28-208-003	AVG	206 MILL	06/21/18	\$65,000	03-ARM'S LENGTH	\$65,000	\$14,450	22.23	\$28,897	\$55,303	\$19,200	163.3	141.5	0.51	0.51	\$339	\$108,014	\$2.48	157.74	2001	2018-023079		2001 COMMERCIAL	
33-17-14-21-353-006	AVG (GAS STATION)	606 W BELLEVUE	08/17/18	\$280,000	03-ARM'S LENGTH	\$280,000	\$108,050	38.59	\$216,126	\$78,574	\$14,700	107.3	158.0	0.39	0.39	\$732	\$200,444	\$4.60	108.00	2001	2018-029373		2001 COMMERCIAL	
33-17-14-21-454-008	DOWNTOWN	101 N MAIN	09/17/20	\$85,000	03-ARM'S LENGTH	\$85,000	\$45,050	53.00	\$90,077	\$11,957	\$17,034	46.7	66.0	0.10	0.10	\$256	\$119,570	\$2.74	66.00	2001	2020-032222		2001 COMMERCIAL	
33-43-08-11-255-010	VILLAGE OF WEBBERVILLE	106 W GRAND RIVER AVE	05/24/19	\$91,000	ARMS LENGTH	\$91,000	\$46,400	50.99	\$92,915	\$15,000	\$14,756	22.0	120.0			\$682								
33-43-08-11-276-012	VILLAGE OF WEBBERVILLE	113 E GRAND RIVER AVE	05/22/19	\$47,300	ARMS LENGTH	\$47,300	\$22,900	48.41	\$45,771	\$24,400	\$24,090	88.0	90.0			\$277								
33-17-14-28-202-016	DOWNTOWN	125 S MAIN	09/18/20	\$130,000	03-ARM'S LENGTH	\$130,000	\$72,650	55.88	\$145,266	\$8,824	\$24,090	66.0	132.0	0.20	0.20	\$134	\$44,120	\$1.01	66.00	2001	2020-031564		2001 COMMERCIAL	
33-17-14-28-209-001	AVG	212 MILL	12/24/18	\$20,000	03-ARM'S LENGTH	\$20,000	\$15,700	78.50	\$31,420	\$20,000	\$23,390	64.1	220.0	0.19	0.17	\$312	\$105,820	\$2.43	37.33	2001	2019-001271		2001 COMMERCIAL	
Totals:				\$718,300		\$718,300	\$325,200		\$650,472	\$214,058	\$98,414	557.4		1.39	1.37									
								Sale. Ratio =>	45.27	Average per FF=>		\$384	Average per Net Acre=>		153,666.91	Average per SqFt=>		\$3.53						
								Std. Dev. =>	17.13															

ABOVE: AVG LOCATION - COMMERCIAL
 EXTENDED TIME FRAME USED (4/1/2018-3/31/20201)
 ANALYZED 384 PER FF
 APPLIED 365 PER FF

