

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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		
003-119-009-00	4563 ATTICA RD	09/21/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,000	32.90	\$167,382	\$22,118	\$34,500	75.0	150.0	0.26	0.26	\$295	\$85,729	\$1.97	75.00		
003-154-002-00	151 MILL ST	12/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$46,900	23.45	\$149,052	\$96,028	\$45,080	98.0	363.0	0.82	0.82	\$980	\$117,537	\$2.70	98.00		
003-156-008-00	4455 WILLIAMS	01/15/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$68,300	28.58	\$257,695	\$50,305	\$69,000	150.0	120.0	0.41	0.41	\$335	\$121,804	\$2.80	150.00		
003-163-004-00	450 S LAKE PLEASANT RD	08/19/20	\$133,250	WD	03-ARM'S LENGTH	\$133,250	\$30,500	22.89	\$119,675	\$68,775	\$55,200	120.0	120.0	0.33	0.33	\$573	\$207,779	\$4.77	120.00		
Totals:			\$749,250			\$727,250	\$196,700		\$693,804	\$237,226	\$203,780	443.0		1.82	1.82						
								Sale. Ratio =>	27.05					Average			Average				
								Std. Dev. =>	23.47					per FF=>	\$535	Average	per Net Acre=>	130,415.61	Average	per SqFt=>	\$2.99

					Removed from Study out of range														
003-101-002-00	4880 ATTICA RD	09/17/20	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$91,600	31.81	\$337,792	(\$16,324)	\$33,468	0.0	0.0	2.72	2.72	#DIV/0!	(\$6,001)	(\$0.14)	0.00
003-155-004-00	4516 RAILROAD ST	12/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,800	41.50	\$167,794	(\$1,094)	\$46,700	65.0	118.1	0.18	0.18	(\$17)	(\$6,216)	(\$0.14)	65.00
003-161-008-00	4465 HART ST	08/09/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,400	49.57	\$223,828	(\$24,028)	\$59,800	130.0	128.0	0.38	0.38	(\$185)	(\$62,901)	(\$1.44)	130.00
					Removed from study large acreage parcel														
003-166-001-00	LAKE PLEASANT RD	05/25/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$17,300	78.64	\$63,107	\$22,000	\$63,107	0.0	0.0	13.04	13.04	#DIV/0!	\$1,687	\$0.04	0.00

2023 Front Foot Calcs Attica Village.
USE \$535 per front foot