

Alpena City- 2024 Land Value Analysis Northside Residential Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
092-067-000-051-00	505 HURON ST	11/14/2022	74500	WD	21-NOT USED/OTHER	74500	96193	15531	37224	Improved	132	140	0.424	\$ 118	36629.71698	132	11	550/441		Northside Res	401	NORTH
092-077-000-039-00	123 W BOSLEY ST	5/20/2021	72500	WD	03-ARM'S LENGTH	72500	82909	8203	18612	Improved	66	140	0.212	\$ 124	38693.39623	66	11	541/770		Northside Res	401	NORTH
092-127-000-019-00	110 E LAKE ST	9/10/2021	37500	WD	03-ARM'S LENGTH	37500	45995	7579	16074	Improved	57	70	0.092	\$ 133	82380.43478	57	11	543/803		Northside Res	401	NORTH
091-015-000-766-00	720 LONG LAKE AVE	8/6/2021	40000	WD	03-ARM'S LENGTH	40000	49703	8909	18612	Improved	66	140	0.212	\$ 135	42023.58491	66	11	543/178		Northside Res	401	NORTH
092-287-000-103-00	219 AVERY ST	12/20/2021	52000	WD	21-NOT USED/OTHER	52000	61095	9517	18612	Improved	66	140	0.212	\$ 144	44891.50943	66	11	545/390		Northside Res	401	NORTH
092-297-000-177-00	130 W OLDFIELD ST	5/17/2021	82000	WD	03-ARM'S LENGTH	82000	89414	11198	18612	Improved	66	140	0.212	\$ 170	52820.75472	66	11	541/726		Northside Res	401	NORTH
092-127-000-027-00	132 W LAKE ST	12/8/2022	52500	QC	21-NOT USED/OTHER	52500	59862	11250	18612	Improved	66	70	0.106	\$ 170	106132.0755	66	11	550/704		Northside Res	401	NORTH
092-257-000-015-00	125 W SPRATT ST	7/21/2022	75000	WD	03-ARM'S LENGTH	75000	80868	13872	19740	Improved	70	132	0.212	\$ 198	65433.96226	70	11	548/765		Northside Res	401	NORTH
092-287-000-352-00	221 W HAMILTON ST	8/2/2021	77000	WD	03-ARM'S LENGTH	77000	81229	14383	18612	Improved	66	132	0.2	\$ 218	71915	66	11	543/068		Northside Res	401	NORTH
092-157-000-025-00	517 ADAMS ST	5/18/2021	75000	WD	03-ARM'S LENGTH	75000	81692	27430	34122	Improved	121	41	0.114	\$ 227	240614.0351	121	11	541/790		Northside Res	401	NORTH
092-307-000-136-00	116 E SPRATT ST	5/12/2021	70000	WD	03-ARM'S LENGTH	70000	72314	16298	18612	Improved	66	140	0.212	\$ 247	76877.35849	66	11	541/620		Northside Res	401	NORTH
091-014-000-556-00	817 LONG LAKE AVE	5/13/2022	119000	WD	03-ARM'S LENGTH	119000	123283	47323	51606	Improved	183	173.115	0.727	\$ 259	65093.53508	183	11	547/755		Northside Res	401	NORTH
092-307-000-218-00	1001 N SECOND AVE	10/3/2022	102500	WD	03-ARM'S LENGTH	102500	104137	18103	19740	Improved	70	132	0.212	\$ 259	85391.50943	70	11	549/853		Northside Res	401	NORTH
092-297-000-089-00	425 W OLDFIELD ST	1/1/2022	70000	LC	21-NOT USED/OTHER	70000	71353	21912	23265	Improved	82.5	140	0.265	\$ 266	82686.79245	82.5	11	546/353		Northside Res	401	NORTH
092-057-000-110-00	502 BEEBE ST	6/15/2021	68000	WD	03-ARM'S LENGTH	68000	68031	18581	18612	Improved	66	140	0.212	\$ 282	87646.22642	66	11	542/221		Northside Res	401	NORTH
092-117-000-021-00	226 W MILLER ST	1/24/2022	75000	WD	03-ARM'S LENGTH	75000	74739	18873	18612	Improved	66	140	0.212	\$ 286	89023.58491	66	11	545/898		Northside Res	401	NORTH
092-127-000-052-00	132 W CLARK ST	12/27/2021	62500	LC	21-NOT USED/OTHER	62500	61184	19928	18612	Improved	66	90	0.136	\$ 302	146529.4118	66	11	545/441		Northside Res	401	NORTH
092-297-000-070-00	515 W MILLER ST	7/6/2021	80000	WD	03-ARM'S LENGTH	79200	75689	22123	18612	Improved	66	140	0.212	\$ 335	104353.7736	66	11	542/560		Northside Res	401	NORTH
092-127-000-114-00	209 W CLARK ST	6/7/2021	89900	WD	03-ARM'S LENGTH	88100	80954	25758	18612	Improved	66	140	0.212	\$ 390	121500	66	11	542/091		Northside Res	401	NORTH
092-127-000-078-00	214 W CLARK ST	9/13/2021	90000	WD	03-ARM'S LENGTH	90000	80701	27911	18612	Improved	66	140	0.212	\$ 423	131655.6604	66	11	543/792		Northside Res	401	NORTH
092-297-000-228-00	122 E OLDFIELD ST	8/23/2021	65000	WD	03-ARM'S LENGTH	65000	54594	29018	18612	Improved	66	140	0.212	\$ 440	136877.3585	66	11	543/460		Northside Res	401	NORTH
092-287-000-049-00	212 ADAMS ST	1/10/2022	86000	WD	03-ARM'S LENGTH	86000	71939	33801	19740	Improved	70	73.5	0.118	\$ 483	286449.1525	70	11	545/657		Northside Res	401	NORTH
092-307-000-197-00	123 E ALFRED ST	2/1/2023	70000	WD	03-ARM'S LENGTH	70000	55692	32920	18612	Improved	66	70	0.106	\$ 499	310566.0377	66	11	551/301		Northside Res	401	NORTH
092-057-000-051-00	433 LONG LAKE AVE	8/27/2021	72000	WD	03-ARM'S LENGTH	72000	57145	33467	18612	Improved	66	140	0.212	\$ 507	157863.2075	66	11	543/583		Northside Res	401	NORTH
092-287-000-005-00	320 W ALFRED ST	10/11/2022	90000	WD	03-ARM'S LENGTH	90000	68508	47436	25944	Improved	92	57	0.12	\$ 516	395300	92	11	549/999		Northside Res	401	NORTH
092-127-000-063-00	211 W LAKE ST	5/16/2022	110000	WD	03-ARM'S LENGTH	110000	93773	34839	18612	Improved	66	140	0.212	\$ 528	164334.9057	66	11	547/853		Northside Res	401	NORTH
092-047-000-023-00	332 AVERY ST	3/13/2023	68000	WD	03-ARM'S LENGTH	68000	50381	36231	18612	Improved	66	140	0.212	\$ 549	170900.9434	66	11	551/713		Northside Res	401	NORTH
092-297-000-191-00	125 W OLDFIELD ST	11/3/2021	101000	WD	03-ARM'S LENGTH	101000	83311	36301	18612	Improved	66	140	0.212	\$ 550	171231.1321	66	11	544/706		Northside Res	401	NORTH
091-023-000-256-00	506 ADAMS ST	5/6/2022	89100	WD	03-ARM'S LENGTH	89100	62510	54508	27918	Improved	99	99	0.225	\$ 551	242257.7778	99	11	547/706		Northside Res	401	NORTH
092-057-000-016-00	325 BEEBE ST	5/28/2021	75000	WD	03-ARM'S LENGTH	75000	57157	36455	18612	Improved	66	140	0.212	\$ 552	171957.5472	66	11	542/112		Northside Res	401	NORTH
092-117-000-003-00	426 W MILLER ST	10/5/2021	96000	WD	03-ARM'S LENGTH	96000	77498	37114	18612	Improved	66	140	0.212	\$ 562	175066.0377	66	11	544/306		Northside Res	401	NORTH
091-022-000-116-00	406 LONG LAKE AVE	3/17/2022	63500	WD	03-ARM'S LENGTH	63500	53952	18854	9306	Improved	33	132	0.1	\$ 571	188540	33	11	546/685		Northside Res	401	NORTH
092-287-000-283-00	636 PINE ST	1/30/2023	100000	WD	03-ARM'S LENGTH	100000	89389	20763	10152	Improved	36	137	0.113	\$ 577	183743.3628	36	11	551/307		Northside Res	401	NORTH
091-023-000-372-00	215 W HUEBER ST	5/26/2022	105000	WD	03-ARM'S LENGTH	105000	83311	40865	19176	Improved	68	142	0.222	\$ 601	184076.5766	68	11	547/931		Northside Res	401	NORTH
091-022-000-121-00	400 LONG LAKE AVE	4/1/2021	65000	LC	33-TO BE DETERMINED	65000	53237	21069	9306	Improved	33	132	0.1	\$ 638	210690	33	11	540/993		Northside Res	401	NORTH
092-307-000-142-00	908 N SECOND AVE	3/8/2022	110500	WD	03-ARM'S LENGTH	110500	85256	44984	19740	Improved	70	132	0.212	\$ 643	212188.6792	70	11	546/553		Northside Res	401	NORTH
091-023-000-321-00	214 W SPRATT ST	3/1/2023	120300	WD	03-ARM'S LENGTH	120300	70899	84369	34968	Improved	124	100.581	0.286	\$ 680	294996.5035	124	11	551/620		Northside Res	401	NORTH
092-287-000-119-00	220 HURON ST	4/21/2022	93500	WD	03-ARM'S LENGTH	93500	63738	48374	18612	Improved	66	140	0.212	\$ 733	228179.2453	66	11	547/498		Northside Res	401	NORTH
092-127-000-083-00	121 E LAKE ST	5/23/2022	105000	WD	03-ARM'S LENGTH	105000	73312	50300	18612	Improved	66	140	0.212	\$ 762	237264.1509	66	11	547/924		Northside Res	401	NORTH
091-023-000-306-00	1009 MERCHANT ST	8/2/2021	135000	WD	03-ARM'S LENGTH	132000	93871	57869	19740	Improved	70	132	0.212	\$ 827	272966.9811	70	11	543/062		Northside Res	401	NORTH
092-067-000-022-00	701 ADAMS ST	8/1/2022	103000	WD	03-ARM'S LENGTH	103000	67927	50301	15228	Improved	54	132	0.176	\$ 932	285801.1364	46	11	548/972		Northside Res	401	NORTH
092-157-000-034-00	1110 COMMERCIAL ST	2/23/2023	113000	WD	03-ARM'S LENGTH	113000	69895	61717	18612	Improved	66	140	0.212	\$ 935	291117.9245	66	11	551/539		Northside Res	401	NORTH
092-297-000-111-00	321 W OLDFIELD ST	11/21/2022	120000	WD	03-ARM'S LENGTH	120000	76659	61953	18612	Improved	66	140	0.212	\$ 939	292231.1321	66	11	550/600		Northside Res	401	NORTH
091-023-000-318-00	508 TAYLOR ST	9/15/2022	110000	WD	03-ARM'S LENGTH	110000	63701	66039	19740	Improved	70	120	0.193	\$ 943	342170.9845	70	11	549/612		Northside Res	401	NORTH
091-014-000-611-00	206 E PALM ST	7/5/2022	100000	WD	03-ARM'S LENGTH	100000	53979	64633	18612	Improved	66	264	0.4	\$ 979	161582.5	66	11	548/505		Northside Res	401	NORTH
092-077-000-029-00	1107 N SECOND AVE	1/24/2022	74000	WD	03-ARM'S LENGTH	74000	46942	37492	10434	Improved	37	132	0.112	\$ 1,013	334750	37	11	545/901		Northside Res	401	NORTH
092-287-000-103-00	219 AVERY ST	7/14/2022	110000	WD	03-ARM'S LENGTH	110000	61095	67517	18612	Improved	66	140	0.212	\$ 1,023	318476.4151	66	11	548/678		Northside Res	401	NORTH
092-287-000-142-00	133 AVERY ST	3/3/2023	127000	WD	03-ARM'S LENGTH	127000	76398	69214	18612	Improved	66	140	0.212	\$ 1,049	326481.1321	66	11	551/622		Northside Res	401	NORTH
092-157-000-040-00	318 W ALFRED ST	7/22/2022	140000	WD	03-ARM'S LENGTH	140000	82143	78725	20868	Improved	74	55	0.093	\$ 1,064	846505.3763	74	11	548/790		Northside Res	401	NORTH
092-297-000-192-00	131 W OLDFIELD ST	11/7/2022	154900	WD	03-ARM'S LENGTH	154900	98938	74574	18612	Improved	66	140	0.212	\$ 1,130	351764.1509	66	11	550/355		Northside Res	401	NORTH
092-127-000-012-00	129 E MILLER ST	4/27/2022	77000	WD	03-ARM'S LENGTH	77000	48654	37652	9306	Improved	33	140	0.106	\$ 1,141	355207.5472	33	11	547/550		Northside Res	401	NORTH
092-287-000-290-00	106 DAWSON ST	5/16/2022	95000	WD	03-ARM'S LENGTH	95000	65267	39039	9306	Improved	33	140	0.106	\$ 1,183	368292.4528	33	11	547/849		Northside Res	401	NORTH
092-297-000-083-00	511 PINE ST	9/2/2022	144000	WD	03-ARM'S LENGTH	144000	79515	84507	20022	Improved	71	80.9										

