

FRONT FOOT 1

FRONT FOOT 1

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table
39 001 01 0022 000	1427 CADIEUX	06/23/23	\$399,900	\$399,900	\$136,700	34.18	\$316,013	\$162,652	\$78,765	52.5	134.0	0.16	0.16	\$3,098	\$1,004,025	\$23.05	52.51	00001	FRONT FOOT 1
39 001 03 0065 000	1425 BISHOP	03/10/25	\$357,000	\$357,000	\$221,700	62.10	\$469,585	(\$37,585)	\$75,000	50.0	113.7	0.13	0.13	(\$752)	(\$286,908)	(\$6.59)	50.00	00002	FRONT FOOT 1
39 001 03 0075 000	1430 BISHOP	08/04/23	\$425,000	\$425,000	\$241,700	56.87	\$551,898	(\$51,898)	\$75,000	50.0	115.0	0.13	0.13	(\$1,038)	(\$393,167)	(\$9.03)	50.00	00002	FRONT FOOT 1
39 001 03 0167 000	1405 GRAYTON	08/18/23	\$429,000	\$429,000	\$158,400	36.92	\$379,306	\$124,694	\$75,000	50.0	115.0	0.13	0.13	\$2,494	\$944,652	\$21.69	50.00	00002	FRONT FOOT 1
39 001 03 0186 000	1404 GRAYTON	05/17/23	\$415,000	\$415,000	\$195,000	46.99	\$443,442	\$46,558	\$75,000	50.0	115.0	0.13	0.13	\$931	\$352,712	\$8.10	50.00	00002	FRONT FOOT 1
39 001 04 0073 000	1438 YORKSHIRE	02/16/24	\$360,000	\$360,000	\$119,700	33.25	\$286,377	\$156,123	\$82,500	55.0	156.7	0.20	0.20	\$2,839	\$788,500	\$18.10	55.00	00003	FRONT FOOT 1
39 001 04 0074 001	1444 YORKSHIRE	05/15/23	\$345,000	\$345,000	\$133,500	38.70	\$387,839	\$24,661	\$67,500	45.0	156.7	0.16	0.16	\$548	\$152,228	\$3.49	45.00	00003	FRONT FOOT 1
39 001 04 0080 000	1427 YORKSHIRE	06/28/24	\$610,000	\$610,000	\$290,200	47.57	\$646,182	\$46,318	\$82,500	55.0	156.7	0.20	0.20	\$842	\$233,929	\$5.37	55.00	00003	FRONT FOOT 1
39 004 04 0055 000	1423 DEVONSHIRE	08/22/23	\$475,000	\$475,000	\$195,600	41.18	\$471,168	\$93,832	\$90,000	60.0	167.0	0.23	0.23	\$1,564	\$407,965	\$9.37	60.00	00016	FRONT FOOT 1
39 004 04 0147 000	1410 BUCKINGHAM	11/17/23	\$442,000	\$442,000	\$147,900	33.46	\$353,168	\$178,832	\$90,000	60.0	167.0	0.23	0.23	\$2,981	\$777,530	\$17.85	60.00	00016	FRONT FOOT 1
39 004 04 0156 000	1421 BUCKINGHAM	11/18/24	\$375,000	\$375,000	\$201,800	53.81	\$426,562	\$38,438	\$90,000	60.0	167.0	0.23	0.23	\$641	\$167,122	\$3.84	60.00	00016	FRONT FOOT 1
39 004 04 0157 000	1417 BUCKINGHAM	11/08/24	\$500,000	\$500,000	\$243,600	48.72	\$531,037	\$58,963	\$90,000	60.0	167.0	0.23	0.23	\$983	\$256,361	\$5.89	60.00	00016	FRONT FOOT 1
39 007 01 0048 000	1434 BERKSHIRE	11/20/23	\$400,000	\$400,000	\$199,000	49.75	\$479,202	\$10,798	\$90,000	60.0	172.0	0.24	0.24	\$180	\$45,561	\$1.05	60.00	00016	FRONT FOOT 1
39 007 01 0048 000	1434 BERKSHIRE	10/30/24	\$450,000	\$450,000	\$220,300	48.96	\$479,202	\$60,798	\$90,000	60.0	172.0	0.24	0.24	\$1,013	\$256,532	\$5.89	60.00	00016	FRONT FOOT 1
39 007 01 0057 000	1405 BERKSHIRE	05/22/24	\$560,000	\$560,000	\$258,600	46.18	\$565,776	\$84,224	\$90,000	60.0	172.0	0.24	0.24	\$1,404	\$355,376	\$8.16	60.00	00016	FRONT FOOT 1
39 007 01 0160 000	1417 BALFOUR	10/10/23	\$420,000	\$420,000	\$252,500	60.12	\$468,983	\$41,017	\$90,000	60.0	173.1	0.24	0.24	\$684	\$172,340	\$3.96	60.00	00016	FRONT FOOT 1
39 007 02 0085 000	1402 -04 SOMERSET	11/06/24	\$345,000	\$345,000	\$186,200	53.97	\$412,779	(\$7,779)	\$60,000	40.0	119.0	0.11	0.11	(\$194)	(\$71,367)	(\$1.64)	40.00	00017	FRONT FOOT 1
39 007 03 0004 002	1011 NOTTINGHAM	07/10/24	\$535,000	\$535,000	\$174,100	32.54	\$375,204	\$294,796	\$135,000	90.0	119.0	0.25	0.25	\$3,276	\$1,198,358	\$27.51	90.00	00021	FRONT FOOT 1
39 007 03 0031 000	1159 NOTTINGHAM	07/22/24	\$315,000	\$315,000	\$148,000	46.98	\$320,710	\$69,290	\$75,000	50.0	119.0	0.14	0.14	\$1,386	\$505,766	\$11.61	50.00	00021	FRONT FOOT 1
39 007 03 0033 000	1169 NOTTINGHAM	03/11/24	\$387,500	\$387,500	\$170,400	43.97	\$386,075	\$76,425	\$75,000	50.0	119.0	0.14	0.14	\$1,529	\$557,847	\$12.81	50.00	00021	FRONT FOOT 1
39 007 03 0074 000	1415 NOTTINGHAM	03/31/25	\$385,000	\$385,000	\$131,800	34.23	\$278,635	\$166,365	\$60,000	40.0	119.0	0.11	0.11	\$4,159	\$1,526,284	\$35.04	40.00	00040	FRONT FOOT 1
39 007 03 0147 000	1170 NOTTINGHAM	02/07/25	\$330,000	\$330,000	\$183,900	55.73	\$399,202	\$5,798	\$75,000	50.0	119.0	0.14	0.14	\$116	\$42,321	\$0.97	50.00	00021	FRONT FOOT 1
39 007 03 0172 000	1016 NOTTINGHAM	09/11/23	\$360,000	\$360,000	\$135,100	37.53	\$291,142	\$158,858	\$90,000	60.0	119.0	0.16	0.16	\$2,648	\$968,646	\$22.24	60.00	00021	FRONT FOOT 1
39 007 04 0036 000	1369 -71 BEACONSFIELD	07/26/24	\$299,000	\$299,000	\$150,100	50.20	\$336,806	\$14,694	\$52,500	35.0	109.5	0.09	0.09	\$420	\$166,977	\$3.83	35.00	00019	FRONT FOOT 1
39 007 04 0046 000	1368 BEACONSFIELD	04/28/23	\$209,000	\$209,000	\$99,500	47.61	\$228,008	\$33,492	\$52,500	35.0	109.5	0.09	0.09	\$957	\$380,591	\$8.74	35.00	00019	FRONT FOOT 1
39 007 04 0060 000	1434 BEACONSFIELD	11/02/23	\$275,000	\$275,000	\$86,100	31.31	\$200,927	\$126,573	\$52,500	35.0	109.5	0.09	0.09	\$3,616	\$1,438,330	\$33.02	35.00	00018	FRONT FOOT 1
39 007 05 0010 000	1165 BEACONSFIELD	08/09/24	\$425,000	\$425,000	\$149,500	35.18	\$341,595	\$143,405	\$60,000	40.0	109.5	0.10	0.10	\$3,585	\$1,419,851	\$32.60	40.00	00020	FRONT FOOT 1
39 007 05 0036 000	1303 BEACONSFIELD	05/26/23	\$355,000	\$355,000	\$137,600	38.76	\$314,125	\$96,908	\$56,033	37.4	109.5	0.09	0.09	\$2,594	\$1,030,936	\$23.67	37.36	00019	FRONT FOOT 1
39 007 05 0044 000	1331 -1333 BEACONSFIELD	05/26/23	\$310,000	\$310,000	\$119,200	38.45	\$272,552	\$89,948	\$52,500	35.0	109.5	0.09	0.09	\$2,570	\$1,022,136	\$23.47	35.00	00019	FRONT FOOT 1
39 007 05 0079 000	1212 BEACONSFIELD	06/09/23	\$290,000	\$290,000	\$128,300	44.24	\$292,330	\$57,888	\$60,218	40.1	109.5	0.10	0.10	\$1,442	\$573,149	\$13.16	40.15	00019	FRONT FOOT 1
39 007 06 0021 000	1342 LAKEPOINTE	06/28/23	\$289,900	\$289,900	\$106,200	36.63	\$242,209	\$100,191	\$52,500	35.0	158.0	0.13	0.13	\$2,863	\$788,906	\$18.11	35.00	00019	FRONT FOOT 1
39 007 06 0039 000	1416 LAKEPOINTE	10/21/24	\$300,000	\$300,000	\$113,100	37.70	\$257,453	\$87,547	\$45,000	30.0	157.0	0.11	0.11	\$2,918	\$810,620	\$18.61	30.00	00018	FRONT FOOT 1
39 007 06 0077 000	1459 LAKEPOINTE	05/10/23	\$210,000	\$210,000	\$88,800	42.29	\$200,811	\$54,189	\$45,000	30.0	160.1	0.11	0.11	\$1,806	\$492,627	\$11.31	30.00	00018	FRONT FOOT 1
39 007 06 0085 000	1435 LAKEPOINTE	10/06/23	\$275,000	\$275,000	\$101,400	36.87	\$239,018	\$80,982	\$45,000	30.0	158.4	0.11	0.11	\$2,699	\$742,954	\$17.06	30.00	00018	FRONT FOOT 1
39 007 06 0127 000	1243 -1245 LAKEPOINTE	09/20/24	\$419,000	\$419,000	\$200,700	47.90	\$449,029	\$22,471	\$52,500	35.0	163.0	0.13	0.13	\$642	\$171,534	\$3.94	35.00	00019	FRONT FOOT 1
39 007 07 0017 000	1212 LAKEPOINTE	12/15/23	\$325,000	\$325,000	\$118,500	36.46	\$268,445	\$105,508	\$48,953	32.6	158.0	0.12	0.12	\$3,233	\$894,136	\$20.53	32.64	00019	FRONT FOOT 1
39 007 07 0023 000	1231 LAKEPOINTE	02/08/24	\$345,000	\$345,000	\$125,100	36.26	\$286,068	\$110,862	\$51,930	34.6	162.9	0.13	0.13	\$3,202	\$859,395	\$19.73	34.62	00019	FRONT FOOT 1
39 007 08 0026 000	1477 MARYLAND	05/05/23	\$259,900	\$259,900	\$128,600	49.48	\$301,231	\$22,922	\$64,253	42.8	103.9	0.10	0.10	\$535	\$224,725	\$5.16	42.84	00018	FRONT FOOT 1
39 007 08 0050 000	1459 WAYBURN	12/01/23	\$80,000	\$80,000	\$25,200	31.50	\$58,679	\$75,321	\$54,000	36.0	101.5	0.08	0.08	\$2,092	\$896,679	\$20.58	36.00	00018	FRONT FOOT 1
39 007 09 0011 000	1422 -24 MARYLAND	11/12/24	\$294,000	\$294,000	\$146,500	49.83	\$332,794	\$13,706	\$52,500	35.0	181.8	0.15	0.15	\$392	\$93,877	\$2.16	35.00	00018	FRONT FOOT 1
39 007 10 0045 000	1441 WAYBURN	06/27/24	\$303,300	\$303,300	\$102,800	33.89	\$224,883	\$138,417	\$60,000	40.0	75.0	0.07	0.07	\$3,460	\$2,006,043	\$46.05	40.00	00031	FRONT FOOT 1
39 007 11 0003 000	1411 WAYBURN	03/26/24	\$315,000	\$315,000	\$121,800	38.67	\$276,801	\$90,699	\$52,500	35.0	101.5	0.08	0.08	\$2,591	\$1,106,085	\$25.39	35.00	00031	FRONT FOOT 1
39 007 12 0029 300	1355 WAYBURN	04/22/24	\$133,000	\$133,000	\$83,500	62.78	\$213,128	(\$35,128)	\$45,000	30.0	101.5	0.07	0.07	(\$1,171)	(\$501,829)	(\$11.52)	30.00	00031	FRONT FOOT 1
39 007 12 0032 000	1347 WAYBURN	06/09/23	\$350,000	\$350,000	\$120,600	34.46	\$274,414	\$120,586	\$45,000	30.0	101.5	0.07	0.07	\$4,020	\$1,722,657	\$39.55	30.00	00031	FRONT FOOT 1
39 007 12 0039 000	1352 WAYBURN	03/07/25	\$289,000	\$289,000	\$96,800	33.49	\$213,319	\$120,681	\$45,000	30.0	101.5	0.07	0.07	\$4,023	\$1,724,014	\$39.58	30.00	00031	FRONT FOOT 1
39 007 12 0047 000	1374 WAYBURN	05/02/23	\$188,000	\$188,000	\$98,700	52.50	\$224,351	\$8,649	\$45,000	30.0	101.5	0.07	0.07	\$288	\$123,557	\$2.84	30.00	00031	FRONT FOOT 1
39 007 12 0056 000	1377 MARYLAND	12/10/24	\$142,000	\$142,000	\$65,200	45.92	\$143,637	\$43,363	\$45,000	30.0	101.5	0.07	0.07	\$1,445	\$619,471	\$14.22	30.00	00019	FRONT FOOT 1
39 007 12 0060 000	1365 MARYLAND	07/15/24	\$272,500	\$272,500	\$139,500	51.19	\$307,760	\$17,240	\$52,500	35.0	101.5	0.08	0.08	\$493	\$210,244	\$4.83	35.00	00019	FRONT FOOT 1
39 007 13 0012 000	1337 WAYBURN	05/26/23	\$302,500	\$302,500	\$109,500	36.20	\$247,467	\$106,033	\$51,000	34.0	101.5	0.08	0.08	\$3,119	\$1,342,190	\$30.81	34.00	00031	FRONT FOOT 1
39 007 13 0017 000	1322 -1324 WAYBURN	02/14/24	\$315,000	\$315,000	\$136,500	43.33	\$311,423	\$54,577	\$51,000	34.0	101.5	0.08	0.08	\$1,605	\$690,848	\$15.86	34.00	00031	FRONT FOOT 1
39 007 13 0028 000	1322 -24 MARYLAND	10/29/24	\$349,600	\$349,600	\$162,300	46.42	\$360,332	\$40,268	\$51,000	34.0	189.1	0.15	0.15	\$1,184	\$272,081	\$6.25	34.00	00019	FRONT FOOT 1

