

Benton Harbor Schools High Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-0920-0030-00-4	2085 FAIRPLAIN AVE	07/22/22	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$187,445
18-0960-0011-00-9	2363 MARRAL DR	08/30/22	\$228,000	WD	03-ARM'S LENGTH	\$227,200	\$196,696
18-2310-0029-00-1	377 HOOVER AVE	10/27/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$113,878
18-2310-0046-00-3	1763 COMMONWEALTH AVE	06/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$205,669
18-2880-0018-00-2	530 MONICA DR	12/16/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$223,049
18-4890-0077-00-7	1150 MAY CT	07/29/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$142,318
18-5400-0006-00-7	231 DOWNEY DR	06/24/22	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$185,819
18-5400-0019-00-1	132 DOWNEY DR	03/02/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$197,386
18-6780-0020-00-2	1240 COLFAX AVE	09/21/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$184,857
18-7490-0003-00-4	469 BROWNWAY	08/05/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$182,026
18-7490-0024-00-1	438 BROWNWAY	10/24/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$189,502
Totals:			\$2,161,900			\$2,161,100	\$2,008,645

Final Conclusion \$336/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$33,098	\$13,543	66.0	136.0	\$501	66.00
\$43,329	\$12,825	75.0	150.0	\$578	75.00
\$6,040	\$9,918	58.0	135.0	\$104	58.00
\$46,431	\$17,100	100.0	232.0	\$464	100.00
\$11,341	\$15,390	90.0	152.0	\$126	90.00
\$23,492	\$18,810	110.0	150.0	\$214	110.00
\$44,485	\$13,304	77.8	128.6	\$572	77.80
\$45,787	\$13,173	77.0	150.4	\$594	77.04
\$8,518	\$21,375	125.0	145.0	\$68	125.00
\$3,312	\$13,338	78.0	131.6	\$42	78.00
\$48,736	\$13,338	78.0	132.0	\$625	78.00
\$314,569	\$162,114	934.8			
Average					
per FF=>		\$336			