LAND VALUES - COMMERCIAL & INDUSTRIAL - CITY OF LESLIE 2022

Parcel Number	Street Address	Sale Date	Sale Price	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
33-17-14-28-102-010	S SHERMAN	02/16/21	\$25,000	03-ARM'S LENGTH	\$25,000	\$18,400	73.60	\$36,750	\$25,000	\$36,750	0.0	0.0	0.98	0.98	#DIV/0!	\$25,510	\$0.59	0.00	2001	2021-009735		2001 COMMERCIAL
33-17-14-27-151-011	800 RICE	08/21/20	\$435,000	03-ARM'S LENGTH	\$435,000	\$142,200	32.69	\$284,414	\$194,336	\$43,750	0.0	0.0	2.25	2.25	#DIV/0!	\$86,372	\$1.98	0.00	3001			3001 INDUSTRIAL/COMM
33-17-14-27-152-023	510 INDUSTRIAL DRIVE	11/07/20	\$69,000	03-ARM'S LENGTH	\$69,000	\$25,000	36.23	\$50,000	\$69,000	\$50,000	0.0	0.0	3.00	3.00	#DIV/0!	\$23,000	\$0.53	0.00	3001	2021-008470		3001 INDUSTRIAL/COMM
33-43-08-15-200-016	1240 TECH DRIVE	05/17/18	\$300,000		\$300,000	\$0	0.00	\$240,681	\$300,000				5.11	5.11		\$58,708	\$1.35					
33-17-14-27-176-011	RICE	07/21/20	\$166,902	03-ARM'S LENGTH	\$166,902	\$34,350	20.58	\$68,693	\$166,902	\$68,693	0.0	0.0	8.30	8.30	#DIV/0!	\$20,099	\$0.46	0.00	3001	2020-026232		3001 INDUSTRIAL/COMM
Totals:			\$995,902		\$995,902	\$219,950		\$680,538	\$755,238	\$199,193	0.0		19.64	19.64								
					Sale. Ratio =>		22.09		Average			Average		per FF=>		Average		per SqFt=>				\$0.88
					Std. Dev. =>		26.93		per FF=>		#DIV/0!		per Net Acre=>		38,446.24							