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39 007 14 0010 000	1311 MARYLAND	07/17/24	\$280,000	\$280,000	\$96,800	34.57	\$212,765	\$118,610	\$51,375	34.3	101.5	0.08	0.08	\$3,463	\$1,482,625	\$34.04	34.25	00019 FRONT FOOT 1
39 007 16 0064 000	1216 WAYBURN	06/20/23	\$305,000	\$305,000	\$134,400	44.07	\$306,027	\$43,973	\$45,000	30.0	101.5	0.07	0.07	\$1,466	\$628,186	\$14.42	30.00	00031 FRONT FOOT 1
39 007 16 0078 002	1253 -55 MARYLAND	08/20/24	\$325,100	\$325,100	\$179,700	55.28	\$397,073	(\$11,973)	\$60,000	40.0	101.5	0.09	0.09	(\$299)	(\$128,742)	(\$2.96)	40.00	00019 FRONT FOOT 1
39 007 16 0088 000	1225 MARYLAND	04/17/23	\$280,000	\$280,000	\$112,800	40.29	\$249,347	\$75,653	\$45,000	30.0	101.5	0.07	0.07	\$2,522	\$1,080,757	\$24.81	30.00	00019 FRONT FOOT 1
39 007 16 0094 000	1216 MARYLAND	12/12/23	\$270,000	\$270,000	\$113,500	42.04	\$259,467	\$55,533	\$45,000	30.0	188.0	0.13	0.13	\$1,851	\$427,177	\$9.81	30.00	00019 FRONT FOOT 1
39 007 16 0105 000	1254 -1256 MARYLAND	07/22/24	\$285,000	\$285,000	\$129,900	45.58	\$286,878	\$43,122	\$45,000	30.0	188.5	0.13	0.13	\$1,437	\$631,708	\$7.61	30.00	00019 FRONT FOOT 1
39 008 02 0011 000	1012 BEACONSFIELD	06/17/24	\$392,000	\$392,000	\$141,700	36.15	\$326,819	\$113,931	\$48,750	32.5	109.5	0.08	0.08	\$3,506	\$1,389,402	\$31.90	32.50	00020 FRONT FOOT 1
39 008 02 0020 000	1050 BEACONSFIELD	07/09/24	\$255,000	\$255,000	\$115,900	45.45	\$262,104	\$52,896	\$60,000	40.0	109.5	0.10	0.10	\$1,322	\$523,723	\$12.02	40.00	00020 FRONT FOOT 1
39 008 02 0029 002	1088 BEACONSFIELD	03/27/25	\$510,000	\$510,000	\$225,100	44.14	\$502,979	\$64,021	\$57,000	38.0	109.5	0.10	0.10	\$1,685	\$666,885	\$15.31	38.00	00020 FRONT FOOT 1
39 008 02 0048 001	1099 BEACONSFIELD	10/09/24	\$242,000	\$242,000	\$119,300	49.30	\$272,055	\$15,980	\$46,035	30.7	109.5	0.08	0.08	\$521	\$207,532	\$4.76	30.69	00020 FRONT FOOT 1
39 008 02 0057 000	1063 BEACONSFIELD	01/24/24	\$465,000	\$465,000	\$196,500	42.26	\$503,577	\$21,423	\$60,000	40.0	109.5	0.10	0.10	\$536	\$212,109	\$4.87	40.00	00020 FRONT FOOT 1
39 008 02 0059 000	1053 BEACONSFIELD	12/22/23	\$260,000	\$260,000	\$166,700	64.12	\$406,282	(\$86,282)	\$60,000	40.0	109.5	0.10	0.10	(\$2,157)	(\$854,277)	(\$19.61)	40.00	00020 FRONT FOOT 1
39 008 03 0022 000	1083 LAKEPOINTE	02/15/24	\$230,000	\$230,000	\$99,300	43.17	\$246,455	\$28,545	\$45,000	30.0	160.8	0.11	0.11	\$952	\$257,162	\$5.90	30.00	00020 FRONT FOOT 1
39 008 03 0031 000	1105 -1107 LAKEPOINTE	01/05/24	\$360,000	\$360,000	\$146,000	40.56	\$365,941	\$39,059	\$45,000	30.0	161.4	0.11	0.11	\$1,302	\$351,883	\$8.08	30.00	00020 FRONT FOOT 1
39 008 03 0032 000	1111 LAKEPOINTE	12/15/23	\$371,500	\$371,500	\$140,600	37.85	\$337,331	\$79,169	\$45,000	30.0	161.4	0.11	0.11	\$2,639	\$713,234	\$16.37	30.00	00020 FRONT FOOT 1
39 008 03 0040 000	1135 LAKEPOINTE	10/10/24	\$275,000	\$275,000	\$113,500	41.27	\$261,015	\$58,985	\$45,000	30.0	161.8	0.11	0.11	\$1,966	\$531,396	\$12.20	30.00	00020 FRONT FOOT 1
39 008 03 0073 000	1132 LAKEPOINTE	09/24/24	\$315,000	\$315,000	\$129,600	41.14	\$294,873	\$65,127	\$45,000	30.0	158.0	0.11	0.11	\$2,171	\$597,495	\$13.72	30.00	00020 FRONT FOOT 1
39 008 03 0086 000	1092 LAKEPOINTE	07/12/24	\$235,000	\$235,000	\$121,500	51.70	\$267,399	\$12,601	\$45,000	30.0	158.0	0.11	0.11	\$420	\$115,606	\$2.65	30.00	00020 FRONT FOOT 1
39 008 03 0108 004	1016 LAKEPOINTE	01/05/24	\$476,000	\$476,000	\$154,900	32.54	\$391,738	\$144,262	\$60,000	40.0	158.0	0.15	0.15	\$3,607	\$994,910	\$22.84	40.00	00020 FRONT FOOT 1
39 008 06 0014 000	1144 WAYBURN	07/31/23	\$236,000	\$236,000	\$103,300	43.77	\$255,169	\$33,331	\$52,500	35.0	101.5	0.08	0.08	\$952	\$406,476	\$9.33	35.00	00020 FRONT FOOT 1
39 008 06 0016 000	1149 MARYLAND	10/31/24	\$220,000	\$220,000	\$79,800	36.27	\$180,455	\$87,095	\$47,550	31.7	101.5	0.07	0.07	\$2,747	\$1,176,959	\$27.02	31.70	00020 FRONT FOOT 1
39 008 07 0040 000	1141 WAYBURN	03/25/24	\$277,000	\$277,000	\$97,500	35.20	\$223,412	\$98,588	\$45,000	30.0	101.5	0.07	0.07	\$3,286	\$1,408,400	\$32.33	30.00	00031 FRONT FOOT 1
39 008 07 0041 000	1139 WAYBURN	09/18/23	\$242,000	\$242,000	\$124,600	51.49	\$280,617	\$51,383	\$90,000	60.0	101.5	0.14	0.14	\$856	\$367,021	\$8.43	60.00	00031 FRONT FOOT 1
39 008 07 0046 000	1123 -25 WAYBURN	01/26/24	\$325,000	\$325,000	\$116,600	35.88	\$274,781	\$95,219	\$45,000	30.0	101.5	0.07	0.07	\$3,174	\$1,360,271	\$31.23	30.00	00031 FRONT FOOT 1
39 008 07 0058 000	1067 WAYBURN	03/28/24	\$233,000	\$233,000	\$95,600	41.03	\$218,637	\$59,363	\$45,000	30.0	101.5	0.07	0.07	\$1,979	\$848,043	\$19.47	30.00	00031 FRONT FOOT 1
39 007 03 0167 000	1026 NOTTINGHAM	04/03/23	\$475,000	\$475,000	\$139,200	29.31	\$451,789	\$113,211	\$90,000	60.0	119.0	0.16	0.16	\$1,887	\$690,311	\$15.85	60.00	00021 FRONT FOOT 1
39 008 07 0062 000	1055 -1057 WAYBURN	07/22/24	\$349,900	\$349,900	\$152,100	43.47	\$335,775	\$81,625	\$67,500	45.0	101.5	0.11	0.11	\$1,814	\$777,381	\$17.85	45.00	00031 FRONT FOOT 1
39 008 07 0076 001	1011 WAYBURN	04/30/24	\$280,000	\$280,000	\$101,400	36.21	\$225,733	\$103,767	\$49,500	33.0	101.5	0.08	0.08	\$3,144	\$1,347,623	\$30.94	33.00	00031 FRONT FOOT 1
39 008 07 0098 002	1064 -1066 WAYBURN	12/09/24	\$375,000	\$375,000	\$156,200	41.65	\$352,112	\$75,388	\$52,500	35.0	101.5	0.08	0.08	\$2,154	\$919,366	\$21.11	35.00	00031 FRONT FOOT 1
39 008 07 0107 000	1108 WAYBURN	04/28/23	\$302,000	\$302,000	\$111,300	36.85	\$253,962	\$93,038	\$45,000	30.0	101.5	0.07	0.07	\$3,101	\$1,329,114	\$30.51	30.00	00031 FRONT FOOT 1
39 008 07 0111 000	1122 WAYBURN	02/19/24	\$155,000	\$155,000	\$82,200	53.03	\$186,495	\$13,505	\$45,000	30.0	101.5	0.07	0.07	\$450	\$192,929	\$4.43	30.00	00031 FRONT FOOT 1
39 008 07 0113 000	1128 WAYBURN	11/15/23	\$240,000	\$240,000	\$100,800	42.00	\$226,956	\$58,044	\$45,000	30.0	101.5	0.07	0.07	\$1,935	\$829,200	\$19.04	30.00	00031 FRONT FOOT 1
39 008 07 0118 000	1145 -47 MARYLAND	07/24/24	\$310,000	\$310,000	\$124,900	40.29	\$285,749	\$69,251	\$45,000	30.0	101.5	0.07	0.07	\$2,308	\$989,300	\$22.71	30.00	00020 FRONT FOOT 1
39 008 07 0121 000	1133 -1135 MARYLAND	07/26/23	\$292,500	\$292,500	\$139,300	47.62	\$350,548	(\$13,048)	\$45,000	30.0	101.5	0.07	0.07	(\$435)	(\$186,400)	(\$4.28)	30.00	00020 FRONT FOOT 1
39 008 07 0125 002	1121 MARYLAND	10/16/24	\$335,000	\$335,000	\$120,100	35.85	\$275,207	\$104,793	\$45,000	30.0	101.5	0.07	0.07	\$3,493	\$1,497,043	\$34.37	30.00	00020 FRONT FOOT 1
39 008 07 0134 000	1079 MARYLAND	12/08/23	\$280,079	\$280,079	\$100,800	35.99	\$251,977	\$73,102	\$45,000	30.0	101.5	0.07	0.07	\$2,437	\$1,044,314	\$23.97	30.00	00020 FRONT FOOT 1
39 008 07 0153 002	1019 -21 MARYLAND	04/29/23	\$314,000	\$314,000	\$147,600	47.01	\$371,711	\$2,289	\$60,000	40.0	101.5	0.09	0.09	\$57	\$24,613	\$0.57	40.00	00020 FRONT FOOT 1
39 008 07 0160 000	1016 MARYLAND	12/30/24	\$335,000	\$335,000	\$181,400	54.15	\$418,308	(\$38,308)	\$45,000	30.0	186.4	0.13	0.13	(\$1,277)	(\$299,281)	(\$6.87)	30.00	00020 FRONT FOOT 1
39 008 07 0181 001	1080 -1082 MARYLAND	09/13/24	\$300,000	\$300,000	\$136,600	45.53	\$312,787	\$32,213	\$45,000	30.0	101.0	0.07	0.07	\$1,074	\$460,186	\$10.56	30.00	00020 FRONT FOOT 1
39 008 07 0182 003	1084 MARYLAND	08/09/23	\$275,000	\$275,000	\$183,000	66.55	\$441,180	(\$94,660)	\$71,520	47.7	101.0	0.11	0.11	(\$1,985)	(\$852,793)	(\$19.58)	47.68	00020 FRONT FOOT 1
39 008 08 0173 000	1028 SOMERSET	03/14/25	\$320,000	\$320,000	\$125,500	39.22	\$303,133	\$106,867	\$90,000	60.0	116.5	0.16	0.16	\$1,781	\$667,919	\$15.33	60.00	00022 FRONT FOOT 1