Alpena City- 2024 Land Value Analysis South of Washington

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effic. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class	Rate Group 1
093-417-000-926-00	236 E CAMPBELL ST	7/15/2022	90000	WD	03-ARM'S LENGTH	90000	109266	8058	27324	Improved	66	140	0.212	\$ 122	38009.43396	66 12	548/674		South of Washington	401	S WASH	
093-547-000-030-00	213 LIBERTY ST	7/13/2021	100000	WD	03-ARM'S LENGTH	100000	119230	8094	27324	Improved	66	140	0.212	\$ 123	38179.24528	66 12	542/744		South of Washington	401	S WASH	
093-547-000-118-00	642 W WASHINGTON AVE	4/6/2021	95500	WD	03-ARM'S LENGTH	95500	114452	8372	27324	Improved	66	70	0.106	\$ 127	78981.13208	66 12	541/029		South of Washington	401	S WASH	
093-427-000-442-00	1034 S FIRST AVE	4/27/2021	65000	WD	03-ARM'S LENGTH	65000	85003	8907	28910	Improved	69.83	77.8	0.125	\$ 128	71256	69.83 12	541/555		South of Washington	401	S WASH	
093-417-000-772-00	305 W CAMPBELL ST	6/18/2021	70000	WD	03-ARM'S LENGTH	70000	87561	8107	25668	Improved	62	94	0.134	\$ 131	60500	62 12	542/364		South of Washington	401	S WASH	
093-377-000-124-00	343 N NORTH ST	8/12/2021	98000	WD	03-ARM'S LENGTH	98000	117596	9384	28980	Improved	70	132	0.212	\$ 134	44264.15094	70 12	543/299		South of Washington	401	S WASH	
093-397-000-012-00	262 MASON ST	5/27/2021	77500	WD	03-ARM'S LENGTH	77500	93445	8895	24840	Improved	60	132	0.182	\$ 148	48873.62637	60 12	541/930		South of Washington	401	S WASH	
093-347-000-014-00	180 N FRANKLIN ST	10/13/2021	90000	WD	03-ARM'S LENGTH	90000	106639	10685	27324	Improved	66	132	0.2	\$ 162	53425	66 12	544/371		South of Washington	401	S WASH	
093-377-000-132-00	461 N NORTH ST	4/12/2021	98500	WD	03-ARM'S LENGTH	98500	114912	10912	27324	Improved	66	140	0.212	\$ 165	51471.69811	66 12	541/211		South of Washington	401	S WASH	
093-427-000-126-00	325 W BALDWIN ST	5/10/2022	62500	WD	03-ARM'S LENGTH	62500	78322	11502	27324	Improved	66	153	0.232	\$ 174	49577.58621	66 12	548/223		South of Washington	401	S WASH	
093-607-000-328-00	437 W BALDWIN ST	8/24/2021	67500	WD	03-ARM'S LENGTH	67500	69556	19886	21942	Improved	106	35	0.085	\$ 188	233952.9412	106 12	543/461		South of Washington	401	S WASH	
093-417-000-474-00	511 S THIRD AVE	5/12/2021	167000	WD	03-ARM'S LENGTH	167000	183766	13974	30740	Improved	74.25	132	0.225	\$ 188	62106.66667	74.25 12	541/621		South of Washington	401	S WASH	
093-417-000-822-00	1024 W WASHINGTON AVE	8/5/2021	98000	WD	03-ARM'S LENGTH	98000	112944	12504	27448	Improved	66.3	180	0.274	\$ 189	45635.0365	66.3 12	543/105		South of Washington	401	S WASH	
093-417-000-896-00	132 W CAMPBELL ST	7/14/2021	100000	WD	03-ARM'S LENGTH	100000	113454	11386	24840	Improved	60	162.5	0.224	\$ 190	50830.35714	60 12	542/746		South of Washington	401	S WASH	
093-347-000-030-00	2613 EMMET ST	10/5/2022	96000	WD	03-ARM'S LENGTH	96000	109537	13787	27324	Improved	66	140	0.212	\$ 209	65033.01887	66 12	549/928		South of Washington	401	S WASH	
093-407-000-046-00	212 POTTER ST	5/7/2021	81000	WD	03-ARM'S LENGTH	81000	90663	11037	20700	Improved	50	203.5	0.234	\$ 221	47166.66667	50 12	541/565		South of Washington	401	S WASH	
093-397-000-012-00	262 MASON ST	2/3/2022	83900	WD	03-ARM'S LENGTH	83900	93445	15295	24840	Improved	60	132	0.182	\$ 255	84038.46154	60 12	546/040		South of Washington	401	S WASH	
093-417-000-881-00	226 W CAMPBELL ST	9/15/2021	164500	WD	03-ARM'S LENGTH	164500	174108	17716	27324	Improved	66	163.53	0.248	\$ 268	71435.48387	66 12	543/869		South of Washington	401	S WASH	
093-517-000-002-00	160 BEDFORD ST	9/14/2021	179900	WD	14-INTO/OUT OF TR	169900	180075	21057	31232	Improved	75.44	132	0.229	\$ 279	91951.96507	75.44 12	543/955		South of Washington	401	S WASH	
093-607-000-583-00	408 N OLIVER ST	5/10/2022	62500	WD	03-ARM'S LENGTH	62500	69698	17642	24840	Improved	60	301.22	0.415	\$ 294	42510.84337	60 12	548/224		South of Washington	401	S WASH	
093-557-000-184-00	709 S THIRD AVE	10/14/2022	166000	WD	03-ARM'S LENGTH	166000	173550	21016	28566	Improved	69	132	0.209	\$ 305	100555.0239	69 12	550/107		South of Washington	401	S WASH	
093-417-000-578-00	111 E MAPLE ST	8/24/2021	75000	WD	03-ARM'S LENGTH	72500	78855	20969	27324	Improved	66	74.25	0.113	\$ 318	185566.3717	66 12	543/470		South of Washington	401	S WASH	
093-557-000-046-00	600 S FIFTH AVE	4/23/2021	130000	WD	03-ARM'S LENGTH	127000	135718	29784	38502	Improved	93	81	0.173	\$ 320	172161.8497	93 12	541/346		South of Washington	401	S WASH	
093-397-000-024-00	117 GRANT ST	6/28/2021	114900	WD	03-ARM'S LENGTH	114900	122946	29214	37260	Improved	90	132	0.273	\$ 325	107010.989	90 12	542/403		South of Washington	401	S WASH	
093-567-000-157-00	2812 S FIFTH AVE	12/9/2022	200000	WD	03-ARM'S LENGTH	200000	207829	28603	36432	Improved	88	140	0.283	\$ 325	101070.6714	88 12	550/728		South of Washington	401	S WASH	
093-397-000-018-00	121 GRANT ST	4/7/2021	122000	WD	03-ARM'S LENGTH	122000	128629	30631	37260	Improved	90	132	0.273	\$ 340	112201.4652	90 12	541/027		South of Washington	401	S WASH	
093-607-000-372-00	455 N JUNE ST	8/2/2021	83000	WD	03-ARM'S LENGTH	83000	86439	17054	20493	Improved	49.5	110	0.125	\$ 345	136432	49.5 12	543/076		South of Washington	401	S WASH	
093-607-000-319-00	420 BEDFORD ST	9/24/2021	85000	WD	03-ARM'S LENGTH	85000	89673	24307	28980	Improved	70	99	0.159	\$ 347	152874.2138	70 12	544/029		South of Washington	401	S WASH	
093-547-000-048-00	950 S FIFTH AVE	5/7/2021	165000	WD	03-ARM'S LENGTH	165000	171708	39246	45954	Improved	111	120	0.306	\$ 354	128254.902	111 12	541/579		South of Washington	401	S WASH	
093-567-000-050-00	2685 S FIFTH AVE	12/10/2022	120000	WD	03-ARM'S LENGTH	120000	123912	23412	27324	Improved	66	140.25	0.213	\$ 355	109915.493	66 12	550/818		South of Washington	401	S WASH	
093-427-000-616-00	320 E BALDWIN ST	8/17/2022	95000	WD	14-INTO/OUT OF TR	95000	98513	21327	24840	Improved	60	140	0.193	\$ 355	110502.5907	60 12	549/184		South of Washington	401	S WASH	
093-450-000-001-00	1234 W WASHINGTON AVE	5/18/2021	138000	WD	03-ARM'S LENGTH	137000	140820	29300	33120	Improved	80	412	0.757	\$ 366	38705.41612	80 12	541/729		South of Washington	401	S WASH	
093-417-000-648-00	727 S FIRST AVE	4/19/2021	97900	WD	03-ARM'S LENGTH	97900	101113	27527	30740	Improved	74.25	66	0.113	\$ 371	243601.7699	74.25 12	541/243		South of Washington	401	S WASH	
093-427-000-636-00	210 CLINTON ST	8/11/2021	186000	WD	03-ARM'S LENGTH	186000	188860	26120	28980	Improved	70	140	0.225	\$ 373	116088.8889	70 12	543/260		South of Washington	401	S WASH	
093-527-000-054-00	2237 FREDERICK AVE	2/4/2022	120000	WD	03-ARM'S LENGTH	120000	122461	24863	27324	Improved	66	132	0.2	\$ 377	124315	66 12	546/076		South of Washington	401	S WASH	
093-517-000-022-00	231 BEDFORD ST	11/30/2021	99900	WD	03-ARM'S LENGTH	99900	101503	20339	21942	Improved	53	132	0.161	\$ 384	126329.1925	53 12	545/081		South of Washington	401	S WASH	
093-567-000-122-00	258 N LAWN ST	1/14/2022	154000	WD	03-ARM'S LENGTH	154000	156966	51682	54648	Improved	132	140.25	0.425	\$ 392	121604.7059	132 12	545/798		South of Washington	401	S WASH	
093-427-000-152-00	1201 S THIRD AVE	6/21/2022	138000	WD	03-ARM'S LENGTH	138000	138893	31544	32437	Improved	78.35	132	0.237	\$ 403	133097.0464	78.35 12	548/333		South of Washington	401	S WASH	
093-417-000-746-00	923 S THIRD AVE	2/16/2022	110000	WD	14-INTO/OUT OF TR	110000	110605	29721	30326	Improved	73.25	91	0.153	\$ 406	194254.902	73.25 12	546/188		South of Washington	401	S WASH	
093-557-000-180-00	202 W MAPLE ST	5/7/2021	100000	WD	03-ARM'S LENGTH	100000	100212	27112	27324	Improved	66	71	0.108	\$ 411	251037.037	66 12	541/564		South of Washington	401	S WASH	
093-427-000-427-00	216 E BALDWIN ST	9/13/2022	180000	WD	03-ARM'S LENGTH	180000	180233	41995	42228	Improved	102	89	0.208	\$ 412	201899.0385	102 12	549/594		South of Washington	401	S WASH	
093-557-000-170-00	331 W MIRRE ST	9/21/2021	58000	WD	03-ARM'S LENGTH	58000	57960	58000	57960	Vacant	140	132	0.424	\$ 414	136792.4528	140 12	543/934		South of Washington	402	S WASH	
093-547-000-126-00	415 W LINCOLN ST	7/22/2022	85000	WD	08-ESTATE	85000	84961	27363	27324	Improved	66	140	0.212	\$ 415	129070.7547	66 12	548/770		South of Washington	401	S WASH	
093-427-000-102-00	139 W BALDWIN ST	3/29/2022	126950	WD	03-ARM'S LENGTH	126950	126466	38572	38088	Improved	92	51.413	0.109	\$ 419	353871.5596	92 12	546/800		South of Washington	401	S WASH	
093-547-000-016-00	815 S FOURTH AVE	4/22/2022	125000	WD	03-ARM'S LENGTH	125000	123653	55995	54648	Improved	132	66	0.2	\$ 424	279975	132 12	547/451		South of Washington	401	S WASH	
093-417-000-574-00	616 S SECOND AVE	9/29/2021	92000	WD	03-ARM'S LENGTH	92000	90437	32303	30740	Improved	74.25	132	0.225	\$ 435	143568.8889	74.25 12	544/095		South of Washington	401	S WASH	
093-427-000-442-00	1034 S FIRST AVE	5/26/2022	86500	WD	03-ARM'S LENGTH	86500	85003	30407	28910	Improved	69.83	77.8	0.125	\$ 435	243256	69.83 12	548/011		South of Washington	401	S WASH	
093-647-000-095-00	1225 W WASHINGTON AVE	7/2/2021	222000	WD	03-ARM'S LENGTH	216000	214442	29917	28359	Improved	68.5	148	0.23									

