

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 100.R-100, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 75
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 100.NEIGHBORHOOD 100, Last Edited: 09/19/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 75
Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$ 75

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
46-26-127-034	6701 DANA LN	08/21/19	\$28,800	WD	\$5,760.0	\$28,800	\$9,000	31.25	\$17,993	\$4,937	
46-26-152-017	2210 CHATEAU DR	11/22/19	\$28,000	LC	\$5,600.0	\$28,000	\$13,700	48.93	\$27,356	\$6,022	
46-26-153-021	6409 KAREN DR	07/15/20	\$13,000	LC	\$2,600.0	\$13,000	\$9,700	74.62	\$19,438	\$4,500	
46-26-153-028	2102 CHATEAU DR	07/11/19	\$35,000	LC	\$7,000.0	\$35,000	\$13,500	38.57	\$26,918	\$6,054	
46-26-154-008	6410 KAREN DR	07/15/20	\$13,000	LC	\$2,600.0	\$13,000	\$10,200	78.46	\$20,351	\$4,350	
46-26-156-027	2013 BARBARA DR	07/19/19	\$27,500	QCD	\$5,500.0	\$27,500	\$11,700	42.55	\$23,376	\$4,381	
46-26-177-013	6210 BELLTREE LN	03/20/19	\$22,500	WD	\$4,500.0	\$22,500	\$11,800	52.44	\$23,517	\$4,006	
46-26-177-019	6501 FLEMING RD	07/17/20	\$24,000	PTA	\$4,800.0	\$24,000	\$14,400	60.00	\$28,726	\$4,759	
46-26-178-020	1617 BARBARA DR	05/01/20	\$23,000	LC	\$4,600.0	\$23,000	\$13,400	58.26	\$26,868	\$3,846	
46-26-178-024	1605 BARBARA DR	01/22/20	\$21,500	LC	\$4,300.0	\$21,500	\$10,500	48.84	\$20,992	\$3,845	
Totals:			\$236,300			\$236,300	\$117,900		\$235,535	\$46,700	
								Sale. Ratio ==>	49.89		
								Std. Dev. ==>	14.96		

4500

\$70

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 105.R-105, Last Edited: 12/12/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 105.NEIGHBORHOOD 105, Last Edited: 09/19/2019

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 100

\$70

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
46-26-205-028	6813 SALLY CT	04/20/20	\$12,000	CD	\$2,400.0	\$12,000	\$12,100	100.83	\$24,163	\$6,000	
46-26-254-007	1419 BARBARA DR	06/07/19	\$15,000	WD	\$3,000.0	\$15,000	\$14,500	96.67	\$29,066	\$5,200	
46-26-255-006	6302 SALLY CT	02/07/20	\$8,000	WD	\$1,600.0	\$8,000	\$16,400	205.00	\$32,738	\$5,725	
Totals:			\$35,000			\$35,000	\$43,000		\$85,967	\$16,925	
								Sale. Ratio =>	122.86		
								Std. Dev. =>	61.38		

2500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 110.R-110, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 60
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT ✓
Rates/Values for Neighborhood 110.NEIGHBORHOOD 110, Last Edited: 09/23/2019

Frontages:
Frontage 'A': Description: 'STANDARD * FF Rate: 50
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

~~\$55~~ 100 Low
\$60

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
46-26-228-025	712 W BUNDY AVE	04/16/19	\$18,000	QCD	\$3,600.0	\$18,000	\$10,200	56.67	\$20,412	\$2,991	
46-26-230-020	6622 DARYLL DR	02/01/19	\$14,500	WD	\$2,900.0	\$14,500	\$8,800	60.69	\$17,671	\$4,377	
46-26-230-045	6527 CRANWOOD DR	10/10/19	\$17,500	WD	\$3,500.0	\$17,500	\$9,100	52.00	\$18,278	\$2,650	
46-26-230-050	6507 CRANWOOD DR	06/07/19	\$15,000	WD	\$3,000.0	\$15,000	\$8,300	55.33	\$16,630	\$2,600	
Totals:			\$65,000			\$65,000	\$36,400		\$72,991	\$12,618	
								Sale. Ratio =>	56.00		
								Std. Dev. =>	3.59		

3200

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 115.R-115, Last Edited: 12/12/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 * FF Rate: 50
Standard Depth : 0