Totals:	\$30,144,179	\$30,144,179	\$12,964,800		\$29,765,700	\$5,884,861	\$5,506,382	3,670.9	10.78	10.78								
			Sale. Ratio =>	43.01			Average				Average		Average					
			Std. Dev. =>	8.15			per FF=>	\$1,603			per Net Acre=>	545,905.47	per SqFt=>	\$12.53				

39 001 03 0181 000	1428 GRAYTON	05/13/24	\$420,000	\$420,000	\$145,000	34.52	\$314,727	\$180,273	\$75,000	50.0	115.0	0.13	0.13	\$3,605	\$1,365,705	\$31.35	50.00	00002 FRONT FOOT 1
39 008 03 0112 004	1004 -1006 LAKEPOINTE	06/07/24	\$260,000	\$260,000	\$183,600	70.62	\$422,829	(\$98,516)	\$64,313	42.9	158.1	0.16	0.16	(\$2,298)	(\$631,513)	(\$14.50)	42.88	00020 FRONT FOOT 1
39 008 08 0177 000	1044 SOMERSET	05/17/23	\$370,000	\$370,000	\$109,600	29.62	\$301,669	\$158,331	\$90,000	60.0	116.8	0.16	0.16	\$2,639	\$983,422	\$22.58	60.00	00022 FRONT FOOT 1
39 001 05 0042 301	1435 KENSINGTON	02/24/24	\$550,000	\$550,000	\$179,600	32.65	\$450,945	\$189,055	\$90,000	60.0	120.4	0.17	0.17	\$3,151	\$1,138,886	\$26.15	60.00	00003 FRONT FOOT 1