CITY OF LESLIE 2022
COMMERCIAL & INDUSTRIAL LAND VALUES

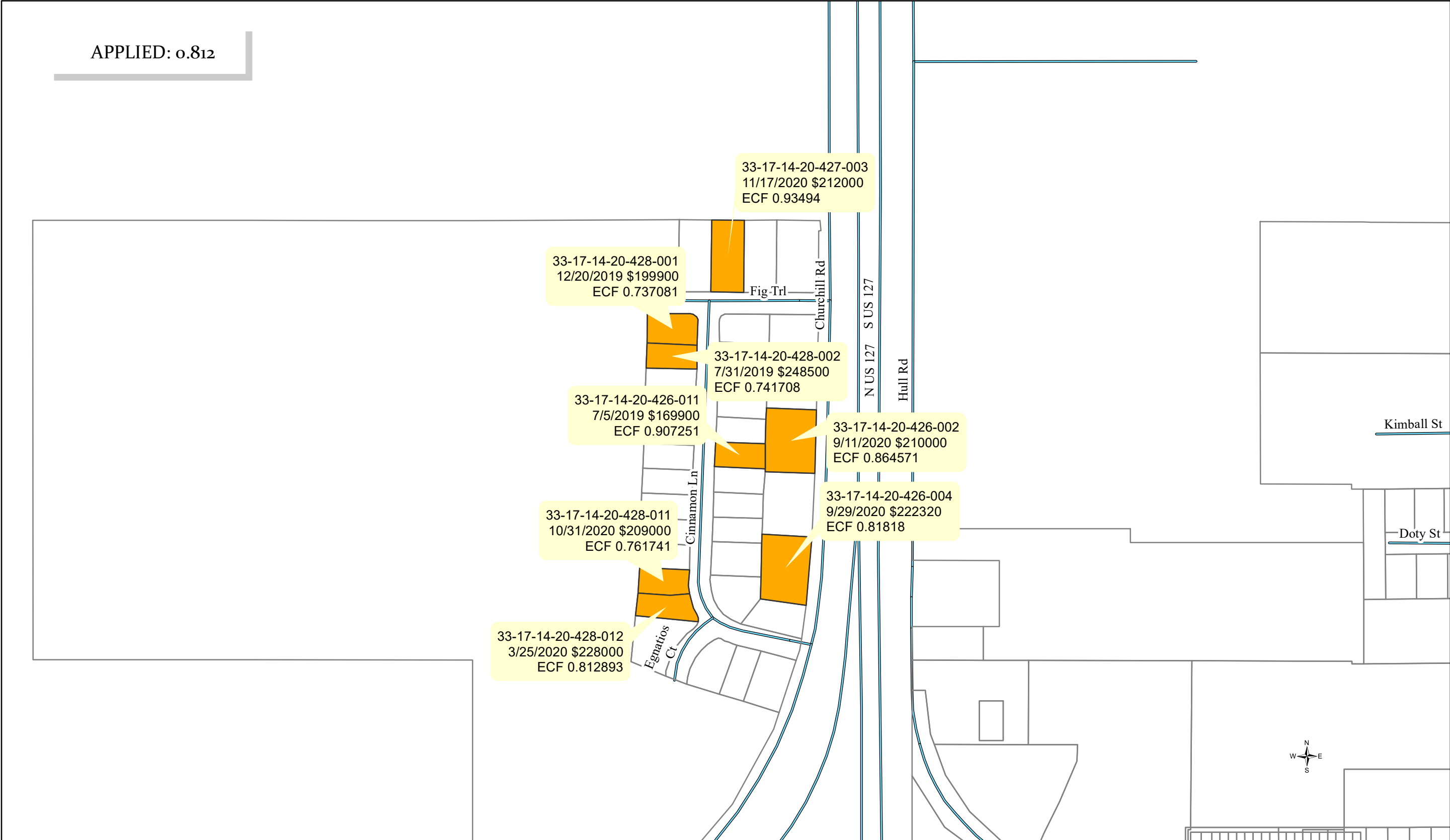
ACREAGE TABLE
ANALYZED .88 / SF
APPLIED SEE ACREAGE TABLE
NO CHANGE FROM 2021

COUNTY STUDY APPLIED \$0.50 PER FRONT FOOT

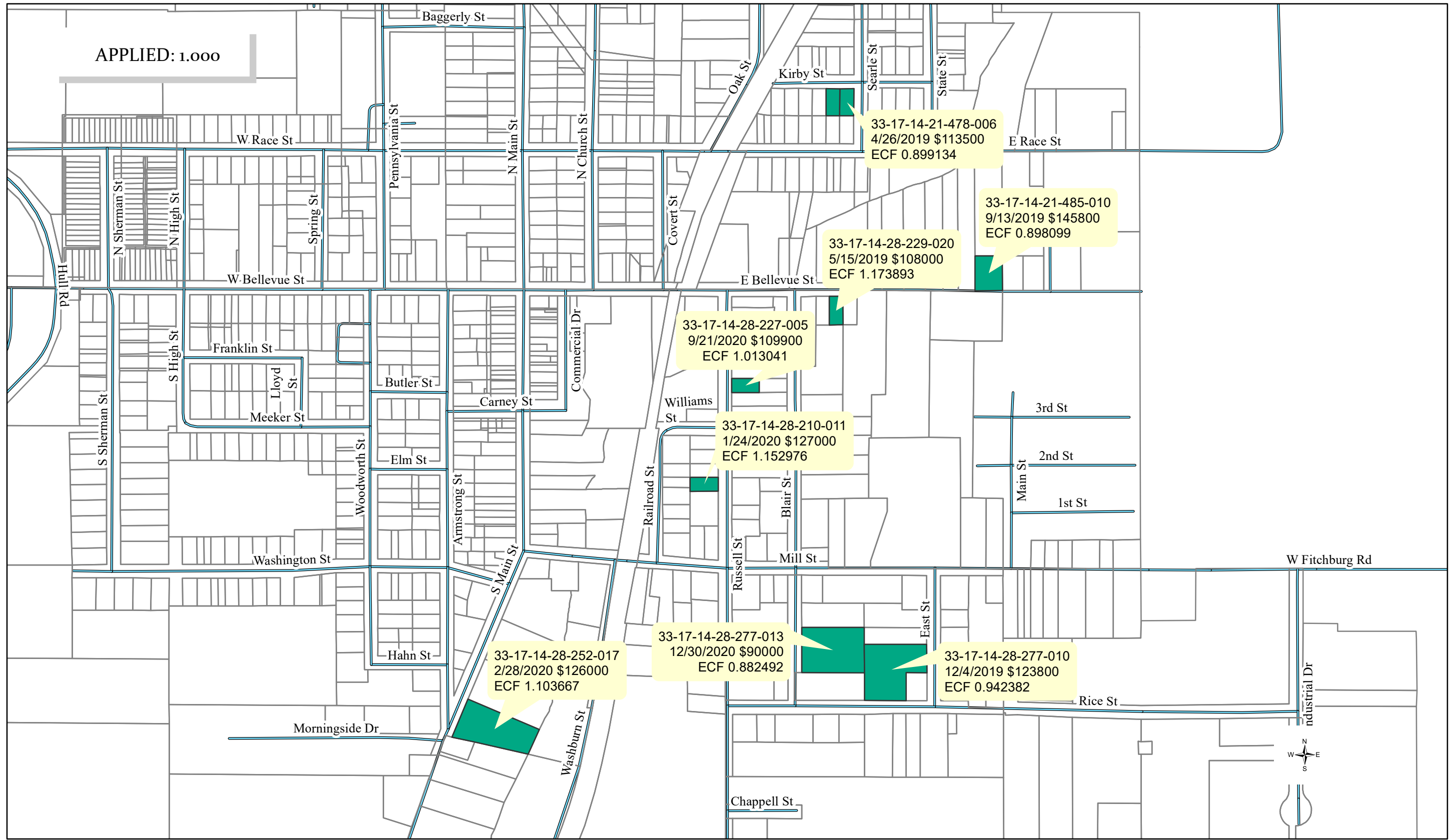
	2021	2022	DIFFERENCE	\$/ACRE	SQ FT	\$ PER SF
1	\$37,500	\$37,500	\$2,500	\$37,500	43,560.00	\$0.50
1.5	\$40,000	\$40,000	\$2,500	\$26,667	43,560.00	\$0.50
2	\$42,500	\$42,500	\$2,500	\$21,250	43,560.00	\$0.50
2.5	\$45,000	\$45,000	\$5,000	\$18,000	43,560.00	\$0.50
3	\$50,000	\$50,000	\$3,000	\$16,667	43,560.00	\$0.50
4	\$53,000	\$53,000	\$4,500	\$13,250	43,560.00	\$0.50
5	\$57,500	\$57,500	\$2,500	\$11,500	43,560.00	\$0.50
7	\$60,000	\$60,000	\$20,000	\$8,571	43,560.00	\$0.50
10	\$80,000	\$80,000	\$40,000	\$8,000	43,560.00	\$0.50
15	\$120,000	\$120,000	\$30,000	\$8,000	43,560.00	\$0.50
20	\$150,000	\$150,000	\$50,000	\$7,500	43,560.00	\$0.50
25	\$200,000	\$200,000	\$40,000	\$8,000	43,560.00	\$0.50
30	\$240,000	\$240,000	\$25,000	\$8,000	43,560.00	\$0.50
40	\$265,000	\$265,000	\$25,000	\$6,625	43,560.00	\$0.50
50	\$290,000	\$290,000	\$20,000	\$5,800	43,560.00	\$0.50
100	\$310,000	\$310,000	(\$310,000)	\$3,100	43,560.00	\$0.50