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT ✓
Rates/Values for Neighborhood 115.NEIGHBORHOOD 115, Last Edited: 09/23/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 40
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$ 50 too HIGH
\$ 45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. F
46-25-101-014	7006 DUPONT ST	10/23/19	\$16,000	MLC	\$3,200.0	\$16,000	\$6,300	39.38	\$12,578	\$1,995	
46-25-107-003	637 W ALMA AVE	02/28/20	\$6,000	QCD	\$1,200.0	\$6,000	\$5,700	95.00	\$11,404	\$2,040	
46-25-130-010	209 W ALMA AVE	10/23/19	\$27,000	WD	\$2,700.0	\$13,500	\$3,600	26.67	\$8,410	\$2,203	
46-25-132-015	322 W FOSS AVE	07/12/20	\$7,538	QCD	\$1,507.6	\$7,538	\$6,200	82.25	\$12,360	\$1,873	
46-25-151-016	638 W LORADO AVE	07/17/19	\$14,500	QCD	\$2,900.0	\$14,500	\$6,100	42.07	\$12,125	\$2,040	
46-25-154-021	514 W RUTH AVE	10/04/19	\$7,200	WD	\$1,440.0	\$7,200	\$4,300	59.72	\$8,605	\$1,632	
46-25-154-021	514 W RUTH AVE	12/03/19	\$18,000	QCD	\$3,600.0	\$18,000	\$4,300	23.89	\$8,605	\$1,632	
46-25-155-018	630 W AUSTIN AVE	10/18/19	\$10,000	WD	\$2,000.0	\$10,000	\$5,400	54.00	\$10,724	\$2,088	
46-25-180-036	106 W AUSTIN AVE	01/11/19	\$14,000	WD	\$2,800.0	\$14,000	\$4,600	32.86	\$9,159	\$1,670	
Totals:			\$120,238			\$106,738	\$46,500		\$93,970	\$17,173	
								Sale. Ratio =>	43.56		
								Std. Dev. =>	24.67		

24100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 120.R-120, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 75
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 120.NEIGHBORHOOD 120, Last Edited: 10/23/2018

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 60
Standard Frontage: 0 Standard Depth : 100

\$75

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effective
46-26-327-009	1805 W HOME AVE	09/16/19	\$30,000	MLC	\$6,000.0	\$30,000	\$16,500	55.00	\$33,013	\$3,776	
46-26-327-023	1732 W HOBSON AVE	09/16/19	\$25,000	WD	\$5,000.0	\$25,000	\$13,700	54.80	\$27,361	\$3,240	
46-26-328-004	1901 W HOBSON AVE	02/01/19	\$10,000	MLC	\$2,000.0	\$10,000	\$9,500	95.00	\$19,055	\$4,039	
46-26-329-001	1811 W HOBSON AVE	05/31/19	\$42,000	WD	\$8,400.0	\$42,000	\$12,200	29.05	\$24,429	\$3,965	
46-26-329-004	5906 MARLOWE DR	05/12/20	\$12,000	WD	\$2,400.0	\$12,000	\$13,900	115.83	\$27,752	\$3,240	
46-26-329-034	5601 GRIGGS DR	02/22/19	\$20,000	WD	\$4,000.0	\$20,000	\$11,200	56.00	\$22,416	\$3,619	
46-26-331-019	5702 LESLIE DR	05/17/19	\$29,000	LC	\$5,800.0	\$29,000	\$10,300	35.52	\$20,575	\$3,423	
46-26-331-029	6001 FLEMING RD	03/20/19	\$21,000	WD	\$4,200.0	\$21,000	\$8,700	41.43	\$17,464	\$3,133	
46-26-377-010	1821 MARLOWE DR	07/31/19	\$34,200	WD	\$6,840.0	\$34,200	\$12,600	36.84	\$25,189	\$3,535	
46-26-378-006	1801 GRIGGS DR	11/01/19	\$26,000	WD	\$5,200.0	\$26,000	\$10,400	40.00	\$20,851	\$3,740	
46-26-378-017	1820 MARLOWE DR	06/28/19	\$20,000	CD	\$4,000.0	\$20,000	\$12,400	62.00	\$24,810	\$3,701	
46-26-451-017	5302 FLEMING RD	05/18/20	\$6,500	AFF	\$1,300.0	\$6,500	\$10,100	155.38	\$20,135	\$3,721	
Totals:			\$275,700			\$275,700	\$141,500		\$283,050	\$43,132	
								Sale. Ratio =>	51.32		
								Std. Dev. =>	38.24		

4600

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 125.R-125, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT ✓
Rates/Values for Neighborhood 125-NEIGHBORHOOD 125, Last Edited: 10/23/2018

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 45
Standard Frontage: 0 Standard Depth : 100

\$75 T-2 H: 5h
\$70

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
46-26-403-028	5931 MARJA ST	04/01/20	\$17,000	WD	\$3,400.0	\$17,000	\$7,800	45.88	\$15,520	\$3,031	
46-26-404-007	6010 MARJA ST	06/22/20	\$30,000	MLC	\$6,000.0	\$30,000	\$7,400	24.67	\$14,891	\$2,382	
46-26-404-022	6013 SUSAN ST	07/15/19	\$15,000	WD	\$3,000.0	\$15,000	\$8,200	54.67	\$16,407	\$2,456	
46-26-405-003	1313 W HOME AVE	08/14/20	\$58,000	PTA	\$11,600.0	\$58,000	\$10,100	17.41	\$20,212	\$3,160	
46-26-452-007	5414 KERMIT ST	07/01/20	\$9,500	WD	\$1,900.0	\$9,500	\$8,200	86.32	\$16,376	\$2,306	
46-26-453-023	5417 MARJA ST	12/27/19	\$14,000	WD	\$2,800.0	\$14,000	\$7,500	53.57	\$14,967	\$2,475	
46-26-454-011	5402 MARJA ST	07/31/19	\$13,500	WD	\$2,700.0	\$13,500	\$6,800	50.37	\$13,681	\$2,644	
Totals:			\$157,000			\$157,000	\$56,000		\$112,054	\$18,454	
								Sale. Ratio =>	35.67		
								Std. Dev. =>	22.48		