093-427-000-518-00	209 E BINGHAM ST	12/31/2021	127500	OTH	08-ESTATE	127500	123222	31602	27324	Improved	66	140	0.212	\$	479	149066.0377	66	12	545/528	South of Washington	401	S WASH
091-028-000-758-08	357 S OLIVER ST	1/7/2022	176900	WD	03-ARM'S LENGTH	176900	176020	19028	18148	Improved	39.21	0	0	\$	485	#DIV/0!	39.21	CONDO	545/704	South of Washington	401	S WASH
093-547-000-163-00	120 GARFIELD ST	7/2/2021	120000	WD	03-ARM'S LENGTH	120000	111302	43544	36846	Improved	89	66	0.135	\$	489	322548.1481	89	12	542/583	South of Washington	401	S WASH
093-427-000-806-00	173 MASON ST	8/10/2021	140000	WD	03-ARM'S LENGTH	140000	132244	48742	40986	Improved	99	140	0.318	\$	492	153276.7296	99	12	543/240	South of Washington	401	S WASH
093-537-000-105-00	326 S ADDISON ST	8/11/2021	100000	WD	03-ARM'S LENGTH	100000	94595	32729	27324	Improved	66	132	0.2	\$	496	163645	66	12	543/210	South of Washington	401	S WASH
093-407-000-037-00	917 S FIFTH AVE	8/16/2021	100000	WD	03-ARM'S LENGTH	99500	92993	33831	27324	Improved	66	98.5	0.149	\$	513	227053.6913	66	12	543/349	South of Washington	401	S WASH
093-387-000-018-00	181 N SHERIDAN ST	9/8/2022	136000	WD	03-ARM'S LENGTH	136000	129282	34042	27324	Improved	66	140.25	0.213	\$	516	159821.5962	66	12	549/468	South of Washington	401	S WASH
093-557-000-229-00	709 S FOURTH AVE	2/11/2022	128000	WD	03-ARM'S LENGTH	128000	119522	42426	33948	Improved	82	112	0.211	\$	517	201071.09	82	12	546/154	South of Washington	401	S WASH
093-547-000-056-00	452 W LINCOLN ST	8/4/2021	125000	WD	03-ARM'S LENGTH	125000	118172	34152	27324	Improved	66	140	0.212	\$	517	161094.3396	66	12	543/088	South of Washington	401	S WASH
093-547-000-190-00	404 W CAMPBELL ST	2/11/2022	105000	WD	03-ARM'S LENGTH	105000	99569	26959	21528	Improved	52	184	0.22	\$	518	122540.9091	52	12	546/163	South of Washington	401	S WASH
093-557-000-246-00	815 S THIRD AVE	2/16/2023	230500	WD	03-ARM'S LENGTH	230500	222463	37017	28980	Improved	70	132	0.212	\$	529	174608.4906	70	12	551/476	South of Washington	401	S WASH
093-427-000-134-00	310 W BALDWIN ST	12/31/2021	179000	WD	03-ARM'S LENGTH	179000	163228	69178	53406	Improved	129	142.5	0.422	\$	536	163928.91	129	12	545/542	South of Washington	401	S WASH
093-607-000-018-00	296 N RIPLEY BLVD	9/1/2021	91000	WD	14-INTO/OUT OF TR	91000	84168	29602	22770	Improved	55	99	0.125	\$	538	236816	55	12	543/645	South of Washington	401	S WASH
093-567-000-014-00	290 N ADDISON ST	8/22/2022	115000	WD	03-ARM'S LENGTH	115000	106560	35764	27324	Improved	66	144	0.218	\$	542	164055.0459	66	12	549/217	South of Washington	401	S WASH
093-417-000-626-00	120 E MIRRE ST	8/16/2021	128000	WD	03-ARM'S LENGTH	127700	119209	35815	27324	Improved	66	148.5	0.225	\$	543	159177.7778	66	12	543/279	South of Washington	401	S WASH
093-340-000-004-00	180 N GARDEN ST	8/18/2022	188000	WD	03-ARM'S LENGTH	188000	169537	73111	54648	Improved	132	160	0.485	\$	554	150744.3299	132	12	549/161	South of Washington	401	S WASH
093-607-000-480-00	510 W BALDWIN ST	11/30/2022	85000	WD	03-ARM'S LENGTH	85000	77857	27843	20700	Improved	50	132	0.152	\$	557	183177.6316	50	12	550/631	South of Washington	401	S WASH
093-547-000-116-00	453 W LINCOLN ST	5/4/2022	110000	WD	03-ARM'S LENGTH	110000	100847	34821	25668	Improved	62	66	0.094	\$	562	370436.1702	62	12	547/648	South of Washington	401	S WASH
093-427-000-362-00	1300 S SECOND AVE	11/29/2022	115000	WD	03-ARM'S LENGTH	115000	103421	42319	30740	Improved	74.25	132	0.225	\$	570	188084.4444	74.25	12	550/605	South of Washington	401	S WASH
093-487-000-032-00	819 W WASHINGTON AVE	12/15/2022	120000	WD	03-ARM'S LENGTH	120000	108068	39256	27324	Improved	66	133	0.202	\$	595	194336.6337	66	12	550/874	South of Washington	401	S WASH
093-567-000-010-00	275 N LAWN ST	3/17/2022	120000	WD	03-ARM'S LENGTH	120000	107985	39339	27324	Improved	66	132	0.2	\$	596	196695	66	12	546/640	South of Washington	401	S WASH
093-417-000-910-00	114 E CAMPBELL ST	2/24/2023	115000	WD	03-ARM'S LENGTH	115000	102129	40195	27324	Improved	66	140	0.212	\$	609	189599.0566	66	12	551/574	South of Washington	401	S WASH
093-347-000-003-00	2586 S THIRD AVE	10/1/2021	94900	WD	03-ARM'S LENGTH	94900	81819	40405	27324	Improved	66	132	0.2	\$	612	202025	66	12	544/125	South of Washington	401	S WASH
093-407-000-044-00	214 POTTER ST	8/19/2022	132000	WD	03-ARM'S LENGTH	132000	117639	44169	29808	Improved	72	153.583	0.254	\$	613	173893.7008	72	12	549/243	South of Washington	401	S WASH
093-387-000-172-00	2563 S FIRST AVE	5/6/2021	123800	OTH	33-TO BE DETERMIN	120800	107289	40835	27324	Improved	66	140.25	0.213	\$	619	191713.615	66	12	541/563	South of Washington	401	S WASH
093-417-000-474-00	511 S THIRD AVE	12/30/2022	200000	WD	03-ARM'S LENGTH	200000	183766	46974	30740	Improved	74.25	132	0.225	\$	633	208773.3333	74.25	12	551/044	South of Washington	401	S WASH
093-417-000-478-00	214 W DUNBAR ST	12/28/2022	140000	WD	03-ARM'S LENGTH	140000	125526	41798	27324	Improved	66	122.902	0.186	\$	633	224720.4301	66	12	550/994	South of Washington	401	S WASH
093-387-000-158-00	170 S NORTH ST	7/13/2022	188000	WD	03-ARM'S LENGTH	188000	164650	66820	43470	Improved	105	140	0.337	\$	636	198278.9318	105	12	548/647	South of Washington	401	S WASH
093-417-000-882-00	228 W CAMPBELL ST	11/22/2022	138250	WD	03-ARM'S LENGTH	138250	122922	42652	27324	Improved	66	163.73	0.248	\$	646	171983.871	66	12	550/524	South of Washington	401	S WASH
093-387-000-154-00	129 N FRANKLIN ST	7/7/2021	171000	WD	03-ARM'S LENGTH	171000	155209	43115	27324	Improved	66	132	0.2	\$	653	215575	66	12	542/575	South of Washington	401	S WASH
093-567-000-093-00	2738 S FIFTH AVE	10/10/2022	87000	WD	03-ARM'S LENGTH	87000	70979	43345	27324	Improved	66	132	0.2	\$	657	216725	66	12	549/959	South of Washington	401	S WASH
093-417-000-648-00	727 S FIRST AVE	11/15/2022	120000	WD	03-ARM'S LENGTH	120000	101113	49627	30740	Improved	74.25	66	0.113	\$	668	439176.9912	74.25	12	550/452	South of Washington	401	S WASH
093-557-000-116-00	616 S THIRD AVE	3/17/2022	149900	WD	14-INTO/OUT OF TR	149900	130807	48073	28980	Improved	70	132	0.212	\$	687	226759.434	70	12	546/654	South of Washington	401	S WASH
093-567-000-020-00	242 N ADDISON ST	12/21/2022	140000	WD	03-ARM'S LENGTH	140000	121883	45441	27324	Improved	66	137.8	0.209	\$	689	217421.0526	66	12	550/975	South of Washington	401	S WASH
093-567-000-094-00	372 N LAWN ST	1/13/2023	148000	WD	03-ARM'S LENGTH	148000	129874	45450	27324	Improved	66	132	0.2	\$	689	227250	66	12	551/142	South of Washington	401	S WASH
093-567-000-194-00	451 N GARDEN ST	10/8/2021	180000	WD	14-INTO/OUT OF TR	180000	161414	45910	27324	Improved	66	140.25	0.213	\$	696	215539.9061	66	12	544/300	South of Washington	401	S WASH
093-427-000-452-00	131 CLINTON ST	9/9/2022	132500	WD	03-ARM'S LENGTH	132500	114561	44021	26082	Improved	63	151.2	0.201	\$	699	219009.9502	73	12	549/529	South of Washington	401	S WASH
093-427-000-406-00	111 E BINGHAM ST	6/13/2022	145000	WD	03-ARM'S LENGTH	145000	125879	46445	27324	Improved	66	70	0.106	\$	704	438160.3774	66	12	548/234	South of Washington	401	S WASH
093-427-000-354-00	1203 S FIRST AVE	3/23/2022	113000	WD	03-ARM'S LENGTH	113000	90639	53101	30740	Improved	74.25	132	0.225	\$	715	236004.4444	74.25	12	546/735	South of Washington	401	S WASH
093-547-000-058-00	446 W LINCOLN ST	11/30/2021	155000	WD	03-ARM'S LENGTH	155000	134605	47719	27324	Improved	66	140	0.212	\$	723	225089.6226	66	12	545/055	South of Washington	401	S WASH
093-427-000-390-00	1402 S SECOND AVE	7/22/2022	135000	WD	03-ARM'S LENGTH	135000	111912	53724	30636	Improved	74	84	0.143	\$	726	375692.3077	74	12	548/830	South of Washington	401	S WASH
093-387-000-060-00	170 S OLIVER ST	4/1/2022	145000	WD	03-ARM'S LENGTH	145000	123798	48940	27738	Improved	67	141	0.217	\$	730	225529.9539	67	12	546/865	South of Washington	401	S WASH
093-547-000-001-00	314 W LINCOLN ST	1/17/2023	115000	LC	21-NOT USED/OTHE	115000	92518	51669	29187	Improved	70.5	140	0.227	\$	733	227616.7401	70.5	12	551/182	South of Washington	401	S WASH
093-397-000-048-00	211 MASON ST	12/12/2022	180000	WD	03-ARM'S LENGTH	180000	150341	66298	36639	Improved	88.5	132	0.268	\$	749	247380.597	88.5	12	550/821	South of Washington	401	S WASH
093-527-000-144-00	2562 LAFOREST AVE	12/2/2022	129900	WD	03-ARM'S LENGTH	129900	107604	49620	27324	Improved	66	132	0.2	\$	752	248100	66	12	550/673	South of Washington	401	S WASH
093-597-000-063-00	153 N JUNE ST	7/28/2021	145000	WD	03-ARM'S LENGTH	145000	111244	74742	40986	Improved	99	140	0.318	\$	755	235037.7358	99	12	543/063	South of Washington	401	S WASH
093-477-000-038-00	1402 S THIRD AVE	8/26/2022	190000	WD	03-ARM'S LENGTH	190000	151958	82580	44538	Improved	107.58	186	0.459	\$	768	179912.854	107.58	12	549/306	South of Washington	401	S WASH
093-417-000-586-00	523 S FIRST AVE	11/22/2022	182000	WD	03-ARM'S LENGTH	182000	156476	55332	29808	Improved	72	148.5	0									