DEER RUN ECF - CITY OF LESLIE 2022

APPLIED: 0.812

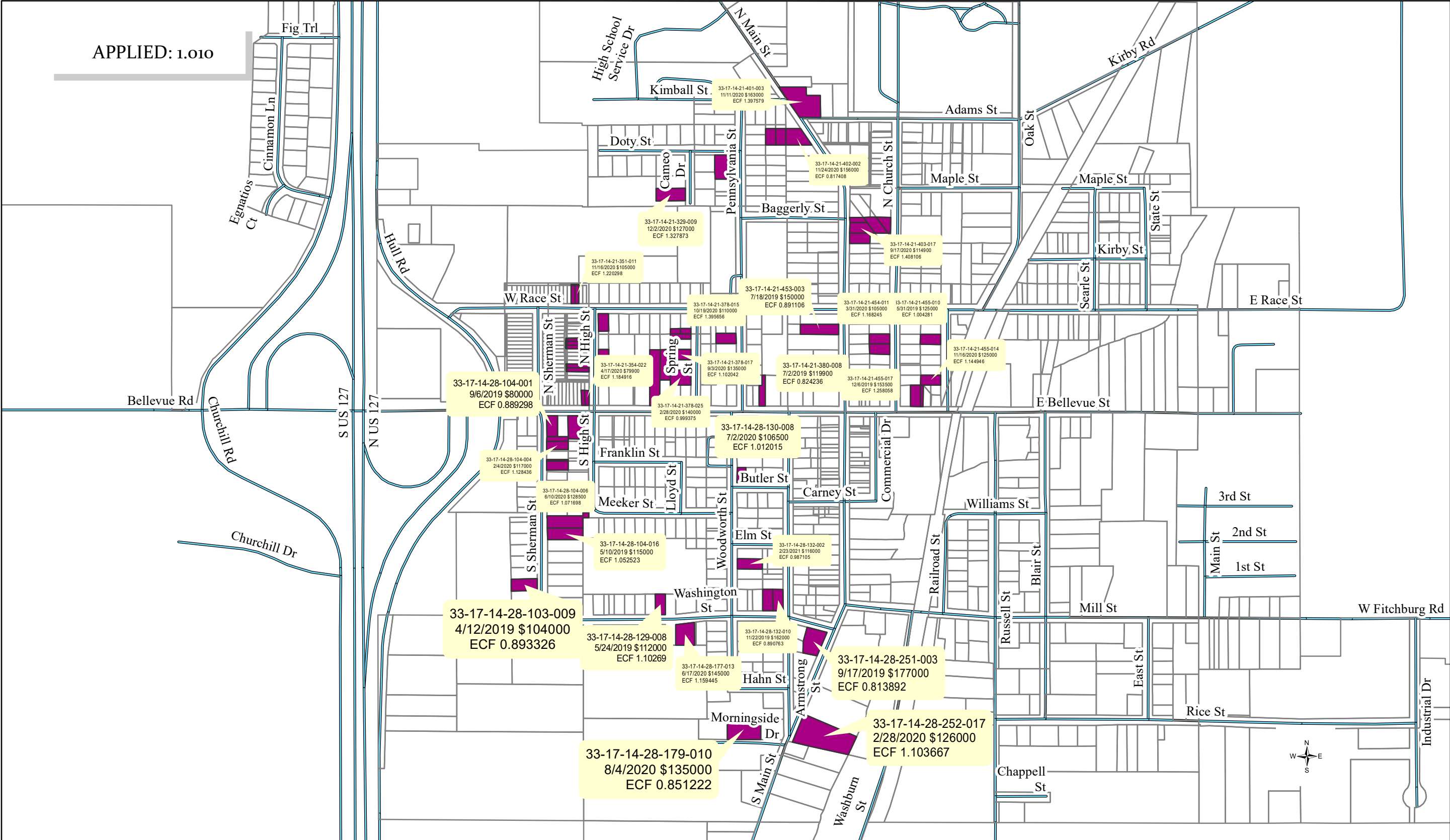


EAST OF RAILROAD & SOUTH OF MAIN STREET ECF - CITY OF LESLIE 2022

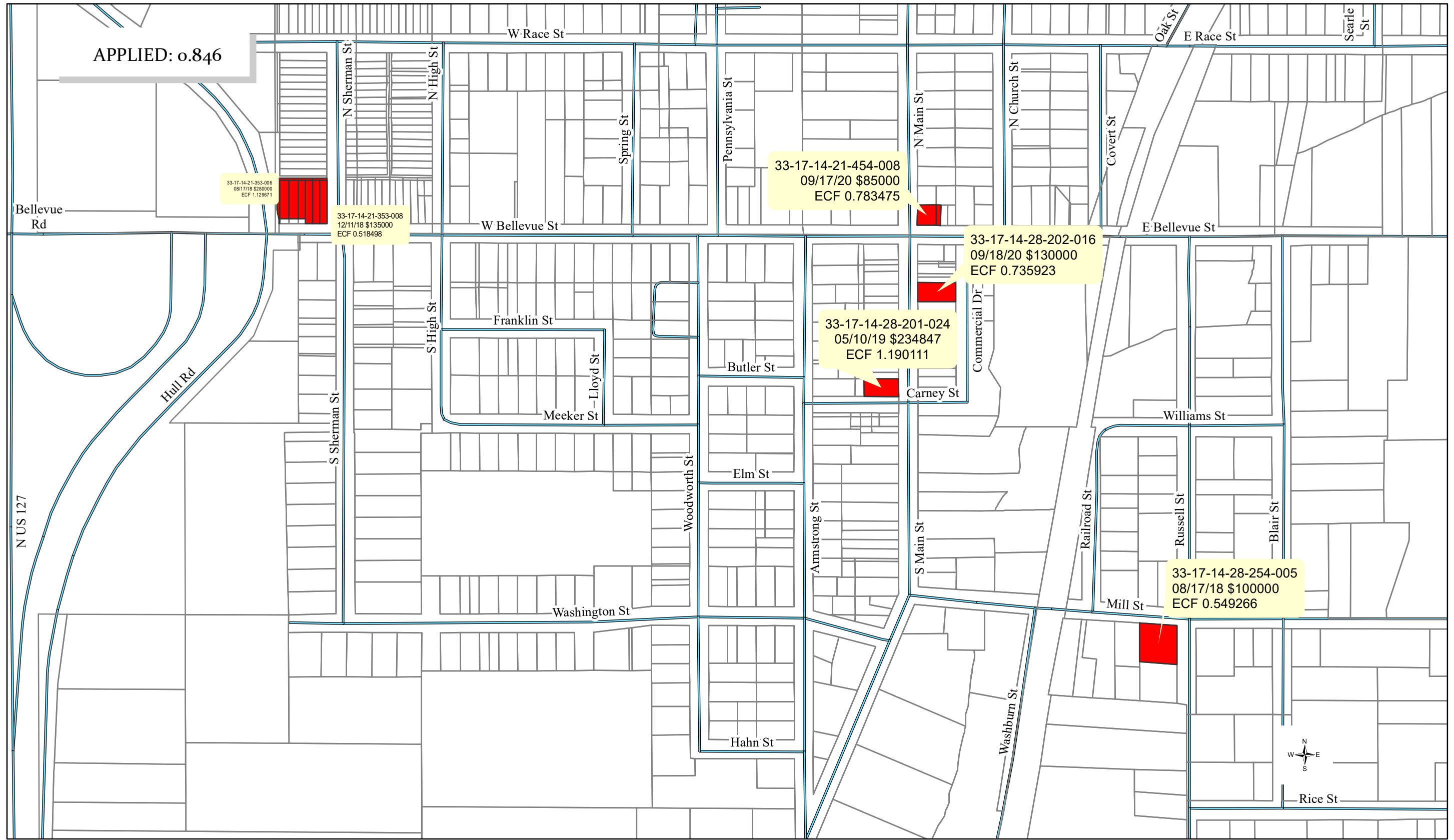


WEST OF RAILROAD ECF - CITY OF LESLIE 2022

APPLIED: 1.010



