

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Asd. when		Cur.	Land	Est. Land	Effic.	Depth	
					Adj. Sale \$	Sold						Asd/Adj. Sale
PM-16-01-390-017	717 GRANGER ST	08/14/20	250,000	WD	250,000	123,600	49.44	293,058	108,725	151,783	216.8329	284
PM-16-02-265-010	314 RIVERBEND DR	05/21/21	315,000	WD	315,000	139,950	44.42857143	293,113	76,000	54,113	77.30459	166
PM-16-02-340-005	304 N UNION ST	06/29/21	376,000	WD	376,000	146,850	39.05585106	380,483	211,735	216,218	308.8824	300
PM-16-02-265-011	310 RIVERBEND DR	07/07/21	35,000	WD	35,000	17,350	49.57142857	53,950	35,000	53,950	77.0714	165
PM-16-02-265-008	320 RIVERBEND DR	09/24/21	305,000	WD	305,000	121,900	39.96721311	260,275	98,838	54,113	77.30459	166
PM-16-02-330-031	LAFAYETTE ST	10/29/21	64,900	LC	64,900	24,900	38.36671803	77,502	64,900	77,502	138.3956	255
PM-16-11-101-011	525 ADRIAN ST	03/18/22	295,000	WD	295,000	140,300	47.55932203	298,231	70,598	73,829	105.4704	309
Totals:			1,640,900		1,640,900	714,850		1,656,612	665,796	681,508	1001.262	
							Sale. Ratio	43.56450728	Average			
							Std. Dev. =:	4.931312854	per FF=>		660	

Land Value chosen for 12400 Village Waterfront front foot = 580