FRONT FOOT 2

FRONT FOOT 2

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
39 001 01 0048 000	1382 HARVARD	07/12/24	\$582,500	\$582,500	\$206,400	35.43	\$447,859	\$229,641	\$95,000	50.0	134.0	0.15	0.15	\$4,593	\$1,491,175	\$34.23	50.00	00002	FRONT FOOT 2
39 001 01 0057 000	1336 HARVARD	11/20/23	\$410,000	\$410,000	\$214,700	52.37	\$487,249	\$17,751	\$95,000	50.0	134.0	0.15	0.15	\$355	\$115,266	\$2.65	50.00	00002	FRONT FOOT 2
39 001 01 0066 000	1315 HARVARD	01/06/25	\$685,000	\$685,000	\$250,000	36.50	\$545,325	\$244,175	\$104,500	55.0	130.7	0.17	0.17	\$4,440	\$1,479,848	\$33.97	55.00	00002	FRONT FOOT 2
39 001 01 0075 000	1365 HARVARD	09/28/23	\$529,000	\$529,000	\$245,600	46.43	\$587,678	\$36,322	\$95,000	50.0	130.0	0.15	0.15	\$726	\$243,772	\$5.60	50.00	00002	FRONT FOOT 2
39 001 03 0057 000	1373 BISHOP	12/01/23	\$459,900	\$459,900	\$191,900	41.73	\$453,576	\$101,324	\$95,000	50.0	115.2	0.13	0.13	\$2,026	\$767,606	\$17.62	50.00	00002	FRONT FOOT 2
39 001 03 0058 000	1377 BISHOP	10/01/24	\$375,000	\$375,000	\$208,200	55.52	\$454,215	\$15,785	\$95,000	50.0	115.0	0.13	0.13	\$316	\$119,583	\$2.75	50.00	00002	FRONT FOOT 2
39 001 03 0089 000	1346 BISHOP	07/17/23	\$385,000	\$385,000	\$170,000	44.16	\$399,024	\$80,976	\$95,000	50.0	115.0	0.13	0.13	\$1,620	\$613,455	\$14.08	50.00	00002	FRONT FOOT 2
39 001 03 0095 000	1316 BISHOP	12/17/24	\$400,000	\$400,000	\$189,200	47.30	\$405,747	\$89,253	\$95,000	50.0	115.0	0.13	0.13	\$1,785	\$676,159	\$15.52	50.00	00002	FRONT FOOT 2
39 001 03 0098 000	1264 BISHOP	12/04/24	\$451,000	\$451,000	\$204,600	45.37	\$448,421	\$107,079	\$104,500	55.0	115.0	0.15	0.15	\$1,947	\$738,476	\$16.95	55.00	00002	FRONT FOOT 2
39 001 03 0106 000	1226 BISHOP	05/22/23	\$430,000	\$430,000	\$197,400	45.91	\$451,368	\$73,632	\$95,000	50.0	115.0	0.13	0.13	\$1,473	\$557,818	\$12.81	50.00	00002	FRONT FOOT 2
39 001 03 0109 002	1204 BISHOP	01/29/24	\$450,000	\$450,000	\$286,200	63.60	\$620,852	\$51,258	\$222,110	116.9	115.0	0.31	0.31	\$438	\$165,883	\$3.81	116.90	00002	FRONT FOOT 2
39 001 03 0140 002	1223 GRAYTON	02/28/25	\$405,000	\$405,000	\$197,800	48.84	\$415,648	\$97,019	\$107,667	56.7	116.9	0.16	0.16	\$1,712	\$602,602	\$13.83	50.00	00002	FRONT FOOT 2
39 001 03 0147 000	1253 GRAYTON	02/05/25	\$535,000	\$535,000	\$204,900	38.30	\$447,615	\$182,385	\$95,000	50.0	115.0	0.13	0.13	\$3,648	\$1,381,705	\$31.72	50.00	00002	FRONT FOOT 2
39 001 03 0158 000	1347 GRAYTON	10/26/23	\$419,000	\$419,000	\$170,000	40.57	\$399,735	\$114,265	\$95,000	50.0	115.0	0.13	0.13	\$2,285	\$865,644	\$19.87	50.00	00002	FRONT FOOT 2
39 001 03 0191 000	1368 GRAYTON	05/06/24	\$315,000	\$315,000	\$176,500	56.03	\$373,552	\$36,448	\$95,000	50.0	115.0	0.13	0.13	\$729	\$276,121	\$6.34	50.00	00002	FRONT FOOT 2
39 001 03 0198 000	1332 GRAYTON	09/25/23	\$390,000	\$390,000	\$175,000	44.87	\$408,882	\$76,118	\$95,000	50.0	115.0	0.13	0.13	\$1,522	\$576,652	\$13.24	50.00	00002	FRONT FOOT 2
39 001 03 0206 000	1254 GRAYTON	04/14/23	\$315,000	\$315,000	\$153,200	48.63	\$346,224	\$63,776	\$95,000	50.0	115.0	0.13	0.13	\$1,276	\$483,152	\$11.09	50.00	00002	FRONT FOOT 2
39 001 03 0215 000	1210 GRAYTON	08/09/24	\$490,000	\$490,000	\$264,800	54.04	\$557,966	\$27,034	\$95,000	50.0	115.0	0.13	0.13	\$541	\$204,803	\$4.70	50.00	00002	FRONT FOOT 2
39 001 04 0053 000	1308 YORKSHIRE	04/19/23	\$615,000	\$615,000	\$303,500	49.35	\$735,243	(\$8,143)	\$112,100	59.0	156.7	0.21	0.21	(\$138)	(\$38,410)	(\$0.88)	59.00	00003	FRONT FOOT 2
39 001 04 0089 000	1363 YORKSHIRE	11/15/24	\$566,640	\$566,640	\$286,300	50.53	\$635,243	\$43,497	\$112,100	59.0	156.7	0.21	0.21	\$737	\$205,175	\$4.71	59.00	00003	FRONT FOOT 2
39 001 06 0007 000	1228 KENSINGTON	08/12/24	\$700,000	\$700,000	\$291,100	41.59	\$669,952	\$144,048	\$114,000	60.0	163.8	0.23	0.23	\$2,401	\$637,381	\$14.63	60.00	00003	FRONT FOOT 2
39 004 01 0014 002	1389 AUDUBON	08/27/24	\$565,500	\$565,500	\$208,300	36.83	\$525,331	\$135,169	\$95,000	50.0	157.3	0.18	0.18	\$2,703	\$746,790	\$17.14	50.00	00004	FRONT FOOT 2
39 004 01 0018 003	1359 AUDUBON	05/08/24	\$534,000	\$534,000	\$279,800	52.40	\$537,138	\$110,862	\$114,000	60.0	157.7	0.44	0.44	\$1,848	\$253,689	\$5.82	60.00	00004	FRONT FOOT 2
39 004 01 0023 000	1335 AUDUBON	06/11/24	\$557,500	\$557,500	\$227,300	40.77	\$476,950	\$175,550	\$95,000	50.0	158.0	0.18	0.18	\$3,511	\$969,890	\$22.27	50.00	00004	FRONT FOOT 2
39 004 01 0025 000	1323 AUDUBON	03/08/24	\$615,000	\$615,000	\$215,500	35.04	\$515,314	\$194,686	\$95,000	50.0	158.1	0.18	0.18	\$3,894	\$1,069,703	\$24.56	50.00	00004	FRONT FOOT 2
39 004 01 0135 000	1336 AUDUBON	12/12/24	\$424,500	\$424,500	\$173,800	40.94	\$426,220	\$93,280	\$95,000	50.0	156.4	0.18	0.18	\$1,866	\$518,222	\$11.90	50.00	00004	FRONT FOOT 2
39 004 01 0189 000	1305 WHITTIER	06/28/23	\$880,000	\$880,000	\$335,600	38.14	\$852,597	\$248,468	\$221,065	116.4	156.4	0.42	0.42	\$2,136	\$594,421	\$13.65	116.35	00004	FRONT FOOT 2
39 004 01 0296 000	1232 WHITTIER	02/13/25	\$599,000	\$599,000	\$238,600	39.83	\$518,177	\$175,823	\$95,000	50.0	144.6	0.17	0.17	\$3,516	\$1,059,175	\$24.32	50.00	00004	FRONT FOOT 2
39 004 02 0036 000	1244 THREE MILE	06/28/24	\$920,000	\$920,000	\$373,300	40.58	\$855,020	\$207,480	\$142,500	75.0	250.0	0.43	0.43	\$2,766	\$482,512	\$11.08	75.00	00007	FRONT FOOT 2
39 004 02 0039 000	1264 THREE MILE	05/17/24	\$827,000	\$827,000	\$387,900	46.90	\$897,686	\$65,449	\$136,135	71.7	250.0	0.41	0.41	\$913	\$159,243	\$3.66	71.65	00007	FRONT FOOT 2
39 004 02 0070 000	1375 THREE MILE	08/18/23	\$564,000	\$564,000	\$225,400	39.96	\$569,728	\$108,272	\$114,000	60.0	250.0	0.34	0.34	\$1,805	\$314,744	\$7.23	60.00	00007	FRONT FOOT 2
39 004 03 0031 000	1228 BEDFORD	06/20/23	\$505,000	\$505,000	\$186,900	37.01	\$434,668	\$184,332	\$114,000	60.0	120.9	0.17	0.17	\$3,072	\$1,103,784	\$25.34	60.00	00014	FRONT FOOT 2
39 004 03 0043 000	1332 BEDFORD	11/27/24	\$480,000	\$480,000	\$206,900	43.10	\$460,299	\$133,701	\$114,000	60.0	120.9	0.17	0.17	\$2,228	\$800,605	\$18.38	60.00	00014	FRONT FOOT 2
39 004 03 0072 000	1371 BEDFORD	12/23/23	\$400,000	\$400,000	\$184,900	46.23	\$430,190	\$83,810	\$114,000	60.0	120.0	0.17	0.17	\$1,397	\$507,939	\$11.66	60.00	00014	FRONT FOOT 2
39 004 03 0084 000	1265 BEDFORD	05/10/24	\$565,000	\$565,000	\$182,600	32.32	\$403,524	\$275,476	\$114,000	60.0	120.0	0.17	0.17	\$4,591	\$1,669,552	\$38.33	60.00	00014	FRONT FOOT 2
39 004 03 0087 000	1247 BEDFORD	03/06/25	\$465,000	\$465,000	\$166,900	35.89	\$359,900	\$219,100	\$114,000	60.0	120.0	0.17	0.17	\$3,652	\$1,327,879	\$30.48	60.00	00014	FRONT FOOT 2
39 004 04 0033 000	1304 DEVONSHIRE	12/07/23	\$474,900	\$474,900	\$190,400	40.09	\$434,177	\$183,223	\$142,500	75.0	168.7	0.29	0.29	\$2,443	\$631,803	\$14.50	75.00	00016	FRONT FOOT 2
39 004 04 0035 000	1320 DEVONSHIRE	07/21/23	\$430,000	\$430,000	\$221,000	51.40	\$523,256	\$49,244	\$142,500	75.0	168.6	0.29	0.29	\$657	\$169,807	\$3.90	75.00	00016	FRONT FOOT 2
39 004 04 0059 000	1385 DEVONSHIRE	02/12/24	\$542,500	\$542,500	\$239,100	44.07	\$569,717	\$119,748	\$146,965	77.4	167.0	0.30	0.30	\$1,548	\$403,192	\$9.26	77.35	00016	FRONT FOOT 2
39 004 04 0059 000	1385 DEVONSHIRE	01/02/25	\$590,000	\$590,000	\$262,200	44.44	\$569,717	\$167,248	\$146,965	77.4	167.0	0.30	0.30	\$2,162	\$563,125	\$12.93	77.35	00016	FRONT FOOT 2
39 004 04 0070 000	1303 DEVONSHIRE	05/06/24	\$399,000	\$399,000	\$239,000	59.90	\$501,766	\$39,734	\$142,500	75.0	167.0	0.29	0.29	\$530	\$137,965	\$3.17	75.00	00016	FRONT FOOT 2
39 004 04 0168 000	1329 BUCKINGHAM	03/06/24	\$575,000	\$575,000	\$263,900	45.90	\$630,397	\$87,103	\$142,500	75.0	167.0	0.29	0.29	\$1,161	\$302,441	\$6.94	75.00	00016	FRONT FOOT 2
39 004 04 0175 000	1239 BUCKINGHAM	10/30/24	\$775,000	\$775,000	\$271,600	35.05	\$578,444	\$348,556	\$152,000	80.0	167.0	0.31	0.31	\$4,357	\$1,135,362	\$26.06	80.00	00016	FRONT FOOT 2
39 007 01 0025 000	1222 BERKSHIRE	06/09/23	\$685,000	\$685,000	\$255,500	37.30	\$608,178	\$228,822	\$152,000	80.0	172.0	0.32	0.32	\$2,860	\$724,120	\$16.62	80.00	00016	FRONT FOOT 2
39 007 01 0037 000	1350 BERKSHIRE	06/16/23	\$590,000	\$590,000	\$258,800	43.86	\$591,785	\$140,715	\$142,500	75.0	172.0	0.30	0.30	\$1,876	\$475,389	\$10.91	75.00	00016	FRONT FOOT 2
39 007 01 0062 000	1359 BERKSHIRE	08/01/24	\$700,000	\$700,000	\$282,200	40.31	\$605,366	\$227,634	\$133,000	70.0	172.0	0.28	0.28	\$3,252	\$824,761	\$18.93	70.00	00016	FRONT FOOT 2
39 007 01 0126 000	1222 BALFOUR	12/09/24	\$605,000	\$605,000	\$266,500	44.05	\$559,621	\$184,079	\$138,700	73.0	172.0	0.29	0.29	\$2,522	\$639,163	\$14.67	73.00	00016	FRONT FOOT 2
39 007 01 0141 000	1360 BALFOUR	10/25/23	\$550,000	\$550,000	\$220,500	40.09	\$510,252	\$168,948	\$129,200	68.0	172.0	0.27	0.27	\$2,485	\$628,059	\$14.42	68.00	00016	FRONT FOOT 2
39 007 01 0145 000	1384 BALFOUR	12/22/23	\$500,000	\$500,000	\$297,900	59.58	\$680,178	(\$52,878)	\$127,300	67.0	172.0	0.27	0.27	(\$789)	(\$199,540)	(\$4.58)	67.00	00016	FRONT FOOT 2

Totals: \$26,225,940 \$26,225,940 \$11,449,600 \$25,916,970 \$6,127,277 \$5,818,307 3,062.3 10.87 10.87

Sale. Ratio =>

43.66

Average

Average

Average

FRONT FOOT 2

		Std. Dev. =>	7.12			per FF=>	\$2,001	per Net Acre=>	563,946.34	per SqFt=>	\$12.95								
39 001 03 0102 000	1244 BISHOP	07/14/23	\$480,000	\$480,000	\$149,400	31.13	\$438,967	\$136,033	\$95,000	50.0	115.0	0.13	0.13	\$2,721	\$1,030,553	\$23.66	50.00	00002	FRONT FOOT 2
39 004 02 0089 000	1215 THREE MILE	08/13/24	\$1,295,000	\$1,295,000	\$430,500	33.24	\$1,047,519	\$389,981	\$142,500	75.0	250.0	0.43	0.43	\$5,200	\$906,933	\$20.82	75.00	00007	FRONT FOOT 2
39 001 03 0214 000	1214 GRAYTON	11/27/24	\$439,300	\$439,300	\$306,000	69.66	\$658,323	(\$124,023)	\$95,000	50.0	115.0	0.13	0.13	(\$2,480)	(\$939,568)	(\$21.57)	50.00	00002	FRONT FOOT 2