COMMERCIAL/INDUSTRIAL ECF - CITY OF LESLIE 2022



DEER RUN LAND VALUE - CITY OF LESLIE 2022

APPLIED: \$325 PER FRONT FOOT

33-17-14-20-427-003
11/17/20\$ 212000
\$518 /FF

Fig
Trl

33-17-14-20-428-001
12/20/19\$ 199900
\$102 /FF

33-17-14-20-426-011
07/05/19\$ 169900
\$508 /FF

33-17-14-20-426-002
09/11/20\$ 210000
\$322 /FF

33-17-14-20-428-011
10/31/20\$ 209000
\$147 /FF

33-17-14-20-428-012
03/25/20\$ 228000
\$311 /FF

Cinnamon Ln
Churchill Rd
Egnatios Ct

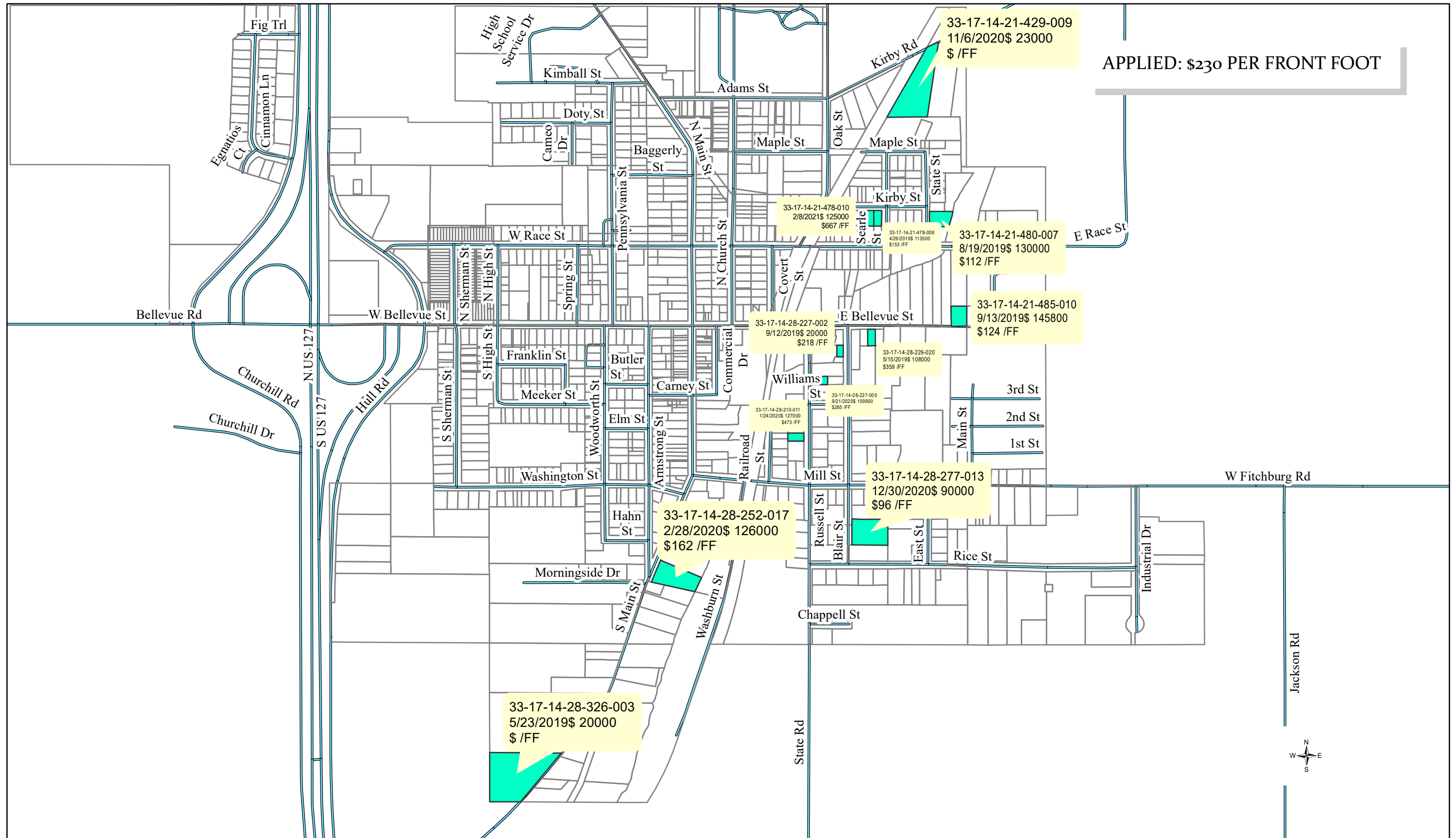
NUS 127
Hull Rd