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093-427-000-120-00	1029 S FOURTH AVE	8/23/2021	129000	WD	03-ARM'S LENGTH	129000	100834	55490	27324	Improved	66	130	0.197	\$	841	281675.1269	66	12	543/438	South of Washington	401	S WASH
093-427-000-460-00	1106 S FIRST AVE	2/27/2023	133500	WD	03-ARM'S LENGTH	133500	102864	59616	28980	Improved	70	132	0.212	\$	852	281207.5472	70	12	551/555	South of Washington	401	S WASH
093-597-000-092-00	2170 S SECOND AVE	3/22/2022	175000	WD	03-ARM'S LENGTH	175000	148170	51670	24840	Improved	60	132	0.182	\$	861	283901.0989	60	12	546/694	South of Washington	401	S WASH
093-517-000-028-00	126 GARFIELD ST	6/10/2022	189900	WD	03-ARM'S LENGTH	189900	148283	80119	38502	Improved	93	134	0.286	\$	861	280136.3636	93	12	548/271	South of Washington	401	S WASH
093-417-000-606-00	115 E MIRRE ST	6/3/2022	150000	WD	03-ARM'S LENGTH	150000	120382	56942	27324	Improved	66	148.5	0.225	\$	863	253075.5556	66	12	548/074	South of Washington	401	S WASH
093-547-000-112-00	445 W LINCOLN ST	9/20/2021	115000	WD	03-ARM'S LENGTH	115000	87064	53604	25668	Improved	62	140	0.199	\$	865	269366.8342	62	12	543/903	South of Washington	401	S WASH
093-387-000-190-00	126 N FRANKLIN ST	7/18/2022	120000	WD	03-ARM'S LENGTH	120000	94006	48764	22770	Improved	55	198	0.25	\$	887	195056	55	12	548/701	South of Washington	401	S WASH
093-417-000-914-00	1002 S SECOND AVE	1/6/2022	133000	WD	03-ARM'S LENGTH	133000	98459	64349	29808	Improved	72	68	0.112	\$	894	574544.6429	72	12	545/617	South of Washington	401	S WASH
093-547-000-122-00	451 W LINCOLN ST	11/4/2022	190400	WD	03-ARM'S LENGTH	190400	147656	78605	35861	Improved	86.62	140	0.278	\$	907	282751.7986	86.62	12	550/384	South of Washington	401	S WASH
093-627-000-046-00	621 W WASHINGTON AVE	8/29/2022	149900	WD	03-ARM'S LENGTH	149900	116453	60771	27324	Improved	66	132	0.2	\$	921	303855	66	12	549/388	South of Washington	401	S WASH
093-347-000-044-00	162 N LAWN ST	2/14/2022	144000	WD	03-ARM'S LENGTH	144000	110209	61115	27324	Improved	66	132	0.2	\$	926	305575	66	12	546/161	South of Washington	401	S WASH
093-427-000-222-00	104 W CRAPO ST	11/24/2021	150000	WD	03-ARM'S LENGTH	150000	115565	61759	27324	Improved	66	140	0.212	\$	936	291316.0377	66	12	546/225	South of Washington	401	S WASH
093-427-000-202-00	103 W CRAPO ST	3/17/2023	155000	WD	03-ARM'S LENGTH	155000	116196	69026	30222	Improved	73	96.7397	0.162	\$	946	426086.4198	73	12	551/803	South of Washington	401	S WASH
093-517-000-024-00	423 W CAMPBELL ST	3/27/2023	152500	WD	03-ARM'S LENGTH	152500	116107	64545	28152	Improved	68	120	0.187	\$	949	345160.4278	68	12	551/841	South of Washington	401	S WASH
093-557-000-060-00	303 W MAPLE ST	4/14/2021	130000	WD	03-ARM'S LENGTH	130000	94354	62970	27324	Improved	66	88.5	0.134	\$	954	469925.3731	66	12	541/251	South of Washington	401	S WASH
093-567-000-244-00	258 N JEFFERSON ST	11/29/2021	150000	WD	03-ARM'S LENGTH	150000	113629	63695	27324	Improved	66	140.25	0.213	\$	965	299037.5587	66	12	545/060	South of Washington	401	S WASH
093-567-000-097-00	2737 S FOURTH AVE	8/23/2022	152000	WD	03-ARM'S LENGTH	152000	115214	64110	27324	Improved	66	132	0.2	\$	971	320550	66	12	549/309	South of Washington	401	S WASH
093-607-000-450-00	1015 S FIFTH AVE	5/5/2022	153000	WD	03-ARM'S LENGTH	153000	107081	79039	33120	Improved	80	94	0.173	\$	988	456872.8324	80	12	547/726	South of Washington	401	S WASH
093-557-000-238-00	220 W MIRRE ST	8/22/2022	169000	WD	03-ARM'S LENGTH	169000	129230	67094	27324	Improved	66	140	0.212	\$	1,017	316481.1321	66	12	549/239	South of Washington	401	S WASH
093-567-000-150-00	2887 S FOURTH AVE	7/8/2022	150000	WD	03-ARM'S LENGTH	150000	107594	71386	28980	Improved	70	132	0.212	\$	1,020	336726.4151	70	12	548/600	South of Washington	401	S WASH
093-597-000-034-00	183 N OLIVER ST	8/15/2022	144000	WD	03-ARM'S LENGTH	144000	103826	67498	27324	Improved	66	167.5	0.254	\$	1,023	265740.1575	66	12	549/136	South of Washington	401	S WASH
093-427-000-616-01	120 CLINTON ST	6/30/2022	131500	WD	03-ARM'S LENGTH	131500	101059	51141	20700	Improved	50	121	0.139	\$	1,023	367920.8633	50	12	548/480	South of Washington	401	S WASH
093-567-000-128-00	2887 S THIRD AVE	2/14/2022	130000	WD	03-ARM'S LENGTH	130000	84937	72387	27324	Improved	66	132	0.2	\$	1,097	361935	66	12	546/156	South of Washington	401	S WASH
093-387-000-001-00	194 N OLIVER ST	11/22/2021	125000	CD	03-ARM'S LENGTH	125000	75856	77296	28152	Improved	68	132	0.206	\$	1,137	375223.301	68	12	546/074	South of Washington	401	S WASH
093-557-000-084-00	611 S THIRD AVE	3/4/2022	235500	WD	03-ARM'S LENGTH	235500	184400	80080	28980	Improved	70	134	0.215	\$	1,144	372465.1163	70	12	546/485	South of Washington	401	S WASH
093-607-000-033-00	2029 S THIRD AVE	2/18/2022	140000	LC	21-NOT USED/OTHE	136000	99637	56856	20493	Improved	49.5	110	0.125	\$	1,149	454848	49.5	12	546/299	South of Washington	401	S WASH
093-597-000-001-00	193 N OLIVER ST	6/14/2022	132500	WD	03-ARM'S LENGTH	132500	83115	77123	27738	Improved	67	132	0.203	\$	1,151	379916.2562	67	12	548/273	South of Washington	401	S WASH
093-417-000-544-00	611 S SECOND AVE	3/28/2022	156000	WD	03-ARM'S LENGTH	156000	103004	82080	29084	Improved	70.25	132	0.213	\$	1,168	385352.1127	70.25	12	546/837	South of Washington	401	S WASH
093-347-000-031-00	172 N ADDISON ST	12/7/2021	300000	WD	14-INTO/OUT OF TR	300000	198683	155965	54648	Improved	132	140	0.424	\$	1,182	367841.9811	132	12	545/406	South of Washington	401	S WASH
093-547-000-100-00	606 W WASHINGTON AVE	3/25/2022	150000	WD	03-ARM'S LENGTH	150000	105159	68853	24012	Improved	58	126.207	0.168	\$	1,187	409839.2857	58	12	546/803	South of Washington	401	S WASH
093-567-000-208-00	2963 S FOURTH AVE	1/20/2023	180000	WD	03-ARM'S LENGTH	180000	125864	83116	28980	Improved	70	132	0.212	\$	1,187	392056.6038	70	12	551/213	South of Washington	401	S WASH
093-427-000-464-00	1110 S FIRST AVE	6/30/2022	195000	WD	03-ARM'S LENGTH	195000	135623	90841	31464	Improved	76	132	0.23	\$	1,195	394960.8696	76	12	548/512	South of Washington	401	S WASH
093-547-000-040-00	206 LIBERTY ST	11/14/2022	125000	WD	03-ARM'S LENGTH	125000	85288	60412	20700	Improved	50	140	0.161	\$	1,208	375229.8137	50	12	550/475	South of Washington	401	S WASH
093-477-000-040-00	111 W BINGHAM ST	8/29/2022	150100	WD	03-ARM'S LENGTH	150100	103911	70201	24012	Improved	58	159	0.212	\$	1,210	331136.7925	58	12	549/382	South of Washington	401	S WASH
093-417-000-159-00	604 S FIRST AVE	6/23/2021	147000	WD	03-ARM'S LENGTH	147000	110896	54320	18216	Improved	44	240.523	0.243	\$	1,235	223539.0947	44	12	542/371	South of Washington	401	S WASH
093-387-000-071-00	125 S SHERIDAN ST	8/26/2022	187500	WD	03-ARM'S LENGTH	187500	132918	81906	27324	Improved	66	132	0.2	\$	1,241	409530	66	12	549/330	South of Washington	401	S WASH
093-607-000-216-00	2025 S FOURTH AVE	7/14/2022	134000	WD	03-ARM'S LENGTH	134000	92802	61691	20493	Improved	49.5	110	0.125	\$	1,246	493528	49.5	12	548/676	South of Washington	401	S WASH
093-417-000-129-00	231 E CAMPBELL ST	7/6/2022	150000	WD	14-INTO/OUT OF TR	150000	113211	55005	18216	Improved	44	171.5	0.173	\$	1,250	317947.9769	44	12	548/555	South of Washington	401	S WASH
093-417-000-129-00	231 E CAMPBELL ST	10/19/2022	150782	MLC	21-NOT USED/OTHE	150782	113211	55787	18216	Improved	44	171.5	0.173	\$	1,268	322468.2081	44	12	553/358	South of Washington	401	S WASH
093-547-000-102-00	600 W WASHINGTON AVE	8/29/2022	190000	WD	03-ARM'S LENGTH	190000	139925	74087	24012	Improved	58	90	0.12	\$	1,277	617391.6667	58	12	549/333	South of Washington	401	S WASH
093-427-000-414-00	1504 S SECOND AVE	5/31/2022	169000	WD	03-ARM'S LENGTH	169000	108374	89606	28980	Improved	70	132	0.212	\$	1,280	422669.8113	70	12	548/010	South of Washington	401	S WASH
093-647-000-105-00	1241 W WASHINGTON AVE	12/17/2022	265000	WD	03-ARM'S LENGTH	265000	182014	122316	39330	Improved	95	149	0.325	\$	1,288	376356.9231	95	12	550/916	South of Washington	401	S WASH
093-377-000-020-00	241 N ADDISON ST	9/9/2022	146640	WD	03-ARM'S LENGTH	146640	87213	86751	27324	Improved	66	140	0.212	\$	1,314	409202.8302	66	12	549/511	South of Washington	401	S WASH
093-417-000-856-00	414 W CAMPBELL ST	7/13/2021	189000	WD	03-ARM'S LENGTH	189000	125214	91110	27324	Improved	66	142	0.215	\$	1,380	423767.4419	66	12	542/731	South of Washington	401	S WASH
093-427-000-590-00	743 S STATE AVE	5/31/2022	119900	WD	03-ARM'S LENGTH	119900	92703	38789	11592	Improved	28	231	0.148	\$	1,385	262087.8378	28	12	548/060	South of Washington	401	S WASH
093-417-000-552-00	621 S SECOND AVE	7/1/2021	120000	WD	03-ARM'S LENGTH	120000	85743	48333	14076	Improved	34	132	0.103	\$	1,422	469252.4272	34	12	542/545	South of Washington	401	S WASH
093-557-000-060-00	303 W MAPLE ST	9/26/2022	162000	WD	03-ARM'S LENGTH	162000	94354	94970	27324	Improved	66	88.5	0.134	\$	1,439	708731.3433	66	12	549/738	South of Washington	401	S WASH
093-607-000-460-00	438 W BALDWIN ST	9/13/2021	142000	WD	03-ARM'S LENGTH	142000	89401	73299	20700	Improved	50	132	0.152	\$	1,466	482230.2632	50	12	543/815	South of Washington	401	S WASH
093-417-000-881-00	226 W CAMPBELL ST	3/10/2023	245500	WD	03-ARM'S LENGTH	245500	174108	98716	27324	Improved	66	163.53	0.248	\$	1,496	398048.3871	66	12	551/695	South of Washington	401	S WASH
093-567-000-086-00	2713 S FIFTH AVE	3/22/2023	150000	WD	03-ARM'S LENGTH	150000	77701	99623	27324	Improved	66	140.25	0.213	\$	1,509	467713.615	66	12	551/805	South of Washington	401	S WASH
093-407-000-008-00	312 LIBERTY ST	12/1/2021	249000	WD	03-ARM'S LENGTH	249000	140609	148135	39744	Improved	96	150	0.331	\$	1,543	447537.7644	96	12	545/099	South of Washington	401	S WASH
093-487-000-034-00	815 W WASHINGTON AVE	12/23/2021	177000	WD	03-ARM'S LENGTH	177000	101698	102626	27324	Improved	66	133	0.202	\$	1,555	508049.505	66	12	545/434	South of Washington	401	S WASH