FRONT FOOT 3

FRONT FOOT 3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	
39 001 02 0003 004	1046 HARVARD	01/25/24	\$525,000	\$525,000	\$183,900	35.03	\$470,513	\$179,887	\$125,400	66.0	134.0	0.20	0.20	\$2,726	\$886,143	\$20.34	66.00	00006	FRONT FOOT 3	
39 001 02 0039 000	1177 CADIEUX	06/13/23	\$360,000	\$360,000	\$172,700	47.97	\$407,627	\$85,373	\$133,000	70.0	134.0	0.22	0.22	\$1,220	\$397,084	\$9.12	70.00	00001	FRONT FOOT 3	
39 001 02 0054 002	1033 CADIEUX	12/08/23	\$422,000	\$422,000	\$156,700	37.13	\$384,414	\$208,586	\$171,000	90.0	134.0	0.28	0.28	\$2,318	\$753,018	\$17.29	90.00	00001	FRONT FOOT 3	
39 001 02 0055 000	1031 CADIEUX	11/08/24	\$545,000	\$545,000	\$290,500	53.30	\$613,045	\$93,455	\$161,500	85.0	134.0	0.26	0.26	\$1,099	\$358,065	\$8.22	85.00	00001	FRONT FOOT 3	
39 001 02 0087 000	1127 HARVARD	09/23/24	\$665,000	\$665,000	\$290,200	43.64	\$606,255	\$191,745	\$133,000	70.0	132.9	0.21	0.21	\$2,739	\$896,005	\$20.57	70.00	00005	FRONT FOOT 3	
39 001 03 0116 000	1142 BISHOP	10/11/24	\$660,000	\$660,000	\$257,900	39.08	\$542,872	\$259,628	\$142,500	75.0	115.0	0.20	0.20	\$3,462	\$1,311,253	\$30.10	75.00	00005	FRONT FOOT 3	
39 001 03 0122 000	1042 BISHOP	11/02/23	\$875,000	\$875,000	\$383,100	43.78	\$958,746	\$67,836	\$151,582	79.8	115.0	0.21	0.21	\$850	\$321,498	\$7.38	79.78	00006	FRONT FOOT 3	
39 001 03 0230 000	1094 GRAYTON	05/25/23	\$650,000	\$650,000	\$322,700	49.65	\$834,843	\$53,759	\$238,602	125.6	199.1	0.65	0.65	\$428	\$82,961	\$1.90	93.37	00006	FRONT FOOT 3	
39 001 04 0011 000	1020 YORKSHIRE	08/08/24	\$600,000	\$600,000	\$305,700	50.95	\$687,329	\$45,671	\$133,000	70.0	156.7	0.25	0.25	\$652	\$181,234	\$4.16	70.00	00006	FRONT FOOT 3	
39 001 04 0021 300	1046 YORKSHIRE	06/21/24	\$840,000	\$840,000	\$311,100	37.04	\$710,189	\$266,611	\$136,800	72.0	156.7	0.26	0.26	\$3,703	\$1,029,386	\$23.63	72.00	00006	FRONT FOOT 3	
39 001 04 0028 000	1104 YORKSHIRE	07/02/24	\$739,900	\$739,900	\$415,400	56.14	\$831,413	\$26,287	\$117,800	62.0	156.7	0.22	0.22	\$424	\$117,879	\$2.71	62.00	00005	FRONT FOOT 3	
39 001 04 0034 000	1140 YORKSHIRE	03/20/24	\$830,000	\$830,000	\$355,400	42.82	\$782,779	\$165,021	\$117,800	62.0	156.7	0.22	0.22	\$2,662	\$740,004	\$16.99	62.00	00005	FRONT FOOT 3	
39 001 04 0138 000	1027 YORKSHIRE	06/02/23	\$817,500	\$817,500	\$284,400	34.79	\$734,372	\$218,028	\$134,900	71.0	156.7	0.26	0.26	\$3,071	\$855,012	\$19.63	71.00	00006	FRONT FOOT 3	
39 001 04 0146 000	1011 YORKSHIRE	04/03/23	\$975,000	\$975,000	\$327,000	33.54	\$826,608	\$338,392	\$190,000	100.0	156.7	0.36	0.36	\$3,384	\$939,978	\$21.58	100.00	00006	FRONT FOOT 3	
39 001 04 0146 000	1011 YORKSHIRE	05/10/24	\$995,000	\$995,000	\$360,600	36.24	\$826,608	\$358,392	\$190,000	100.0	156.7	0.36	0.36	\$3,584	\$995,533	\$22.85	100.00	00006	FRONT FOOT 3	
39 001 06 0012 000	1174 KENSINGTON	08/13/24	\$841,000	\$841,000	\$333,500	39.66	\$687,261	\$311,097	\$157,358	82.8	163.9	0.31	0.31	\$3,756	\$997,106	\$22.89	82.82	00005	FRONT FOOT 3	
39 002 02 0012 000	1047 KENSINGTON	04/04/24	\$825,000	\$825,000	\$441,500	53.52	\$985,765	(\$27,765)	\$133,000	70.0	163.9	0.26	0.26	(\$397)	(\$105,570)	(\$2.42)	70.00	00006	FRONT FOOT 3	
39 002 03 0007 000	1011 KENSINGTON	12/11/23	\$850,000	\$850,000	\$354,800	41.74	\$882,194	\$129,306	\$161,500	85.0	163.9	0.32	0.32	\$1,521	\$404,081	\$9.28	85.00	00006	FRONT FOOT 3	
39 002 03 0016 000	1008 KENSINGTON	07/12/24	\$1,055,000	\$1,055,000	\$524,800	49.74	\$1,171,869	\$35,131	\$152,000	80.0	163.9	0.30	0.30	\$439	\$116,714	\$2.68	80.00	00006	FRONT FOOT 3	
39 002 03 0018 000	1012 KENSINGTON	12/15/23	\$975,000	\$975,000	\$341,800	35.06	\$848,105	\$278,895	\$152,000	80.0	163.9	0.30	0.30	\$3,486	\$926,561	\$21.27	80.00	00006	FRONT FOOT 3	
39 004 01 0060 000	1047 AUDUBON	06/13/23	\$635,000	\$635,000	\$263,900	41.56	\$605,417	\$143,583	\$114,000	60.0	157.9	0.22	0.22	\$2,393	\$658,638	\$15.12	60.00	00004	FRONT FOOT 3	
39 004 01 0064 000	1039 AUDUBON	11/13/23	\$605,000	\$605,000	\$302,100	49.93	\$712,876	\$6,124	\$114,000	60.0	157.6	0.22	0.22	\$102	\$28,221	\$0.65	60.00	00004	FRONT FOOT 3	
39 004 01 0086 002	1026 AUDUBON	07/31/23	\$679,500	\$679,500	\$287,400	42.30	\$706,349	\$258,151	\$285,000	150.0	156.4	0.54	0.54	\$1,721	\$478,944	\$11.00	150.00	00004	FRONT FOOT 3	
39 004 01 0258 000	1022 WHITTIER	07/10/24	\$635,000	\$635,000	\$231,300	36.43	\$504,974	\$282,026	\$152,000	80.0	142.0	0.26	0.26	\$3,525	\$1,080,559	\$24.81	80.00	00004	FRONT FOOT 3	
39 004 01 0263 002	1034 WHITTIER	07/22/24	\$600,000	\$600,000	\$293,100	48.85	\$625,136	\$126,864	\$152,000	80.0	142.3	0.26	0.26	\$1,586	\$486,069	\$11.16	80.00	00004	FRONT FOOT 3	
39 004 01 0269 000	1044 WHITTIER	05/16/23	\$739,000	\$739,000	\$315,800	42.73	\$735,372	\$155,628	\$152,000	80.0	142.7	0.26	0.26	\$1,945	\$594,000	\$13.64	80.00	00004	FRONT FOOT 3	
39 004 02 0023 301	1100 THREE MILE	10/03/24	\$1,000,000	\$1,000,000	\$488,600	48.86	\$1,076,943	\$227,209	\$304,152	160.1	250.0	0.92	0.92	\$1,419	\$247,235	\$5.68	160.08	00007	FRONT FOOT 3	
39 004 03 0017 000	1114 BEDFORD	04/26/24	\$742,000	\$742,000	\$268,500	36.19	\$646,580	\$237,920	\$142,500	75.0	120.0	0.21	0.21	\$3,172	\$1,149,372	\$26.39	75.00	00013	FRONT FOOT 3	
39 004 03 0021 000	1144 BEDFORD	08/02/24	\$653,000	\$653,000	\$270,400	41.41	\$657,502	\$137,998	\$142,500	75.0	120.9	0.21	0.21	\$1,840	\$663,452	\$15.23	75.00	00013	FRONT FOOT 3	
39 004 03 0104 000	1113 BEDFORD	09/26/23	\$430,000	\$430,000	\$236,200	54.93	\$583,330	(\$10,830)	\$142,500	75.0	120.0	0.21	0.21	(\$144)	(\$52,319)	(\$1.20)	75.00	00013	FRONT FOOT 3	
39 004 04 0023 000	1170 DEVONSHIRE	06/08/23	\$490,000	\$490,000	\$233,200	47.59	\$565,023	\$76,977	\$152,000	80.0	168.9	0.31	0.31	\$962	\$248,313	\$5.70	80.00	00015	FRONT FOOT 3	
39 004 04 0110 000	1016 BUCKINGHAM	12/05/24	\$1,025,000	\$1,025,000	\$508,700	49.63	\$1,135,039	\$179,711	\$289,750	152.5	167.0	0.59	0.59	\$1,178	\$302,544	\$6.95	147.50	00015	FRONT FOOT 3	
39 004 04 0180 000	1177 BUCKINGHAM	08/15/24	\$750,000	\$750,000	\$325,700	43.43	\$714,887	\$187,113	\$152,000	80.0	167.0	0.31	0.31	\$2,339	\$609,489	\$13.99	80.00	00015	FRONT FOOT 3	
39 004 04 0181 000	1169 BUCKINGHAM	04/09/24	\$600,000	\$600,000	\$276,300	46.05	\$619,142	\$132,858	\$152,000	80.0	167.0	0.31	0.31	\$1,661	\$432,762	\$9.93	80.00	00015	FRONT FOOT 3	
39 004 04 0188 000	1115 BUCKINGHAM	04/08/24	\$830,000	\$830,000	\$329,300	39.67	\$718,874	\$263,126	\$152,000	80.0	167.0	0.31	0.31	\$3,289	\$857,088	\$19.68	80.00	00015	FRONT FOOT 3	
39 005 99 0002 001	1004 AUDUBON	11/21/23	\$625,000	\$625,000	\$347,300	55.57	\$857,052	(\$54,117)	\$177,935	93.7	155.9	0.34	0.34	(\$578)	(\$161,543)	(\$3.71)	93.65	00004	FRONT FOOT 3	
39 007 01 0008 000	1040 BERKSHIRE	08/24/23	\$695,000	\$695,000	\$340,600	49.01	\$799,012	\$85,988	\$190,000	100.0	172.0	0.40	0.40	\$860	\$217,691	\$5.00	100.00	00015	FRONT FOOT 3	
39 007 01 0099 002	1001 BERKSHIRE	01/31/25	\$645,000	\$645,000	\$308,800	47.88	\$681,343	\$153,657	\$190,000	100.0	172.0	0.40	0.40	\$1,537	\$389,005	\$8.93	100.00	00015	FRONT FOOT 3	
39 007 01 0100 002	1002 BALFOUR	08/28/24	\$575,000	\$575,000	\$201,200	34.99	\$491,963	\$251,320	\$168,283	88.6	172.0	0.35	0.35	\$2,838	\$718,057	\$16.48	88.57	00015	FRONT FOOT 3	
39 007 01 0123 000	1178 BALFOUR	02/21/25	\$549,000	\$549,000	\$158,300	28.83	\$360,594	\$340,406	\$152,000	80.0	172.0	0.32	0.32	\$4,255	\$1,077,234	\$24.73	80.00	00015	FRONT FOOT 3	
39 007 01 0198 000	1055 BALFOUR	06/24/24	\$800,000	\$800,000	\$280,200	35.03	\$623,574	\$332,226	\$155,800	82.0	171.1	0.32	0.32	\$4,052	\$1,031,758	\$23.69	82.00	00015	FRONT FOOT 3	
Totals:			\$29,347,900	\$29,347,900	\$12,680,600		\$29,213,789	\$6,799,273	\$6,665,162	3,508.0		12.89	12.89							
						Sale. Ratio =>	43.21			Average			Average			Average				
						Std. Dev. =>	7.02			per FF=>	\$1,938			per Net Acre=>	527,361.59			per SqFt=>	\$12.11	
39 004 02 0012 002	1000 THREE MILE	07/01/24	\$965,000	\$965,000	\$717,600	74.36	\$1,515,310	(\$321,122)	\$229,188	120.6	238.3	0.66	0.66	(\$2,662)	(\$486,548)	(\$11.17)	120.63	00007	FRONT FOOT 3	
39 004 03 0014 001	1084 BEDFORD	04/26/23	\$799,000	\$799,000	\$196,000	24.53	\$482,693	\$468,307	\$152,000	80.0	120.9	0.22	0.22	\$5,854	\$2,109,491	\$48.43	80.00	00013	FRONT FOOT 3	

FRONT FOOT 4

FRONT FOOT 4 (NON WATERFRONT)