SUS 127

Kimball St

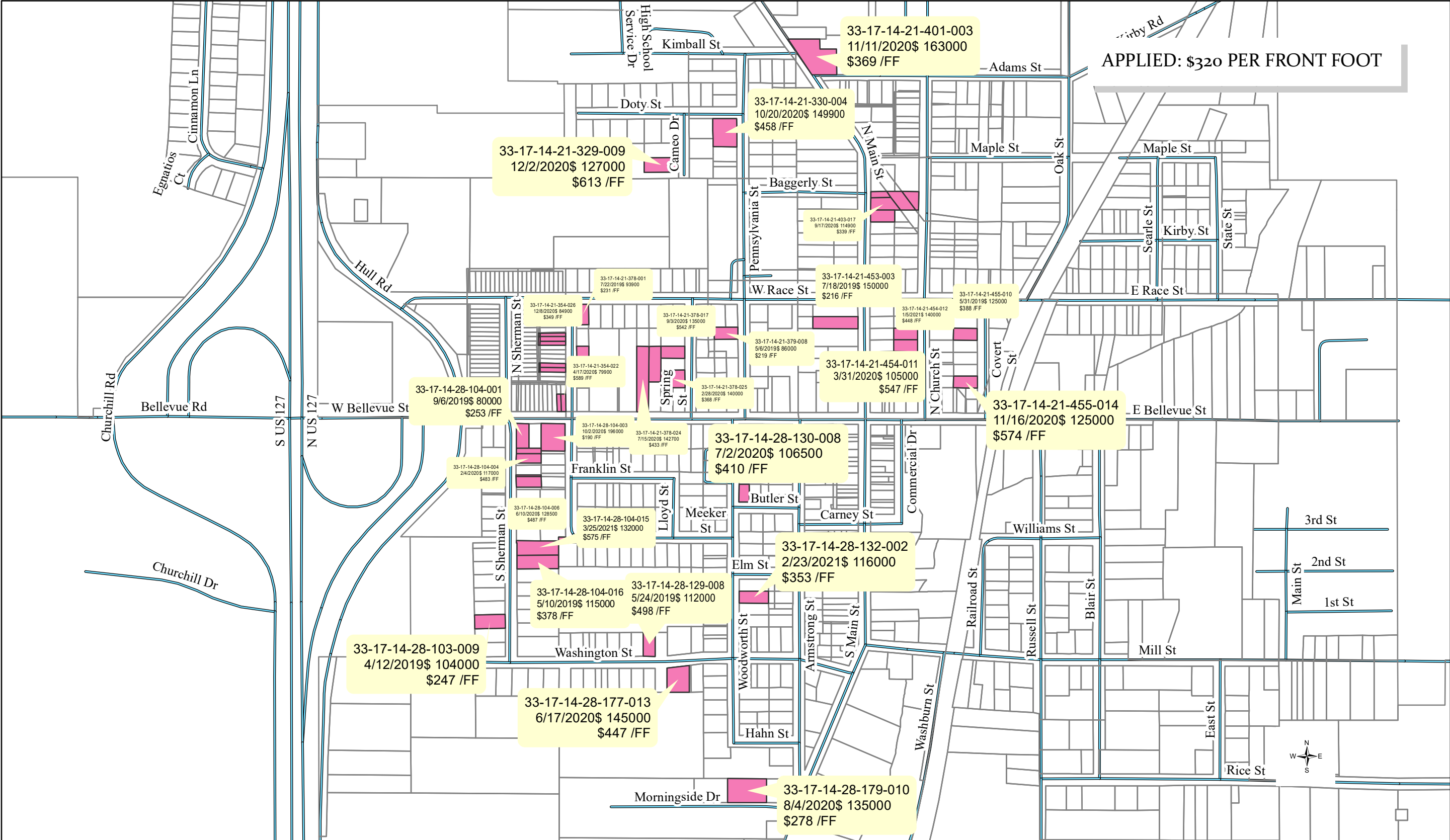
Doty St



EAST OF RAILROAD & SOUTH OF MAIN STREET LAND VALUE - CITY OF LESLIE 2022



WEST OF RAILROAD LAND VALUE - CITY OF LESLIE 2022



COMMERCIAL LAND VALUE (FRONT FOOT) - CITY OF LESLIE 2022