\$ 689 Avg of All  
 \$ 414 1 Vacant Sale  
 \$ 493 Box, 2x of vacant sale

1 of 2

Alpena City- 2024 Land Value Analysis North of Washington

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels ii Land Table	Class	Rate Group 1	
093-637-000-438-00	733 RIVER ST	8/13/2021	79000	WD	03-ARM'S LENGTH	79000	96897	15303	33200	Improved	80	66	0.121	\$ 191	126471.0744	80	13	543/354	North of Washington	401	N WASH	
093-437-000-103-00	614 TAWAS ST	6/1/2022	65000	LC	21-NOT USED/OTHER	65000	72111	6584	13695	Improved	33	140	0.106	\$ 200	62113.20755	33	13	548/026	North of Washington	401	N WASH	
093-637-000-412-00	220 S EIGHTH AVE	6/1/2021	80000	WD	03-ARM'S LENGTH	80000	93418	13972	27390	Improved	66	66	0.1	\$ 212	139720	66	13	542/129	North of Washington	401	N WASH	
093-627-000-348-00	105 CATHERINE ST	2/21/2022	117500	WD	03-ARM'S LENGTH	117500	140173	28372	51045	Improved	123	119.398376	0.337	\$ 231	84189.91098	123	13	546/278	North of Washington	401	N WASH	
093-637-000-768-00	1032 RIVER ST	8/25/2021	80000	WD	03-ARM'S LENGTH	80000	85680	8015	13695	Improved	33	140	0.106	\$ 243	75613.20755	33	13	543/520	North of Washington	401	N WASH	
093-437-000-060-00	734 SABLE ST	1/13/2022	65000	LC	21-NOT USED/OTHER	65000	76263	16127	27390	Improved	66	70	0.106	\$ 244	152141.5094	66	13	551/148	North of Washington	401	N WASH	
093-627-000-083-00	814 S EIGHTH AVE	10/8/2021	85000	WD	03-ARM'S LENGTH	85000	96154	16236	27390	Improved	66	132	0.2	\$ 246	81180	66	13	544/240	North of Washington	401	N WASH	
093-367-000-001-00	423 S SEVENTH AVE	7/21/2022	100000	WD	03-ARM'S LENGTH	100000	111390	17660	29050	Improved	70	92	0.148	\$ 252	119324.3243	70	13	548/978	North of Washington	401	N WASH	
093-637-000-613-00	907 RIVER ST	11/2/2021	53000	WD	03-ARM'S LENGTH	53000	57531	9164	13695	Improved	33	140	0.106	\$ 278	86452.83019	33	13	544/708	North of Washington	401	N WASH	
093-627-000-344-00	226 CAVANAUGH ST	1/12/2022	125000	WD	03-ARM'S LENGTH	125000	133033	19357	27390	Improved	66	140	0.212	\$ 293	91306.60377	66	13	545/718	North of Washington	401	N WASH	
093-367-000-030-00	416 SAGINAW ST	11/18/2021	55000	WD	14-INTO/OUT OF TRL	55000	58142	10553	13695	Improved	33	140	0.106	\$ 320	99556.60377	33	13	544/968	North of Washington	401	N WASH	
093-437-000-032-00	606 SABLE ST	9/30/2022	93250	WD	03-ARM'S LENGTH	93250	99373	21267	27390	Improved	66	140	0.212	\$ 322	100316.0377	66	13	549/820	North of Washington	401	N WASH	
093-337-000-008-00	211 S THIRD AVE	2/18/2022	99000	WD	03-ARM'S LENGTH	99000	102828	25222	29050	Improved	70	132	0.212	\$ 360	118971.6981	70	13	546/215	North of Washington	401	N WASH	
093-337-000-127-00	400 S FIFTH AVE	12/6/2022	75000	WD	03-ARM'S LENGTH	75000	77883	26167	29050	Improved	70	66	0.106	\$ 374	246858.4906	70	13	550/702	North of Washington	401	N WASH	
093-627-000-192-00	334 MCKINLEY AVE	8/30/2021	107000	WD	03-ARM'S LENGTH	107000	145712	50293	54780	Improved	132	224.327385	0.345	\$ 381	145776.8116	132	13	543/587	093-627-000-11	North of Washington	402	N WASH
093-487-000-044-00	921 S EIGHTH AVE	2/7/2023	79000	WD	03-ARM'S LENGTH	79000	79211	27179	27390	Improved	66	75	0.114	\$ 412	238412.2807	66	13	551/379	North of Washington	401	N WASH	
093-657-000-198-00	824 TAWAS ST	11/4/2021	110000	WD	03-ARM'S LENGTH	110000	109935	27455	27390	Improved	66	130	0.197	\$ 416	139365.4822	66	13	545/764	North of Washington	401	N WASH	
093-627-000-250-00	327 FAIR AVE	7/9/2021	64000	WD	03-ARM'S LENGTH	64000	63918	18010	17928	Improved	43.2	166	0.165	\$ 417	109151.5152	43.2	13	542/679	North of Washington	401	N WASH	
093-627-000-252-00	321 FAIR AVE	8/12/2022	105000	WD	03-ARM'S LENGTH	105000	103945	36330	35275	Improved	85	166	0.324	\$ 427	112129.6296	85	13	549/116	North of Washington	401	N WASH	
093-357-000-112-00	525 SABLE ST	6/6/2022	75000	WD	03-ARM'S LENGTH	75000	74254	16101	15355	Improved	37	132.648651	0.113	\$ 435	142486.7257	37	13	548/086	North of Washington	401	N WASH	
093-367-000-154-00	400 TAWAS ST	8/24/2021	130000	WD	03-ARM'S LENGTH	130000	127334	44581	41915	Improved	101	195.445541	0.453	\$ 441	98412.80353	101	13	544/090	North of Washington	401	N WASH	
093-637-000-518-00	207 N NINTH AVE	8/26/2021	89000	WD	03-ARM'S LENGTH	89000	86958	31092	29050	Improved	70	66	0.106	\$ 444	293320.7547	70	13	543/487	North of Washington	401	N WASH	
093-367-000-281-00	134 MCKINLEY AVE	6/3/2021	108010	WD	03-ARM'S LENGTH	108010	105874	29526	27390	Improved	66	80	0.121	\$ 447	244016.5289	66	13	542/040	North of Washington	401	N WASH	
093-487-000-020-00	904 S NINTH AVE	12/3/2021	60000	WD	03-ARM'S LENGTH	60000	57855	25800	23655	Improved	57	170	0.222	\$ 453	116216.2162	57	13	545/162	North of Washington	401	N WASH	
093-657-000-106-00	612 SAGINAW ST	1/25/2023	95000	WD	03-ARM'S LENGTH	95000	92491	29899	27390	Improved	66	140	0.212	\$ 453	141033.0189	66	13	551/254	North of Washington	401	N WASH	
093-657-000-090-00	619 S NINTH AVE	5/25/2021	80000	WD	03-ARM'S LENGTH	80000	77777	22973	20750	Improved	50	87	0.1	\$ 459	229730	50	13	541/835	North of Washington	401	N WASH	
093-637-000-408-00	634 LOCKWOOD ST	7/22/2022	95000	WD	03-ARM'S LENGTH	95000	91965	30425	27390	Improved	66	95	0.144	\$ 461	211284.7222	66	13	548/859	North of Washington	401	N WASH	
093-367-000-024-00	400 SAGINAW ST	12/16/2021	110400	WD	03-ARM'S LENGTH	110400	107147	30643	27390	Improved	66	82	0.124	\$ 464	247120.9677	66	13	545/442	North of Washington	401	N WASH	
093-367-000-018-00	303 MCKINLEY AVE	6/24/2021	79900	WD	03-ARM'S LENGTH	79900	75138	32152	27390	Improved	66	70	0.106	\$ 487	303320.7547	66	13	542/367	North of Washington	401	N WASH	
093-637-000-292-00	116 S SIXTH AVE	10/5/2021	74500	WD	03-ARM'S LENGTH	74500	69117	34433	29050	Improved	70	66	0.106	\$ 492	324839.6226	70	13	544/193	North of Washington	401	N WASH	
093-627-000-020-00	710 S SEVENTH AVE	4/23/2021	85000	WD	03-ARM'S LENGTH	85000	80012	29888	24900	Improved	60	132	0.182	\$ 498	164219.7802	60	13	541/348	North of Washington	401	N WASH	
093-637-000-496-00	133 MINOR ST	10/20/2022	83500	WD	03-ARM'S LENGTH	83500	77341	33549	27390	Improved	66	132	0.2	\$ 508	167745	66	13	550/139	North of Washington	401	N WASH	
093-337-000-114-00	405 S FOURTH AVE	8/5/2021	89000	WD	03-ARM'S LENGTH	89000	82169	32810	25979	Improved	62.6	66	0.095	\$ 524	345368.4211	62.6	13	543/116	North of Washington	401	N WASH	
093-437-000-022-00	632 SABLE ST	5/9/2022	77000	WD	03-ARM'S LENGTH	77000	69121	35269	27390	Improved	66	70	0.106	\$ 534	332726.4151	66	13	547/708	North of Washington	401	N WASH	
093-367-000-055-00	312 MCKINLEY AVE	4/2/2021	72900	WD	03-ARM'S LENGTH	70100	63562	28118	21580	Improved	52	70	0.084	\$ 541	334738.0952	52	13	540/989	North of Washington	401	N WASH	
093-627-000-028-00	119 TUTTLE ST	4/1/2022	90000	WD	03-ARM'S LENGTH	90000	80509	36881	27390	Improved	66	160	0.242	\$ 559	152400.8264	66	13	547/481	North of Washington	401	N WASH	
093-367-000-038-00	319 MCKINLEY AVE	1/28/2022	95000	WD	03-ARM'S LENGTH	95000	85472	36918	27390	Improved	66	140	0.212	\$ 559	174141.5094	66	13	545/999	North of Washington	401	N WASH	
093-437-000-001-00	318 S SEVENTH AVE	5/31/2022	95000	WD	03-ARM'S LENGTH	95000	84572	39478	29050	Improved	70	132	0.212	\$ 564	186216.9811	70	13	547/984	North of Washington	401	N WASH	
093-637-000-767-00	1030 RIVER ST	3/21/2022	80000	WD	03-ARM'S LENGTH	80000	74918	18777	13695	Improved	33	140	0.106	\$ 569	177141.5094	33	13	546/738	North of Washington	401	N WASH	
093-637-000-787-00	324 MINOR ST	10/14/2022	65000	WD	03-ARM'S LENGTH	65000	59722	18973	13695	Improved	33	140	0.106	\$ 575	178990.566	33	13	550/092	North of Washington	401	N WASH	
093-627-000-318-00	320 TUTTLE ST	6/8/2021	85000	WD	03-ARM'S LENGTH	85000	72773	39617	27390	Improved	66	140	0.212	\$ 600	186872.6415	66	13	542/264	North of Washington	401	N WASH	
093-637-000-662-00	901 LOCKWOOD ST	4/21/2022	76000	WD	03-ARM'S LENGTH	76000	69301	20394	13695	Improved	33	140	0.106	\$ 618	192396.2264	33	13	547/437	North of Washington	401	N WASH	
093-437-000-114-00	523 SAGINAW ST	3/4/2022	85000	WD	03-ARM'S LENGTH	85000	71559	40831	27390	Improved	66	140	0.212	\$ 619	192599.0566	66	13	546/547	North of Washington	401	N WASH	
093-437-000-005-00	528 SABLE ST	6/30/2021	60000	WD	03-ARM'S LENGTH	60000	51966	21729	13695	Improved	33	140	0.106	\$ 658	204990.566	33	13	542/616	North of Washington	401	N WASH	
093-367-000-070-00	120 FAIR AVE	7/29/2022	130000	WD	03-ARM'S LENGTH	130000	109300	55975	35275	Improved	85	136	0.265	\$ 659	211226.4151	85	13	548/922	North of Washington	401	N WASH	
093-637-000-827-00	545 MINOR ST	5/25/2022	125000	WD	03-ARM'S LENGTH	125000	107287	45103	27390	Improved	66	425	0.644	\$ 683	70035.71429	66	13	548/173	North of Washington	401	N WASH	
093-437-000-132-00	514 TAWAS ST	9/9/2021	72000	WD	03-ARM'S LENGTH	72000	63138	22557	13695	Improved	33	140	0.106	\$ 684	212801.8868	33	13	543/745	North of Washington	401	N WASH	
093-627-000-056-00	118 TUTTLE ST	9/7/2021	100000	WD	03-ARM'S LENGTH	100000	83478	41007	24485	Improved	59	78	0.106	\$ 695	386858.4906	59	13	543/725	North of Washington	4		