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table
39 006 03 0001 002	942 BEDFORD	09/05/23	\$550,000	\$550,000	\$259,600	47.20	\$587,798	\$72,702	\$110,500	65.0	139.3	0.21	0.21	\$1,118	\$349,529	\$8.02	65.00	00012	FRONT FOOT 4
39 006 03 0002 000	938 BEDFORD	09/13/23	\$699,900	\$699,900	\$259,600	37.09	\$614,095	\$186,811	\$101,006	59.4	137.8	0.19	0.19	\$3,144	\$993,676	\$22.81	59.42	00012	FRONT FOOT 4
39 006 03 0004 000	926 BEDFORD	11/20/23	\$485,000	\$485,000	\$222,000	45.77	\$502,440	\$93,060	\$110,500	65.0	136.3	0.20	0.20	\$1,432	\$458,424	\$10.52	65.00	00012	FRONT FOOT 4
39 006 03 0035 000	765 BEDFORD	05/25/23	\$660,000	\$660,000	\$298,800	45.27	\$702,361	\$93,639	\$136,000	80.0	139.0	0.26	0.26	\$1,170	\$367,212	\$8.43	80.00	00012	FRONT FOOT 4
39 006 03 0037 000	781 BEDFORD	01/18/24	\$560,000	\$560,000	\$260,500	46.52	\$618,201	\$77,799	\$136,000	80.0	138.8	0.26	0.26	\$972	\$305,094	\$7.00	80.00	00012	FRONT FOOT 4
39 006 03 0048 000	859 BEDFORD	06/27/23	\$520,000	\$520,000	\$242,700	46.67	\$562,738	\$67,762	\$110,500	65.0	137.9	0.21	0.21	\$1,042	\$328,942	\$7.55	65.00	00012	FRONT FOOT 4
39 006 04 0007 000	916 -918 HARCOURT	12/06/24	\$480,000	\$480,000	\$217,300	45.27	\$474,648	\$132,852	\$127,500	75.0	146.6	0.25	0.25	\$1,771	\$527,190	\$12.10	75.00	00028	FRONT FOOT 4
39 006 04 0010 000	900 HARCOURT	06/04/24	\$525,000	\$525,000	\$189,700	36.13	\$410,622	\$199,378	\$85,000	50.0	146.6	0.17	0.17	\$3,988	\$1,186,774	\$27.24	50.00	00028	FRONT FOOT 4
39 006 04 0015 000	850 -52 HARCOURT	01/18/24	\$540,000	\$540,000	\$246,000	45.56	\$565,357	\$144,643	\$170,000	100.0	146.5	0.34	0.34	\$1,446	\$430,485	\$9.88	100.00	00028	FRONT FOOT 4
39 006 04 0018 000	834 -836 HARCOURT	07/21/23	\$430,500	\$430,500	\$193,900	45.04	\$441,792	\$73,708	\$85,000	50.0	146.5	0.17	0.17	\$1,474	\$438,738	\$10.07	50.00	00028	FRONT FOOT 4
39 006 04 0031 000	772 -74 HARCOURT	11/26/24	\$390,000	\$390,000	\$208,600	53.49	\$451,323	\$23,677	\$85,000	50.0	146.4	0.17	0.17	\$474	\$140,935	\$3.24	50.00	00028	FRONT FOOT 4
39 006 04 0040 000	732 -734 HARCOURT	10/03/24	\$520,000	\$520,000	\$248,100	47.71	\$545,139	\$144,861	\$170,000	100.0	146.3	0.34	0.34	\$1,449	\$431,134	\$9.90	100.00	00028	FRONT FOOT 4
39 006 04 0045 300	15825 WINDMILL PTE	11/20/24	\$450,000	\$450,000	\$213,000	47.33	\$469,505	\$141,428	\$160,933	189.3	97.5	0.40	0.40	\$747	\$351,811	\$8.08	209.00	00028	FRONT FOOT 4
39 006 04 0045 301	15827 WINDMILL PTE	07/12/24	\$515,000	\$515,000	\$213,000	41.36	\$469,505	\$206,428	\$160,933	189.3	97.5	0.40	0.40	\$1,090	\$513,502	\$11.79	209.00	00028	FRONT FOOT 4
39 006 04 0056 002	749 -751 HARCOURT	02/23/24	\$460,500	\$460,500	\$241,100	52.36	\$551,031	\$22,791	\$113,322	66.7	150.0	0.23	0.23	\$342	\$99,091	\$2.27	66.66	00028	FRONT FOOT 4
39 006 04 0063 004	779 -781 HARCOURT	05/20/24	\$492,500	\$492,500	\$268,900	54.60	\$584,763	\$26,737	\$119,000	70.0	150.0	0.24	0.24	\$382	\$110,942	\$2.55	70.00	00028	FRONT FOOT 4
39 006 04 0068 000	795 -97 HARCOURT	10/22/24	\$560,000	\$560,000	\$235,500	42.05	\$506,960	\$138,040	\$85,000	50.0	150.0	0.17	0.17	\$2,761	\$802,558	\$18.42	50.00	00028	FRONT FOOT 4
39 006 04 0078 000	855 HARCOURT	11/30/23	\$507,000	\$507,000	\$207,400	40.91	\$472,276	\$119,724	\$85,000	50.0	150.0	0.17	0.17	\$2,394	\$696,070	\$15.98	50.00	00028	FRONT FOOT 4
39 006 04 0084 000	915 HARCOURT	02/24/25	\$495,000	\$495,000	\$272,700	55.09	\$590,556	\$31,944	\$127,500	75.0	150.0	0.26	0.26	\$426	\$123,814	\$2.84	75.00	00028	FRONT FOOT 4
39 006 04 0091 000	949 HARCOURT	04/07/23	\$370,000	\$370,000	\$193,200	52.22	\$439,671	\$15,329	\$85,000	50.0	150.0	0.17	0.17	\$307	\$89,122	\$2.05	50.00	00028	FRONT FOOT 4
39 006 04 0100 000	930 -32 TROMBLEY	01/23/24	\$474,000	\$474,000	\$233,200	49.20	\$520,253	\$38,747	\$85,000	50.0	150.0	0.17	0.17	\$775	\$225,273	\$5.17	50.00	00028	FRONT FOOT 4
39 006 04 0100 000	930 -32 TROMBLEY	06/29/24	\$515,000	\$515,000	\$241,600	46.91	\$520,253	\$79,747	\$85,000	50.0	150.0	0.17	0.17	\$1,595	\$463,645	\$10.64	50.00	00028	FRONT FOOT 4
39 006 04 0104 000	908 TROMBLEY	06/14/24	\$746,500	\$746,500	\$291,000	38.98	\$625,245	\$206,255	\$85,000	50.0	150.0	0.17	0.17	\$4,125	\$1,199,157	\$27.53	50.00	00028	FRONT FOOT 4
39 006 04 0110 002	858 -60 TROMBLEY	07/26/24	\$636,000	\$636,000	\$246,300	38.73	\$516,692	\$224,708	\$105,400	62.0	150.0	0.21	0.21	\$3,624	\$1,054,967	\$24.22	62.00	00028	FRONT FOOT 4
39 006 04 0126 002	768 -770 TROMBLEY	07/31/24	\$487,000	\$487,000	\$282,500	58.01	\$613,086	\$1,414	\$127,500	75.0	150.0	0.26	0.26	\$19	\$5,481	\$0.13	75.00	00028	FRONT FOOT 4
39 006 06 0001 000	746 TROMBLEY	06/01/23	\$375,000	\$375,000	\$150,300	40.08	\$331,971	\$128,029	\$85,000	50.0	150.0	0.17	0.17	\$2,561	\$744,355	\$17.09	50.00	00028	FRONT FOOT 4
39 006 11 0001 000	813 HARCOURT	12/13/24	\$229,000	\$229,000	\$113,100	49.39	\$244,789	\$26,711	\$42,500	25.0	150.0	0.09	0.09	\$1,068	\$310,593	\$7.13	25.00	00028	FRONT FOOT 4
39 009 01 0027 002	974 -976 NOTTINGHAM	04/10/23	\$410,000	\$410,000	\$162,000	39.51	\$402,474	\$70,426	\$62,900	37.0	108.3	0.09	0.09	\$1,903	\$765,500	\$17.57	37.00	00026	FRONT FOOT 4
39 009 01 0035 002	950 -952 NOTTINGHAM	10/31/23	\$330,000	\$330,000	\$154,800	46.91	\$385,473	\$4,027	\$59,500	35.0	108.3	0.09	0.09	\$115	\$46,287	\$1.06	35.00	00026	FRONT FOOT 4
39 009 01 0043 002	918 -920 NOTTINGHAM	08/21/24	\$308,269	\$308,269	\$194,200	63.00	\$437,996	(\$61,727)	\$68,000	40.0	108.3	0.10	0.10	(\$1,543)	(\$623,505)	(\$14.31)	40.00	00026	FRONT FOOT 4
39 009 01 0061 002	860 NOTTINGHAM	09/20/24	\$500,050	\$500,050	\$191,600	38.32	\$432,410	\$131,390	\$63,750	37.5	108.3	0.09	0.09	\$3,504	\$1,412,796	\$32.43	37.50	00026	FRONT FOOT 4
39 009 01 0115 002	925 -927 NOTTINGHAM	01/24/24	\$360,000	\$360,000	\$136,900	38.03	\$339,127	\$82,073	\$61,200	36.0	108.3	0.09	0.09	\$2,280	\$911,922	\$20.93	36.00	00026	FRONT FOOT 4
39 009 01 0136 000	990 BEACONSFIELD	10/11/24	\$360,000	\$360,000	\$182,300	50.64	\$398,328	\$29,672	\$68,000	40.0	108.3	0.10	0.10	\$742	\$299,717	\$6.88	40.00	00026	FRONT FOOT 4
39 009 01 0166 000	894 BEACONSFIELD	04/28/23	\$325,000	\$325,000	\$137,800	42.40	\$326,541	\$49,459	\$51,000	30.0	108.3	0.08	0.08	\$1,649	\$659,453	\$15.14	30.00	00026	FRONT FOOT 4
39 009 01 0168 000	884 BEACONSFIELD	07/12/24	\$365,000	\$365,000	\$162,100	44.41	\$351,339	\$64,661	\$51,000	30.0	108.3	0.08	0.08	\$2,155	\$862,147	\$19.79	30.00	00026	FRONT FOOT 4
39 009 01 0213 000	869 -71 BEACONSFIELD	11/15/23	\$342,000	\$342,000	\$135,600	39.65	\$332,824	\$61,876	\$52,700	31.0	108.3	0.08	0.08	\$1,996	\$803,584	\$18.45	31.00	00026	FRONT FOOT 4
39 009 01 0218 002	895 BEACONSFIELD	02/02/24	\$510,000	\$510,000	\$179,100	35.12	\$447,364	\$125,536	\$62,900	37.0	108.3	0.09	0.09	\$3,393	\$1,364,522	\$31.33	37.00	00026	FRONT FOOT 4
39 009 01 0234 000	933 BEACONSFIELD	05/05/23	\$350,000	\$350,000	\$155,800	44.51	\$363,643	\$71,357	\$85,000	50.0	108.3	0.12	0.12	\$1,427	\$575,460	\$13.21	50.00	00026	FRONT FOOT 4
39 009 02 0235 000	717 BARRINGTON	01/02/25	\$380,000	\$380,000	\$216,700	57.03	\$481,645	\$355	\$102,000	60.0	135.0	0.19	0.19	\$6	\$1,909	\$0.04	60.00	00023	FRONT FOOT 4
39 009 02 0261 000	517 BARRINGTON	04/19/24	\$575,000	\$575,000	\$219,200	38.12	\$485,311	\$191,689	\$102,000	60.0	100.0	0.14	0.14	\$3,195	\$1,389,051	\$31.89	60.00	00023	FRONT FOOT 4
39 009 02 0278 000	542 BARRINGTON	04/17/24	\$421,000	\$421,000	\$150,400	35.72	\$335,563	\$187,437	\$102,000	60.0	144.7	0.20	0.20	\$3,124	\$941,894	\$21.62	60.00	00023	FRONT FOOT 4
39 009 02 0309 000	764 BARRINGTON	07/31/23	\$280,000	\$280,000	\$143,000	51.07	\$346,106	\$35,894	\$102,000	60.0	135.0	0.19	0.19	\$598	\$192,978	\$4.43	60.00	00023	FRONT FOOT 4
39 009 02 0332 000	866 BARRINGTON	05/31/23	\$435,000	\$435,000	\$121,500	27.93	\$306,285	\$230,715	\$102,000	60.0	135.0	0.19	0.19	\$3,845	\$1,240,403	\$28.48	60.00	00023	FRONT FOOT 4
39 009 02 0343 000	948 BARRINGTON	04/19/24	\$239,600	\$239,600	\$161,800	67.53	\$361,256	(\$19,656)	\$102,000	60.0	135.0	0.19	0.19	(\$328)	(\$105,677)	(\$2.43)	60.00	00023	FRONT FOOT 4
39 009 02 0365 000	905 PEMBERTON	07/10/24	\$425,000	\$425,000	\$203,100	47.79	\$455,283	\$97,047	\$127,330	74.9	135.0	0.23	0.23	\$1,296	\$418,306	\$9.60	74.90	00023	FRONT FOOT 4
39 009 02 0381 001	801 PEMBERTON	06/20/23	\$440,000	\$440,000	\$176,300	40.07	\$444,776	\$131,224	\$136,000	80.0	135.0	0.25	0.25	\$1,640	\$529,129	\$12.15	80.00	00023	FRONT FOOT 4
39 009 02 0387 000	751 PEMBERTON	01/24/24	\$500,000	\$500,000	\$204,500	40.90	\$479,255	\$148,245	\$127,500	75.0	188.0	0.32	0.32	\$1,977	\$457,546	\$10.50	75.00	00024	FRONT FOOT 4
39 009 02 0388 000	743 PEMBERTON	04/05/24	\$1,133,000	\$1,133,000	\$359,600	31.74	\$795,304	\$528,946	\$191,250	112.5	188.0	0.49	0.49	\$4,702	\$1,088,366	\$24.99	112.50	00024	FRONT FOOT 4
39 009 02 0404 000	573 PEMBERTON	12/12/24	\$406,000	\$406,000	\$230,400	56.75	\$495,751	\$37,749	\$127,500	75.0	140.3	0.24	0.24	\$503	\$155,988	\$3.58	75.00	00024	FRONT FOOT 4
39 009 02 0419 000	504 PEMBERTON	03/29/24	\$665,000	\$665,000	\$261,900	39.38	\$613,440	\$179,060	\$127,500	75.0	169.8	0.29	0.29	\$2,387	\$613,219	\$14.08	75.00	00024	FRONT FOOT 4
39 009 02 0432 000	606 PEMBERTON	07/19/24	\$620,000	\$620,000	\$280,300	45.21	\$622,884	\$124,542	\$127,426	75.0	139.5	0.25	0.25	\$1,662	\$500,169	\$11.48	69.66	00024	FRONT FOOT 4

