

Benton Harbor Schools Medium Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-0136-0052-00-3	1775 FAIRPLAIN AVE	09/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$131,066
18-0136-0077-01-4	214 W DELAWARE AVE	11/17/21	\$80,500	WD	03-ARM'S LENGTH	\$80,500	\$94,683
18-0985-0002-00-5	138 BRADFORD RD	06/02/21	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$0
18-1580-0005-00-3	341 BRENDA RD	06/14/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$222,231
18-1900-0009-00-6	376 MONTEZUMA RD	12/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$106,931
18-1900-0010-00-4	374 MONTEZUMA RD	03/03/22	\$119,000	WD	03-ARM'S LENGTH	\$117,500	\$127,408
18-2230-0006-00-0	1801 BROADMOOR DR	07/20/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$170,839
18-2230-0032-00-1	199 FISK RD	11/24/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$169,654
18-3400-0063-00-0	1295 PONTIAC RD	12/15/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$184,135
18-3400-0099-01-2	1565 MIAMI RD	01/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$523,663
18-3400-0129-04-3	513 N OTTAWA RD	07/12/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$173,266
18-5950-0001-00-3	257 FISK RD	11/18/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$232,748
18-5950-0025-00-0	1894 LOMBARD ST	06/07/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$181,243
18-7150-0008-00-8	389 AUGUST DR	08/25/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$147,356
18-7150-0018-00-3	376 AUGUST DR	06/28/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$201,131
18-7150-0019-00-0	384 AUGUST DR	06/18/21	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$180,071
18-7250-0021-00-1	295 JAMESWAY	07/30/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$192,042
18-7250-0039-00-7	240 JAMESWAY	10/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$211,475
18-8700-0047-00-1	324 WESTERN AVE	01/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$69,110
18-8700-0054-00-7	424 WESTERN AVE	08/31/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$132,396
Totals:			\$3,373,400			\$3,371,900	\$3,451,448

Final Conclusion \$177/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$9,444	\$15,510	66.0	330.0	\$143	66.00	
\$1,562	\$15,745	67.0	290.4	\$23	67.00	
\$6,500	\$0	120.0	148.9	\$54	120.00	
\$6,564	\$22,795	97.0	132.0	\$68	97.00	
\$3,344	\$15,275	65.0	140.0	\$51	65.00	
\$5,367	\$15,275	65.0	140.0	\$83	65.00	
\$14,961	\$18,800	80.0	125.0	\$187	80.00	
\$9,296	\$16,450	70.0	136.0	\$133	70.00	
\$29,770	\$28,905	123.0	125.0	\$242	123.00	
\$41,287	\$39,950	170.0	150.0	\$243	170.00	
\$43,159	\$36,425	155.0	132.0	\$278	155.00	
\$6,757	\$19,505	83.0	170.0	\$81	83.00	
\$8,382	\$17,625	75.0	135.0	\$112	75.00	
\$17,149	\$19,505	83.0	149.0	\$207	83.00	
\$13,374	\$19,505	83.0	162.0	\$161	83.00	
\$24,334	\$19,505	83.0	162.0	\$293	83.00	
\$29,229	\$26,271	111.8	92.0	\$261	111.79	
\$30,021	\$26,496	112.8	92.5	\$266	112.75	
\$7,340	\$16,450	70.0	301.0	\$105	70.00	
\$19,054	\$16,450	70.0	301.0	\$272	70.00	
\$326,894	\$406,442	1,849.5				
	Average					
	per FF=>	\$177				