093-637-000-354-00	614 RIVER ST	12/5/2022	127000	WD	03-ARM'S LENGTH	127000	95854	61026	29880	Improved	72	140	0.231	\$	848	264181.8182	72	13	550/684	North of Washington	401	N WASH	
093-627-000-224-00	333 MCKINLEY AVE	4/26/2022	121000	WD	03-ARM'S LENGTH	121000	92289	56101	27390	Improved	66	70	0.106	\$	850	529254.717	66	13	547/543	North of Washington	401	N WASH	
093-467-000-022-00	210 CHARLOTTE ST	2/28/2022	106000	WD	03-ARM'S LENGTH	106000	79487	49753	23240	Improved	56	66	0.085	\$	888	585329.4118	56	13	546/389	North of Washington	401	N WASH	
093-497-000-130-00	324 SABLE ST	11/14/2022	139900	WD	03-ARM'S LENGTH	139900	108650	58640	27390	Improved	66	140	0.212	\$	888	276603.7736	66	13	550/451	North of Washington	401	N WASH	
093-487-000-010-00	117 CATHERINE ST	10/20/2022	122000	WD	03-ARM'S LENGTH	122000	92924	53976	24900	Improved	60	144	0.198	\$	900	272606.0606	60	13	550/410	North of Washington	401	N WASH	
093-437-000-101-00	620 TAWAS ST	6/13/2022	120000	WD	03-ARM'S LENGTH	120000	87134	60256	27390	Improved	66	140	0.212	\$	913	284226.4151	66	13	548/342	North of Washington	401	N WASH	
093-657-000-025-00	433 MCKINLEY AVE	8/25/2021	135000	WD	03-ARM'S LENGTH	134700	101820	60270	27390	Improved	66	70	0.106	\$	913	568584.9057	66	13	543/619	North of Washington	401	N WASH	
093-637-000-688-00	318 S ELEVENTH AVE	3/17/2022	115000	WD	03-ARM'S LENGTH	115000	78976	65074	29050	Improved	70	66	0.106	\$	930	613905.6604	70	13	546/668	North of Washington	401	N WASH	
093-337-000-079-00	412 S FOURTH AVE	5/13/2022	75000	WD	03-ARM'S LENGTH	75000	53760	37010	15770	Improved	38	66	0.058	\$	974	638103.4483	38	13	547/762	North of Washington	401	N WASH	
093-437-000-096-00	710 TAWAS ST	6/4/2021	156900	WD	03-ARM'S LENGTH	155400	115592	67198	27390	Improved	66	140	0.212	\$	1,018	316971.6981	66	13	542/075	North of Washington	401	N WASH	
093-367-000-222-00	213 SAGINAW ST	10/7/2021	93000	WD	03-ARM'S LENGTH	93000	72807	33888	13695	Improved	33	140	0.106	\$	1,027	319698.1132	33	13	544/245	North of Washington	401	N WASH	
093-637-000-681-00	920 SABLE ST	8/3/2022	152000	WD	03-ARM'S LENGTH	152000	110419	68971	27390	Improved	66	140	0.212	\$	1,045	325334.9057	66	13	549/035	North of Washington	401	N WASH	
093-497-000-150-00	113 S FIFTH AVE	5/26/2022	165000	WD	21-NOT USED/OTHER	165000	104593	148181	58101	Improved	140	264	0.425	\$	1,058	348661.1765	140	701	547/937	093-637-000-21	North of Washington	401	N WASH
093-627-000-262-00	615 S EIGHTH AVE	6/17/2022	162000	WD	03-ARM'S LENGTH	162000	108289	85459	31748	Improved	76.5	132	0.232	\$	1,117	368357.7586	76.5	13	548/299	North of Washington	401	N WASH	
093-637-000-466-00	725 SABLE ST	12/22/2022	139000	WD	03-ARM'S LENGTH	139000	89367	77023	27390	Improved	66	99	0.15	\$	1,167	513486.6667	66	13	550/967	North of Washington	401	N WASH	
093-497-000-038-00	316 LOCKWOOD ST	9/28/2022	100000	WD	03-ARM'S LENGTH	100000	70826	44944	15770	Improved	38	140	0.122	\$	1,183	368393.4426	38	13	549/936	North of Washington	401	N WASH	
093-367-000-220-00	320 TAWAS ST	2/23/2023	120000	WD	03-ARM'S LENGTH	120000	69053	78337	27390	Improved	66	140	0.212	\$	1,187	369514.1509	66	13	551/530	North of Washington	401	N WASH	
093-497-000-034-00	310 LOCKWOOD ST	4/26/2021	110000	WD	03-ARM'S LENGTH	110000	81751	41944	13695	Improved	33	140	0.106	\$	1,271	395698.1132	33	13	541/388	North of Washington	401	N WASH	
093-337-000-092-00	314 SABLE ST	1/31/2022	87500	WD	03-ARM'S LENGTH	87500	58816	42379	13695	Improved	33	140	0.106	\$	1,284	399801.8868	33	13	545/988	North of Washington	401	N WASH	
093-367-000-228-00	227 SAGINAW ST	4/28/2022	137500	WD	03-ARM'S LENGTH	137500	79926	84964	27390	Improved	66	70	0.106	\$	1,287	801547.1698	66	13	547/596	North of Washington	401	N WASH	
093-467-000-034-00	218 CATHERINE ST	3/29/2023	87500	WD	03-ARM'S LENGTH	87500	58324	42871	13695	Improved	33	132	0.1	\$	1,299	428710	33	13	551/896	North of Washington	401	N WASH	
093-467-000-048-00	229 CHARLOTTE ST	10/19/2022	142500	WD	03-ARM'S LENGTH	142500	79315	90575	27390	Improved	66	66	0.1	\$	1,372	905750	66	13	550/282	North of Washington	401	N WASH	
093-437-000-099-00	634 TAWAS ST	10/20/2021	165000	WD	03-ARM'S LENGTH	165000	96731	95659	27390	Improved	66	70	0.106	\$	1,449	902443.3962	66	13	544/473	North of Washington	401	N WASH	
093-627-000-100-00	110 CAVANAUGH ST	7/23/2021	125000	WD	03-ARM'S LENGTH	125000	72206	73337	20543	Improved	49.5	74	0.084	\$	1,482	873059.5238	49.5	13	543/415	North of Washington	401	N WASH	
093-627-000-215-00	215 FAIR AVE	7/30/2021	175000	WD	03-ARM'S LENGTH	175000	104416	97974	27390	Improved	66	157	0.238	\$	1,484	411655.4622	66	13	543/080	North of Washington	401	N WASH	
093-467-000-032-00	220 CATHERINE ST	3/16/2023	88000	WD	03-ARM'S LENGTH	88000	52448	49247	13695	Improved	33	132	0.1	\$	1,492	492470	33	13	551/749	North of Washington	401	N WASH	
093-367-000-256-00	512 S SIXTH AVE	12/1/2022	190000	WD	03-ARM'S LENGTH	190000	109963	109087	29050	Improved	70	132	0.212	\$	1,558	514561.3208	70	13	550/637	North of Washington	401	N WASH	
093-367-000-267-00	614 S SIXTH AVE	8/27/2021	175000	WD	03-ARM'S LENGTH	175000	99493	102897	27390	Improved	66	113	0.171	\$	1,559	601736.8421	66	13	543/516	North of Washington	401	N WASH	
093-367-000-034-00	422 SAGINAW ST	12/29/2021	90000	WD	03-ARM'S LENGTH	90000	51960	51735	13695	Improved	33	140	0.106	\$	1,568	488066.0377	33	13	545/533	North of Washington	401	N WASH	
093-497-000-080-00	432 LOCKWOOD ST	9/2/2022	190000	WD	03-ARM'S LENGTH	190000	109562	107828	27390	Improved	66	140	0.212	\$	1,634	508622.6415	66	13	549/426	North of Washington	401	N WASH	
093-497-000-034-00	310 LOCKWOOD ST	9/21/2021	125000	WD	03-ARM'S LENGTH	125000	81751	56944	13695	Improved	33	140	0.106	\$	1,726	537207.5472	33	13	543/921	North of Washington	401	N WASH	
093-337-000-120-00	222 TAWAS ST	6/6/2022	196000	WD	03-ARM'S LENGTH	196000	105034	118356	27390	Improved	66	140	0.212	\$	1,793	558283.0189	66	13	548/134	North of Washington	401	N WASH	
093-497-000-082-00	434 LOCKWOOD ST	8/31/2022	115000	WD	03-ARM'S LENGTH	115000	63348	65347	13695	Improved	33	140	0.106	\$	1,980	616481.1321	33	13	549/386	North of Washington	401	N WASH	
														\$	772	Avg of All							
														\$	531	Box, 2x of \$400, Vacant City Sale, S Washington							