FRONT FOOT 4

39 009 02 0439 000	660 PEMBERTON	05/31/23	\$572,000	\$572,000	\$233,100	40.75	\$575,541	\$123,959	\$127,500	75.0	135.3	0.23	0.23	\$1,653	\$532,013	\$12.21	75.00	00024 FRONT FOOT 4
39 009 02 0441 000	704 PEMBERTON	05/17/24	\$650,000	\$650,000	\$257,200	39.57	\$566,369	\$202,631	\$119,000	70.0	135.0	0.22	0.22	\$2,895	\$933,783	\$21.44	70.00	00024 FRONT FOOT 4
39 009 02 0473 000	928 PEMBERTON	10/11/24	\$480,500	\$480,500	\$220,400	45.87	\$492,603	\$115,397	\$127,500	75.0	135.0	0.23	0.23	\$1,539	\$497,401	\$11.42	75.00	00023 FRONT FOOT 4
39 009 02 0493 000	923 LAKEPOINTE	10/04/24	\$350,000	\$350,000	\$181,300	51.80	\$393,712	\$58,288	\$102,000	60.0	135.0	0.19	0.19	\$971	\$313,376	\$7.19	60.00	00023 FRONT FOOT 4
39 009 02 0501 000	877 LAKEPOINTE	05/24/24	\$499,000	\$499,000	\$202,900	40.66	\$451,652	\$149,348	\$102,000	60.0	135.0	0.19	0.19	\$2,489	\$802,946	\$18.43	60.00	00023 FRONT FOOT 4
39 009 02 0614 000	932 LAKEPOINTE	01/30/24	\$422,000	\$422,000	\$167,700	39.74	\$424,762	\$99,238	\$102,000	60.0	132.2	0.18	0.18	\$1,654	\$545,264	\$12.52	60.00	00023 FRONT FOOT 4
39 009 02 0620 000	970 LAKEPOINTE	05/24/24	\$410,000	\$410,000	\$206,300	50.32	\$458,340	\$53,660	\$102,000	60.0	133.2	0.18	0.18	\$894	\$291,630	\$6.69	60.00	00023 FRONT FOOT 4
39 009 02 0621 000	976 LAKEPOINTE	12/07/23	\$350,000	\$350,000	\$146,300	41.80	\$369,606	\$82,394	\$102,000	60.0	133.4	0.18	0.18	\$1,373	\$447,793	\$10.28	60.00	00023 FRONT FOOT 4
39 009 02 0642 000	895 WESTCHESTER	04/28/23	\$510,000	\$510,000	\$246,300	48.29	\$573,632	\$40,068	\$103,700	61.0	160.8	0.23	0.23	\$657	\$178,080	\$4.09	61.00	00027 FRONT FOOT 4
39 009 02 0657 000	15417 ESSEX	05/31/24	\$475,000	\$475,000	\$191,400	40.29	\$427,339	\$149,661	\$102,000	60.0	180.0	0.25	0.25	\$2,494	\$603,472	\$13.85	60.00	00027 FRONT FOOT 4
39 009 02 0670 000	749 MIDDLESEX	11/06/24	\$725,000	\$725,000	\$204,700	28.23	\$597,552	\$263,448	\$136,000	80.0	200.0	0.37	0.37	\$3,293	\$717,842	\$16.48	80.00	00025 FRONT FOOT 4
39 009 02 0704 000	628 MIDDLESEX	05/31/24	\$660,000	\$660,000	\$196,000	29.70	\$438,629	\$357,371	\$136,000	80.0	211.3	0.39	0.39	\$4,467	\$921,059	\$21.14	80.00	00025 FRONT FOOT 4
39 009 02 0722 000	774 MIDDLESEX	04/19/24	\$717,000	\$717,000	\$325,500	45.40	\$697,404	\$155,596	\$136,000	80.0	200.0	0.37	0.37	\$1,945	\$423,967	\$9.73	80.00	00025 FRONT FOOT 4
39 009 02 0731 000	757 WESTCHESTER	06/17/24	\$640,000	\$640,000	\$308,000	48.13	\$653,967	\$122,033	\$136,000	80.0	190.0	0.35	0.35	\$1,525	\$349,665	\$8.03	80.00	00027 FRONT FOOT 4
39 009 02 0749 000	623 WESTCHESTER	09/08/23	\$685,000	\$685,000	\$323,400	47.21	\$752,396	\$102,604	\$170,000	100.0	217.2	0.50	0.50	\$1,026	\$205,619	\$4.72	100.00	00027 FRONT FOOT 4
39 009 02 0756 000	670 WESTCHESTER	08/15/23	\$870,000	\$870,000	\$323,000	37.13	\$753,304	\$269,696	\$153,000	90.0	180.0	0.37	0.37	\$2,997	\$724,989	\$16.64	90.00	00027 FRONT FOOT 4
39 009 02 0772 000	798 WESTCHESTER	02/12/25	\$420,000	\$420,000	\$182,400	43.43	\$407,648	\$170,526	\$158,174	93.0	182.3	0.42	0.42	\$1,833	\$408,935	\$9.39	80.00	00027 FRONT FOOT 4
39 009 02 0783 000	874 WESTCHESTER	11/21/23	\$438,000	\$438,000	\$193,400	44.16	\$453,723	\$86,277	\$102,000	60.0	180.0	0.25	0.25	\$1,438	\$347,891	\$7.99	60.00	00027 FRONT FOOT 4
39 009 02 0791 000	916 WESTCHESTER	09/08/23	\$405,000	\$405,000	\$193,900	47.88	\$456,080	\$50,920	\$102,000	60.0	180.0	0.25	0.25	\$849	\$205,323	\$4.71	60.00	00027 FRONT FOOT 4
39 009 02 0796 000	946 WESTCHESTER	09/01/24	\$665,000	\$665,000	\$238,000	35.79	\$507,678	\$259,322	\$102,000	60.0	180.0	0.25	0.25	\$4,322	\$1,045,653	\$24.00	60.00	00027 FRONT FOOT 4
39 009 02 0823 000	805 BALFOUR	03/10/25	\$650,000	\$650,000	\$236,200	36.34	\$533,433	\$341,962	\$225,395	132.6	205.9	0.63	0.63	\$2,579	\$545,394	\$12.52	132.59	00027 FRONT FOOT 4
39 009 02 0830 000	721 BALFOUR	12/02/24	\$850,000	\$850,000	\$376,800	44.33	\$813,919	\$206,081	\$170,000	100.0	180.0	0.41	0.41	\$2,061	\$498,985	\$11.46	100.00	00027 FRONT FOOT 4
39 009 02 0847 000	766 BALFOUR	08/05/24	\$1,200,000	\$1,200,000	\$379,900	31.66	\$821,028	\$548,972	\$170,000	100.0	175.0	0.40	0.40	\$5,490	\$1,365,602	\$31.35	100.00	00027 FRONT FOOT 4
39 009 02 0852 000	824 BALFOUR	05/05/23	\$680,000	\$680,000	\$261,300	38.43	\$607,221	\$208,779	\$136,000	80.0	175.0	0.32	0.32	\$2,610	\$650,402	\$14.93	80.00	00027 FRONT FOOT 4
39 009 02 0858 000	872 BALFOUR	10/12/23	\$919,500	\$919,500	\$324,100	35.25	\$783,245	\$272,255	\$136,000	80.0	175.0	0.32	0.32	\$3,403	\$848,146	\$19.47	80.00	00027 FRONT FOOT 4
39 009 02 0864 000	946 BALFOUR	07/19/23	\$875,000	\$875,000	\$374,700	42.82	\$897,691	\$113,309	\$136,000	80.0	175.0	0.32	0.32	\$1,416	\$352,988	\$8.10	80.00	00027 FRONT FOOT 4
39 009 02 0869 000	986 BALFOUR	10/01/24	\$395,000	\$395,000	\$191,300	48.43	\$412,823	\$114,446	\$132,269	77.8	175.4	0.31	0.31	\$1,471	\$365,642	\$8.39	77.81	00027 FRONT FOOT 4
39 009 02 0882 000	857 BERKSHIRE	04/16/24	\$721,000	\$721,000	\$373,000	51.73	\$805,481	\$51,519	\$136,000	80.0	175.0	0.32	0.32	\$644	\$160,495	\$3.68	80.00	00027 FRONT FOOT 4
39 009 02 0924 000	808 BERKSHIRE	10/04/24	\$810,000	\$810,000	\$461,300	56.95	\$973,660	(\$27,660)	\$136,000	80.0	175.0	0.32	0.32	(\$346)	(\$86,168)	(\$1.98)	80.00	00027 FRONT FOOT 4
39 009 02 0945 000	953 TROMBLEY	10/19/23	\$639,000	\$639,000	\$310,400	48.58	\$735,885	\$39,115	\$136,000	80.0	175.0	0.32	0.32	\$489	\$121,854	\$2.80	80.00	00033 FRONT FOOT 4
39 009 02 0956 000	829 TROMBLEY	08/14/24	\$618,000	\$618,000	\$280,200	45.34	\$612,321	\$141,679	\$136,000	80.0	175.0	0.32	0.32	\$1,771	\$441,368	\$10.13	80.00	00033 FRONT FOOT 4
Totals:			\$43,653,819	\$43,653,819	\$18,880,900		\$42,822,092	\$10,143,815	\$9,312,088	5,667.0			19.78	19.78				
						Sale. Ratio =>	43.25	Average				Average	Average					
						Std. Dev. =>	7.44	per FF=>		\$1,790	per Net Acre=>		512,935.63	per SqFt=>		\$11.78		
39 009 02 0958 000	813 TROMBLEY	09/30/24	\$1,900,000	\$1,900,000	\$427,600	22.51	\$843,787	\$1,280,213	\$224,000	160.0	350.0	0.64	0.32	\$8,001	\$1,994,101	\$45.78	160.00	00033 FRONT FOOT 4
39 009 02 0959 000	805 TROMBLEY	09/30/24	\$1,900,000	\$1,900,000	\$427,600	22.51	\$843,787	\$1,280,213	\$224,000	160.0	350.0	0.64	0.32	\$8,001	\$1,994,101	\$45.78	160.00	00033 FRONT FOOT 4

FRONT FOOT 4 (WATERFRONT)

