

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area		
06-0002-0017-00-0	3600 Lt Glendora Rd, Buchanan	09/15/21	\$902,500	WD	ARMS LENGTH	\$902,500	\$116,200	12.88	\$242,600	\$902,500	75.00	75.00	\$12,033	\$0.28	3001		
21-0024-0004-07-8	Red Arrow Hwy, Watervliet	10/05/21	\$25,000	WD	ARMS LENGTH	\$25,000	\$21,500	86.00	\$43,000	\$25,000	7.43	7.43	\$3,365	\$0.08	3001		
35-1300-0042-00-9	6405 W Main St, EC/Pipestone Twp	11/15/21	\$135,000	WD	ARMS LENGTH	\$135,000	\$48,600	36.00	\$97,200	\$3,868	1.02	1.02	\$3,811	\$0.09	3001		
53-1300-0125-01-8	1099 Milton St, Benton Harbor	09/10/21	\$60,000	WD	ARMS LENGTH	\$60,000	\$81,500	135.83	\$163,000	\$8,523	1.91	1.91	\$4,462	\$0.10	3001		
19-0005-0006-08-5	1520 Townline Rd, Sodus	03/31/23	\$180,000	WD	ARMS LENGTH	\$180,000	\$79,300	44.06	\$158,600	(\$34,651)	0.74	0.74	(\$46,826)	(\$1.07)	3001		
14-0014-0015-13-7	410 Francis St, Niles	12/31/21	\$148,250	WD	ARMS LENGTH	\$148,250	\$69,800	47.08	\$139,600	(\$16,169)	1.24	1.24	(\$13,040)	(\$0.30)	3001		
45-0028-0054-04-0	Oekle Park, Stevensville Village	12/12/22	\$60,000	WD	ARMS LENGTH	\$60,000	\$40,100	66.83	\$80,200	\$60,000	9.57	9.57	\$6,270	\$0.14	3001		
Totals:			\$1,510,750			\$1,510,750	\$457,000		\$924,200	\$949,071	96.90	96.90					
								Sale. Ratio =>	30.25	Average			Average				
								Std. Dev. =>	40.17	per Net Acre=>			9,793.93	per SqFt=>			\$0.22