For 2024, use \$531/foot of N of Washington Street

Alpena City- 2024 Land Value Analysis Historic Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
093-417-000-187-00	220 S FIRST AVE	7/8/2021	255000	WD	03-ARM'S LENGTH	255000	288431	15605	49036	Improved	82	138.5	0.261	\$ 190	59789.27203	82 14	542/675		Historic Area	401	HISTORIC	
093-417-000-248-00	162 S FIRST AVE	6/10/2021	205000	WD	03-ARM'S LENGTH	205000	217065	20424	32489	Improved	54.33	128.2	0.16	\$ 376	127650	54.33 14	542/133		Historic Area	401	HISTORIC	
093-417-000-368-00	412 S THIRD AVE	4/26/2021	95500	WD	03-ARM'S LENGTH	95500	105302	20098	29900	Improved	50	66	0.076	\$ 402	264447.3684	50 14	541/448		Historic Area	401	HISTORIC	
093-417-000-328-00	120 HITCHCOCK ST	6/21/2021	170000	WD	03-ARM'S LENGTH	170000	167459	42009	39468	Improved	66	150	0.227	\$ 637	185061.674	66 14	542/331		Historic Area	401	HISTORIC	
093-417-000-364-00	122 W WHITE ST	9/14/2022	188220	WD	03-ARM'S LENGTH	188220	180361	47327	39468	Improved	66	150	0.227	\$ 717	208488.9868	66 14	549/619		Historic Area	401	HISTORIC	
093-417-000-542-02	415 S FIRST AVE	2/16/2023	110000	WD	03-ARM'S LENGTH	110000	103785	27145	20930	Improved	35	132	0.106	\$ 776	256084.9057	35 14	551/477		Historic Area	401	HISTORIC	
093-417-000-208-00	215 S STATE AVE	4/19/2021	265000	WD	03-ARM'S LENGTH	265000	245691	68644	49335	Improved	82.5	165	0.313	\$ 832	219309.9042	82.5 14	541/245		Historic Area	401	HISTORIC	
093-417-000-195-00	324 S FIRST AVE	10/22/2021	285000	WD	14-INTO/OUT OF TR	285000	255163	81863	52026	Improved	87	123.517	0.247	\$ 941	331429.1498	87 14	544/488		Historic Area	401	HISTORIC	
093-577-000-016-00	222 RICHARDSON ST	2/23/2022	134000	WD	03-ARM'S LENGTH	134000	100474	69406	35880	Improved	60	99	0.136	\$ 1,157	510338.2353	60 14	546/307		Historic Area	401	HISTORIC	
093-417-000-344-00	113 E WHITE ST	10/9/2022	225000	LC	21-NOT USED/OTHE	225000	185563	78905	39468	Improved	66	150	0.227	\$ 1,196	347599.1189	66 14	550/815		Historic Area	401	HISTORIC	

\$ 722 Avg of All  
 \$ 190 Low  
 \$ 1,196 High  
 \$ 693 MidPoint

2024, wide-range, use midpoint of \$693/foot

Alpena City- 2024 Land Value Analysis Northside Industrial Area Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class	Rate Group 1
092-307-000-128-00	917 FORD AVE	4/5/2022	37500	WD	03-ARM'S LENGTH	37500	38721	5779	7000	Improved	35	132	0.106	\$ 165	54518.86792	35 15	547/202		North Side - Ind Area	401	N-Side Ind.	
092-177-000-049-00	1321 FORD AVE	10/25/2021	45000	WD	03-ARM'S LENGTH	45000	44561	8039	7600	Improved	38	129	0.113	\$ 212	71141.59292	38 15	544/489		North Side - Ind Area	401	N-Side Ind.	
092-307-000-157-00	911 FORD AVE	3/22/2022	40000	WD	03-ARM'S LENGTH	40000	29929	24071	14000	Improved	70	95	0.153	\$ 344	157326.7974	70 15	546/696		North Side - Ind Area	401	N-Side Ind.	
092-127-000-013-00	133 E MILLER ST	4/27/2022	55000	WD	03-ARM'S LENGTH	55000	36471	25129	6600	Improved	33	140	0.106	\$ 761	237066.0377	33 15	547/549		North Side - Ind Area	401	N-Side Ind.	
092-147-000-007-00	1204 FORD AVE	10/26/2022	130000	WD	03-ARM'S LENGTH	130000	75600	70800	16400	Improved	82	181	0.341	\$ 863	207624.6334	82 15	550/235		North Side - Ind Area	401	N-Side Ind.	
														\$ 469	Avg of All							
														\$ 240	Box, 3x of lowest Sale							

For 2024, use \$240/foot for Northside Industrial Area Residential







Alpena City- 2024 Land Value Analysis Commercial Ripley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
093-587-000-019-01	909 W WASHINGTON AVE	6/14/2021	134900	WD	03-ARM'S LENGTH	134900	194334	25948	85382	Improved	87.213333	125.639999	0.218	\$ 298	\$ 119,028	110.82	02	542/216		Commercial-Ripley	201	Comm Ripley
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	03-ARM'S LENGTH	450000	503373	132108	185481	Improved	189.46	378.5	1.646	\$ 697	\$ 80,260	189.46	02	547/569		Commercial-Ripley	201	Comm Ripley
093-427-000-684-00	1013 S STATE AVE	6/10/2021	260000	WD	03-ARM'S LENGTH	260000	279283	49247	68530	Improved	70	164	0.264	\$ 704	\$ 186,542	70	02	542/148		Commercial-Ripley	201	Comm Ripley
093-417-000-119-00	525 S STATE AVE	7/29/2022	385000	WD	03-ARM'S LENGTH	385000	355799	199715	118557	Improved	121.1	177.227852	0.247	\$ 1,649	\$ 808,563	121.1	02	548/905	093-417-000-1	Commercial-Ripley	201	Comm Ripley
														\$ 837								

For 2024, use \$837 for Ripley and Chisholm

Alpena City- 2024 Land Value Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1	
091-014-000-506-00	500 COMMERCE DR	7/20/2022	62000	WD	03-ARM'S LENGTH	62000	139490	62000	76633	Improved	208.72	208.72	10.39	\$ 297	\$ 5,967	208.72	019	548/771	091-014-000-5	Industrial NE\ 302	Industrial	Ind Park	
091-009-000-110-01	100 OAK LEAF LANE	8/26/2022	125000	WD	03-ARM'S LENGTH	125000	76187	125000	76187	Vacant	200	0	4.41	\$ 625	\$ 28,345	0	019	549/336		Industrial NE\ 302	Industrial	Ind Park	
092-185-000-001-00	820 COMMERCE DR	4/16/2021	25000	WD	03-ARM'S LENGTH	25000	39541	25000	26242	Improved	397.61	446	2.033	\$ 63	\$ 12,297	397.61	019	541/283	092-185-000-0	Industrial NE\ 302	Industrial	Ind Park	
091-022-000-023-01	REAR LAND/LONG LAKE A	9/8/2021	20000	WD	03-ARM'S LENGTH	20000	41981	20000	41981	Vacant	198.6	0	2.43	\$ 101	\$ 8,230	0	019	543/718		Industrial NE\ 302	Industrial	Ind Park	
092-067-000-103-00	401 COMMERCE DR	3/8/2023	50000	WD	03-ARM'S LENGTH	50000	40253	50000	40253	Vacant	257	0	2.33	\$ 195	\$ 21,459	0	019	551/675		Industrial NE\ 302	Industrial	Ind Park	
														\$ 148	Avg of All								
Acreage Sale																							
091-009-000-110-01	100Oak Leaf Lane	8/26/2022	125000	WD	03-ARM'S LENGTH	125000	125000	125000	125000	Vacant			4.41		\$ 28,345			19	549/336		Industrial NE\ 302	Industrial	Ind Park

For 2024:

Industrial Acre Rates

5 Acre \$ 28,345

10+ Acre \$ 5,967

For 2024, use \$148/foot for Industrial

For Lafarge:

Site Value and Remaining Value, use \$5,967/acre

Quarried Value, use 100 acre Res Rate, \$1,429/acre



Alpena City- 2024 Land Value Analysis River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class	Rate Group 1	
093-647-000-057-00	1311 S ELEVENTH AVE	5/4/2021	220000	WD	03-ARM'S LENGTH	220000	219636	61535	61171	Improved	83	155	0.295	\$ 741	\$ 208,593	83	016	541/515		River	401	River	
091-019-000-001-04	5055 E MISERY BAY RD	9/24/2021	298500	WD	03-ARM'S LENGTH	296000	281106	140184	125290	Improved	170	250	0.976	\$ 825	\$ 143,631	170	016	544/019		River	401	River	
093-647-000-039-00	1221 S ELEVENTH AVE	1/4/2022	305000	WD	03-ARM'S LENGTH	305000	251886	126785	73671	Improved	99.96	164.170868	0.377	\$ 1,268	\$ 336,300	99.96	016	545/612		River	401	River	
														\$ 945	Avg of All								
														\$ 783	Avg of Sale 1 & 2								