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table
39 003 04 0011 000	800 PARK LANE	10/13/22	\$1,900,000	\$1,900,000	\$632,000	33.26	\$1,765,979	\$828,421	\$694,400	99.2	263.0	0.60	0.60	\$8,351	\$1,383,007	\$31.75	99.20	00035	FRONT FOOT 5
39 003 05 0003 000	812 BISHOP ROAD	08/01/22	\$1,425,000	\$1,425,000	\$512,400	35.96	\$1,283,894	\$736,106	\$595,000	85.0	262.0	0.51	0.51	\$8,660	\$1,440,521	\$33.07	85.00	00035	FRONT FOOT 5
39 009 02 0008 000	15200 WINDMILL PTE.	11/08/23	\$1,350,000	\$1,350,000	\$833,700	61.76	\$1,798,789	\$251,211	\$700,000	100.0	400.0	0.92	0.92	\$2,512	\$273,650	\$6.28	100.00	00035	FRONT FOOT 4
39 009 02 0019 302	15410 WINDMILL PTE.	02/03/25	\$3,800,000	\$3,800,000	\$1,886,900	49.66	\$4,207,934	\$747,066	\$1,155,000	165.0	400.0	1.52	1.52	\$4,528	\$493,113	\$11.32	165.00	00035	FRONT FOOT 4
Totals:			\$8,475,000	\$8,475,000	\$3,865,000		\$9,056,596	\$2,562,804	\$3,144,400	449.2		3.54	3.54						
						Sale. Ratio =>	45.60	Average				Average			Average				
						Std. Dev. =>	13.19	per FF=>		\$5,705	per Net Acre=>		723,342.93	per SqFt=>		\$16.61			
39 009 02 0023 300	15440 WINDMILL PTE.	04/28/25	\$3,500,000	\$3,500,000	\$2,333,600	66.67	\$4,781,989	\$118,011	\$1,400,000	200.0	400.0	1.84	1.84	\$590	\$64,241	\$1.47	200.00	00035	FRONT FOOT 4

FRONT FOOT 5

FRONT FOOT 5 (NON-WATERFRONT)

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table		
39 003 01 0004 000	875 ELLAIR PLACE	05/31/23	\$730,000	\$730,000	\$226,400	31.01	\$723,983	\$196,017	\$190,000	100.0	121.9	0.28	0.28	\$1,960	\$700,061	\$16.07	100.00	00008	FRONT FOOT 5		
39 003 01 0015 000	16632 E. JEFFERSON	03/29/24	\$1,600,000	\$1,600,000	\$593,700	37.11	\$1,559,888	\$211,644	\$171,532	90.3	463.2	0.96	0.96	\$2,344	\$220,463	\$5.06	90.28	00008	FRONT FOOT 5		
39 003 01 0021 301	4 LAKE CT	03/20/24	\$1,950,000	\$1,950,000	\$762,900	39.12	\$2,109,438	\$410,562	\$570,000	300.0	99.9	0.69	0.69	\$1,369	\$596,747	\$13.70	300.00	00008	FRONT FOOT 5		
39 003 02 0001 000	895 BISHOP	09/27/24	\$730,000	\$730,000	\$363,000	49.73	\$831,058	\$155,119	\$256,177	134.8	132.8	0.41	0.41	\$1,150	\$377,418	\$8.66	134.83	00008	FRONT FOOT 5		
39 003 02 0003 000	875 BISHOP	08/11/23	\$1,100,000	\$1,100,000	\$438,700	39.88	\$1,128,669	\$142,331	\$171,000	90.0	131.4	0.27	0.27	\$1,581	\$525,207	\$12.06	90.00	00032	FRONT FOOT 5		
39 003 04 0015 000	824 PARK LANE	05/13/24	\$670,000	\$670,000	\$320,400	47.82	\$693,186	\$205,137	\$228,323	120.2	83.9	0.23	0.23	\$1,707	\$884,211	\$20.30	120.17	00009	FRONT FOOT 5		
39 003 04 0016 000	830 PARK LANE	03/21/25	\$860,000	\$860,000	\$305,200	35.49	\$659,978	\$428,041	\$228,019	120.0	86.8	0.24	0.24	\$3,567	\$1,790,967	\$41.11	120.01	00009	FRONT FOOT 5		
39 003 05 0015 000	900 BISHOP	02/27/25	\$550,000	\$550,000	\$259,100	47.11	\$634,547	\$137,753	\$222,300	117.0	121.0	0.33	0.33	\$1,177	\$423,855	\$9.73	117.00	00008	FRONT FOOT 5		
39 004 02 0111 004	915 THREE MILE	07/01/24	\$1,300,000	\$1,300,000	\$510,600	39.28	\$1,076,625	\$433,325	\$209,950	110.5	250.0	0.63	0.63	\$3,921	\$683,478	\$15.69	110.50	00011	FRONT FOOT 5		
39 006 01 0023 000	780 WHITTIER	02/28/25	\$1,010,000	\$1,010,000	\$453,300	44.88	\$1,042,291	\$100,709	\$133,000	70.0	158.5	0.26	0.26	\$1,439	\$394,937	\$9.07	70.00	00010	FRONT FOOT 5		
39 006 01 0026 000	812 WHITTIER	02/03/25	\$830,000	\$830,000	\$401,000	48.31	\$959,772	\$3,228	\$133,000	70.0	157.5	0.25	0.25	\$46	\$12,759	\$0.29	70.00	00010	FRONT FOOT 5		
39 006 02 0016 000	779 GRAND MARAIS	07/15/24	\$632,500	\$632,500	\$271,200	42.88	\$629,940	\$126,060	\$123,500	65.0	157.6	0.24	0.24	\$1,939	\$536,426	\$12.31	65.00	00010	FRONT FOOT 5		
39 006 02 0018 000	767 GRAND MARAIS	07/03/24	\$752,500	\$752,500	\$295,700	39.30	\$685,696	\$190,304	\$123,500	65.0	157.6	0.24	0.24	\$2,928	\$809,804	\$18.59	65.00	00010	FRONT FOOT 5		
Totals:			\$12,715,000	\$12,715,000	\$5,201,200		\$12,735,071	\$2,740,230	\$2,760,301	1,452.8		5.02	5.02								
						Sale. Ratio =>	40.91			Average			Average			Average					
						Std. Dev. =>	5.64			per FF=>	\$1,886	Average		per Net Acre=>	546,080.11	Average		per SqFt=>	\$12.54		
39 006 01 0034 000	868 WHITTIER	01/31/25	\$581,000	\$581,000	\$333,100	57.33	\$770,979	(\$56,979)	\$133,000	70.0	154.8	0.25	0.25	(\$814)	(\$228,831)	(\$5.25)	70.00	00010	FRONT FOOT 5		
39 006 01 0030 000	838 WHITTIER	07/25/24	\$601,250	\$601,250	\$324,700	54.00	\$753,325	(\$19,075)	\$133,000	70.0	156.1	0.25	0.25	(\$273)	(\$75,996)	(\$1.74)	70.00	00010	FRONT FOOT 5		

FRONT FOOT 5 (WATERFRONT)

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table
39 003 04 0011 000	800 PARK LANE	10/13/22	\$1,900,000	\$1,900,000	\$632,000	33.26	\$1,765,979	\$828,421	\$694,400	99.2	263.0	0.60	0.60	\$8,351	\$1,383,007	\$31.75	99.20	00035	FRONT FOOT 5
39 003 05 0003 000	812 BISHOP ROAD	08/01/22	\$1,425,000	\$1,425,000	\$512,400	35.96	\$1,283,894	\$736,106	\$595,000	85.0	262.0	0.51	0.51	\$8,660	\$1,440,521	\$33.07	85.00	00035	FRONT FOOT 5
39 009 02 0008 000	15200 WINDMILL PTE.	11/08/23	\$1,350,000	\$1,350,000	\$833,700	61.76	\$1,798,789	\$251,211	\$700,000	100.0	400.0	0.92	0.92	\$2,512	\$273,650	\$6.28	100.00	00035	FRONT FOOT 4
39 009 02 0019 302	15410 WINDMILL PTE.	02/03/25	\$3,800,000	\$3,800,000	\$1,886,900	49.66	\$4,207,934	\$747,066	\$1,155,000	165.0	400.0	1.52	1.52	\$4,528	\$493,113	\$11.32	165.00	00035	FRONT FOOT 4
Totals:			\$8,475,000	\$8,475,000	\$3,865,000		\$9,056,596	\$2,562,804	\$3,144,400	449.2		3.54	3.54						
						Sale. Ratio =>	45.60	Average				Average			Average				
						Std. Dev. =>	13.19	per FF=>		\$5,705	per Net Acre=>		723,342.93	per SqFt=>		\$16.61			
39 009 02 0023 300	15440 WINDMILL PTE.	04/28/25	\$3,500,000	\$3,500,000	\$2,333,600	66.67	\$4,781,989	\$118,011	\$1,400,000	200.0	400.0	1.84	1.84	\$590	\$64,241	\$1.47	200.00	00035	FRONT FOOT 4

POINTE PARK PLACE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table	
39 008 09 0013 000	82 POINTE PARK PLACE	04/12/23	\$317,500	\$317,500	\$131,800	41.51	\$332,684	\$47,816	\$63,000	0.0	0.0	0.04	0.04	#DIV/0!	\$1,258,316	\$28.89	0.00	00034	POINTE PARK PLACE CONDO	
39 008 09 0017 000	24 POINTE PARK PLACE	07/24/24	\$385,000	\$385,000	\$176,000	45.71	\$366,896	\$81,104	\$63,000	0.0	0.0	0.04	0.04	#DIV/0!	\$2,134,316	\$49.00	0.00	00034	POINTE PARK PLACE CONDO	
39 008 09 0022 000	60 POINTE PARK PLACE	10/12/23	\$360,000	\$360,000	\$131,800	36.61	\$332,684	\$90,316	\$63,000	0.0	0.0	0.04	0.04	#DIV/0!	\$2,376,737	\$54.56	0.00	00034	POINTE PARK PLACE CONDO	
39 008 09 0022 000	60 POINTE PARK PLACE	04/05/24	\$390,000	\$390,000	\$160,200	41.08	\$332,684	\$120,316	\$63,000	0.0	0.0	0.04	0.04	#DIV/0!	\$3,166,211	\$72.69	0.00	00034	POINTE PARK PLACE CONDO	
39 008 09 0034 000	48 POINTE PARK PLACE	06/21/24	\$365,000	\$365,000	\$183,200	50.19	\$367,728	\$60,272	\$63,000	0.0	0.0	0.04	0.04	#DIV/0!	\$1,545,436	\$35.48	0.00	00034	POINTE PARK PLACE CONDO	
39 008 09 0036 000	62 POINTE PARK PLACE	02/05/25	\$397,500	\$397,500	\$177,600	44.68	\$369,912	\$90,588	\$63,000	0.0	0.0	0.04	0.04	#DIV/0!	\$2,383,895	\$54.73	0.00	00034	POINTE PARK PLACE CONDO	
Totals:			\$2,215,000	\$2,215,000	\$960,600		\$2,102,588	\$490,412	\$378,000	0.0		0.23	0.23							
						Sale. Ratio =>	43.37	Average				Average			Average					
						Std. Dev. =>	4.65	SITE VALUE	\$81,735	per FF=>	#DIV/0!	per Net Acre=>	2,141,537.12	per SqFt=>	\$49.16					

BROWNSTONE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table	
39 008 11 0006 000	1048 LAKEPOINTE	05/31/23	\$283,500	\$283,500	\$118,300	41.73	\$289,419	\$45,873	\$51,792	0.0	0.0	0.04	0.04	#DIV/0!	\$1,239,811	\$28.46	0.00	00037	BROWNSTONE CONDO	
Totals:			\$283,500	\$283,500	\$118,300		\$289,419	\$45,873	\$51,792	0.0		0.04	0.04							
						Sale. Ratio =>	41.73	Average			Average			Average						
						Std. Dev. =>	#DIV/0!	SITE VALUE	\$45,873	per FF=>	#DIV/0!	per Net Acre=>	1,239,810.81	per SqFt=>	\$28.46					