For 2024, use \$783/foot for River

Alpena City- 2024 Land Value Analysis Island View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels	Land Table	Class	Rate Group 1	
092-167-000-057-00	597 DESOTA DR	6/22/2021	118000	WD	03-ARM'S LENGTH	118000	138994	25806	46800	Improved	117	131	0.352	\$ 221	73312.5	117	020	542/329		Island View Sub	401	Island View	
091-016-000-551-00	547 LONG RAPIDS RD	7/15/2021	120000	WD	03-ARM'S LENGTH	114000	136146	29454	51600	Improved	129	100	0.296	\$ 228	99506.75676	129	020	542/945		Island View Sub	401	Island View	
092-197-000-006-00	330 ISLAND VIEW DR	3/2/2023	300000	WD	03-ARM'S LENGTH	300000	319029	40971	60000	Improved		150	130	0.448	\$ 273	91453.125	150	020	551/596		Island View Sub	401	Island View
092-167-000-006-00	560 ROBBIN AVE	8/25/2021	135000	WD	03-ARM'S LENGTH	135000	137482	27122	29604	Improved	74.01	131.445	0.223	\$ 366	121623.3184	74.01	020	543/472		Island View Sub	401	Island View	
092-167-000-003-00	590 ROBBIN AVE	9/20/2021	182500	WD	03-ARM'S LENGTH	182500	186451	55257	59208	Improved	148.02	131.57	0.447	\$ 373	123617.4497	148.02	020	543/907		Island View Sub	401	Island View	
092-207-000-012-00	596 DESOTA DR	12/6/2021	228000	WD	03-ARM'S LENGTH	228000	264644	62353	62320	Improved	155.8	264	0.472	\$ 400	132103.8136	155.8	020	545/255	092-207-000-	Island View Sub	401	Island View	
092-215-000-052-00	605 AQUA VIEW DR	3/21/2022	174900	WD	03-ARM'S LENGTH	174900	174069	40831	40000	Improved	100	130	0.298	\$ 408	137016.7785	100	020	546/713		Island View Sub	401	Island View	
092-207-000-024-00	540 PLYMOUTH DR	7/22/2021	190000	WD	03-ARM'S LENGTH	182000	173711	38289	30000	Improved	75	130	0.224	\$ 511	170933.0357	75	020	542/881		Island View Sub	401	Island View	
092-207-000-019-00	555 PLYMOUTH DR	6/23/2021	258900	WD	03-ARM'S LENGTH	258900	247607	41293	30000	Improved	75	132	0.227	\$ 551	181907.489	75	020	542/507		Island View Sub	401	Island View	
092-197-000-018-00	435 SCHEUNER DR	5/10/2021	228000	WD	03-ARM'S LENGTH	228000	212220	55780	40000	Improved	100	119	0.273	\$ 558	204322.3443	100	020	541/585		Island View Sub	401	Island View	
092-167-000-042-00	534 NORTHWOOD DR	8/17/2022	166000	WD	03-ARM'S LENGTH	166000	153399	42401	29800	Improved	74.5	131.45	0.225	\$ 569	188448.8889	74.5	020	549/170		Island View Sub	401	Island View	
092-247-000-016-00	141 THOMAS AVE	8/3/2021	230000	OTH	33-TO BE DETERMINED	230000	206855	64345	41200	Improved	103	130	0.307	\$ 625	209592.8339	103	020	543/072		Island View Sub	401	Island View	
092-207-000-024-00	540 PLYMOUTH DR	6/1/2022	205000	WD	03-ARM'S LENGTH	205000	173711	61289	30000	Improved	75	130	0.224	\$ 817	273611.6071	75	020	548/062		Island View Sub	401	Island View	
092-207-000-036-00	581 DODGE DR	11/17/2022	167500	WD	03-ARM'S LENGTH	167500	135374	62126	30000	Improved	75	134	0.231	\$ 828	268943.7229	75	020	550/511		Island View Sub	401	Island View	
092-210-000-009-00	608 ISLAND VIEW DR	5/24/2021	255000	WD	03-ARM'S LENGTH	253000	209227	83773	40000	Improved	100	188	0.432	\$ 838	193918.9815	100	020	541/846		Island View Sub	401	Island View	
092-267-000-042-00	554 CARDINAL ST	9/10/2021	190000	WD	03-ARM'S LENGTH	190000	155198	64802	30000	Improved	75	110	0.189	\$ 864	342867.7249	75	020	543/796		Island View Sub	401	Island View	
092-167-000-033-00	590 NORTHWOOD DR	8/2/2022	162000	WD	03-ARM'S LENGTH	162000	121385	70615	30000	Improved	75	131.63	0.227	\$ 942	311079.2952	75	020	548/943		Island View Sub	401	Island View	
092-167-000-052-00	559 DESOTA DR	8/18/2021	175000	WD	03-ARM'S LENGTH	175000	128954	76046	30000	Improved	75	131.35	0.226	\$ 1,014	336486.7257	75	020	543/329		Island View Sub	401	Island View	
092-247-000-074-00	2140 RALPH AVE	6/16/2021	260000	WD	03-ARM'S LENGTH	260000	195873	99727	35600	Improved	89	125	0.255	\$ 1,121	391086.2745	89	020	542/228		Island View Sub	401	Island View	
092-187-000-008-00	323 ISLAND VIEW DR	6/15/2021	197000	WD	03-ARM'S LENGTH	197000	140936	80064	24000	Improved	60	163	0.225	\$ 1,334	355840	60	020	542/230		Island View Sub	401	Island View	
														\$ 642	Avg of All								
														\$ 424	Box, 3x of lowest Sale								

For 2024, use \$424/foot for Island View

Alpena City- 2024 Land Value Analysis Commercial M32 and Bagley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars-SQFt	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	03-ARM'S LENGTH	906986	697570	455326	245910	Improved	175.65	0	0	\$ 2,592.23		175.65	COMM	548-716		Commercial NEW M32	201	Commercial M32
012-029-000-016-03	1061 M32 W	8/23/2021	1500000	WD	03-ARM'S LENGTH	1500000	1000459	783839	284298	Improved	203.07	0	1.34	\$ 3,859.94	\$ 13.43	203.07	COMM	543/634		Commercial NEW M32	201	Commercial M32
012-029-000-016-05	1040 S BAGLEY	3/30/2022	612500	WD	03-ARM'S LENGTH	612500	50593	612500	50593	Vacant	202.37	0	2.15	\$ 3,026.63	\$ 6.54	202.37	COMM	547-194		Commercial M32	202	Commercial M32
018-103-000-087-00	2424 US 23 SOUTH	1/17/2023	843962	CD	21-NOT USED/OTHER	843962	261715	661747	79500	Improved	159	80	0.292	\$ 4,161.93	\$ 52.03	159	COMM	551-264		Commercial M32	201	Commercial M32

For 2024, use \$6.54/Square Foot



Alpena City- 2024 Land Value Analysis Lafarge

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
091-014-000-506-00	500 COMMERCE DR	7/20/2022	62000	WD	03-ARM'S LENGTH	62000	139490	62000	76633	Improved	208.72	208.72	10.39	\$ 297	\$ 5,967	208.72	019	548/771	091-014-000-5	Industrial NE\ 302	Industrial	Ind Park
091-009-000-110-01	100 OAK LEAF LANE	8/26/2022	125000	WD	03-ARM'S LENGTH	125000	76187	125000	76187	Vacant	200	0	4.41	\$ 625	\$ 28,345	0	019	549/336		Industrial NE\ 302	Industrial	Ind Park
092-185-000-001-00	820 COMMERCE DR	4/16/2021	25000	WD	03-ARM'S LENGTH	25000	39541	25000	26242	Improved	397.61	446	2.033	\$ 63	\$ 12,297	397.61	019	541/283	092-185-000-0	Industrial NE\ 302	Industrial	Ind Park
091-022-000-023-01	REAR LAND/LONG LAKE A	9/8/2021	20000	WD	03-ARM'S LENGTH	20000	41981	20000	41981	Vacant	198.6	0	2.43	\$ 101	\$ 8,230	0	019	543/718		Industrial NE\ 302	Industrial	Ind Park
092-067-000-103-00	401 COMMERCE DR	3/8/2023	50000	WD	03-ARM'S LENGTH	50000	40253	50000	40253	Vacant	257	0	2.33	\$ 195	\$ 21,459	0	019	551/675		Industrial NE\ 302	Industrial	Ind Park
														\$ 148	Avg of All							
Acreage Sale																						
091-009-000-110-01	100Oak Leaf Lane	8/26/2022	125000	WD	03-ARM'S LENGTH	125000	125000	125000	125000	Vacant			4.41		\$ 28,345			19 549/336		Industrial NE\ 302	Industrial	Ind Park

For 2024:  
 Industrial Acre Rates  
 5 Acre \$ 28,345  
 10+ Acre \$ 5,967

For 2024, use \$148/foot for Industrial

For Lafarge:  
 Site Value and Remaining Value, use \$5,967/acre  
 Quarried Value, use 100 acre Res Rate, \$1,429/acre

Alpena City- 2024 Land Value Analysis Commercial Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Land Table	Class	Rate Group 1		
018-103-000-221-00	PEARL RD	1/7/2022	50000	WD	03-ARM'S LENGTH	50000	36792	50000	26699	Improved	144.18	70	5.352	\$ 9,342	144.18	COMM	545/897	018-103-000-2	201-Comm-New-Acres	202		
012-004-000-800-00	1880 HAMILTON RD	6/1/2021	552000	LC	03-ARM'S LENGTH	552000	531140	43578	22718	Improved	487.36	599	6.702	\$ 6,502	487.36	COMM	546/354		201-Comm-New-Acres	201		
012-003-000-600-06	2082 HAMILTON RD	10/18/2021	82000	WD	03-ARM'S LENGTH	82000	23058	82000	23058	Vacant	0	0	11.67	\$ 7,027	0	COMM			ACREAGE	202		
012-003-000-600-06	2082 HAMILTON RD	5/4/2022	92000	WD	03-ARM'S LENGTH	92000	23058	92000	23058	Vacant	0	0	11.67	\$ 7,883	0	COMM	547-660		ACREAGE	202		
011-004-000-773-01	US 23 SOUTH	10/6/2022	175000	WD	03-ARM'S LENGTH	175000	33927	175000	33927	Vacant	0	0	21.03	\$ 8,321	0	22	550-009		ACREAGE	202		
														\$ 7,815	For 2024, use \$7,815 for 10-20 Acre Rate							
092-037-000-006-00	109 ARBOR LANE	6/3/2022	14000	WD	03-ARM'S LENGTH	14000	68000	14000	68000	Vacant	100	245.75	0.564	\$ 24,823	100	04	548/057		Commercial-General	202	Gen Comm	
														For 2024, use \$24,823 for 2-5 Acre Rate								

Alpena City- 2024 Land Value Analysis Commercial Chisholm

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
093-587-000-019-01	909 W WASHINGTON AVE	6/14/2021	134900	WD	03-ARM'S LENGTH	134900	194334	25948	85382	Improved	87.213333	125.639999	0.218	\$ 298	\$ 119,028	110.82	02	542/216		Commercial-Ripley	201	Comm Ripley
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	03-ARM'S LENGTH	450000	503373	132108	185481	Improved	189.46	378.5	1.646	\$ 697	\$ 80,260	189.46	02	547/569		Commercial-Ripley	201	Comm Ripley
093-427-000-684-00	1013 S STATE AVE	6/10/2021	260000	WD	03-ARM'S LENGTH	260000	279283	49247	68530	Improved	70	164	0.264	\$ 704	\$ 186,542	70	02	542/148		Commercial-Ripley	201	Comm Ripley
093-417-000-119-00	525 S STATE AVE	7/29/2022	385000	WD	03-ARM'S LENGTH	385000	355799	199715	118557	Improved	121.1	177.227852	0.247	\$ 1,649	\$ 808,563	121.1	02	548/905	093-417-000-1	Commercial-Ripley	201	Comm Ripley
														\$	837							

For 2024, use \$837 for Ripley and Chisholm