4400

\$75 too high
\$70

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 130.R-130, Last Edited: 12/12/2020

Frontages:

Frontage 'A': Description: 'STANDARD * FF Rate: 45
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT ✓
Rates/Values for Neighborhood 130.NEIGHBORHOOD 130, Last Edited: 09/19/2019

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 40
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$ 35
\$45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
46-25-129-026	145 E ALMA AVE	05/15/20	\$10,000	WD	\$2,000.0	\$10,000	\$5,900	59.00	\$11,853	\$1,632
46-25-207-013	242 E HOLBROOK AVE	09/16/19	\$10,000	WD	\$2,000.0	\$10,000	\$6,500	65.00	\$12,975	\$1,686
46-25-226-027	519 E YORK AVE	07/22/19	\$17,000	WD	\$3,380.0	\$16,900	\$9,400	55.62	\$18,890	\$6,028
46-25-251-034	226 E FOSS AVE	06/11/20	\$0	QCD	\$0.0	\$0	\$5,800	#DIV/0!	\$11,690	\$5,291
46-25-253-007	226 E LORADO AVE	07/15/20	\$2,000 QCD		\$400.0	\$2,000	\$3,100	158.00	\$6,221	\$1,632
46-25-276-035	426 E FOSS AVE	08/16/19	\$13,500	WD	\$2,700.0	\$13,500	\$6,500	48.15	\$13,058	\$1,632
46-25-278-004	414 E LORADO AVE	02/05/20	\$3,500 QCD		\$700.0	\$3,500	\$4,400	125.71	\$8,731	\$1,632
46-25-403-020	217 E HOME AVE	07/09/20	\$6,000	QCD	\$1,200.0	\$6,000	\$5,600	93.33	\$11,133	\$3,279
Totals:			\$62,000			\$61,900	\$47,200		\$94,551	\$22,812
								Sale. Ratio =>	76.25	
								Std. Dev. =>	#DIV/0!	

1307

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 135.R-135, Last Edited: 12/15/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 55
Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 135.NEIGHBORHOOD 135, Last Edited: 09/19/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 40
Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

~~\$60~~
\$55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
47-30-130-007	822 E YORK AVE	07/16/20	\$5,000	QCD	\$1,000.0	\$5,000	\$4,800	96.00	\$9,532	\$1,632	
47-30-130-018	946 E YORK AVE	05/22/20	\$7,000	QCD	\$1,400.0	\$7,000	\$3,900	55.71	\$7,849	\$1,632	
47-30-134-036	933 E FOSS AVE	01/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$4,500	22.50	\$8,950	\$2,564	
47-30-185-015	1054 E RUSSELL AVE	02/14/20	\$15,000	PTA	\$3,000.0	\$15,000	\$5,300	35.33	\$10,541	\$1,621	
47-30-210-005	1174 E HOLBROOK AVE	03/20/19	\$13,500	CD	\$2,700.0	\$13,500	\$3,200	23.70	\$6,392	\$1,605	
47-30-210-005	1174 E HOLBROOK AVE	06/11/20	\$7,500	LC	\$1,500.0	\$7,500	\$3,200	42.67	\$6,392	\$1,605	
47-30-258-033	1156 E AUSTIN AVE	04/08/20	\$35,000	WD	\$7,000.0	\$35,000	\$19,100	54.57	\$38,153	\$2,506	
47-30-460-033	1133 FAIRFAX ST	04/19/19	\$64,900	WD	\$12,980.0	\$64,900	\$14,800	22.80	\$29,563	\$2,949	
Totals:			\$167,900		33580 4200	\$167,900	\$58,800		\$117,372	\$16,114	
								Sale. Ratio =>	35.02		
								Std. Dev. =>	24.94		

~~\$800~~ too high

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 145.R-145, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 45
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 1,900 3 Acre: 5,700 10 Acre: 0 30 Acre: 0
1.5 Acre: 2,850 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 3,800 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 4,750 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 145, NEIGHBORHOOD 145, Last Edited: 09/23/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 30
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$50.00 HIGH
\$45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
47-29-126-006	7021 CECIL DR	06/26/20	\$18,000	LC	\$3,600.0	\$18,000	\$4,500	25.00	\$8,952	\$1,573	
47-29-127-009	7002 CECIL DR	06/15/20	\$15,000	LC	\$3,000.0	\$15,000	\$3,900	26.00	\$7,761	\$1,500	
47-29-129-005	1718 POLLY ST	01/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$3,300	16.50	\$6,564	\$1,538	
Totals:			\$53,000		350	\$53,000	\$11,700		\$23,277	\$4,611	
								Sale. Ratio =>	22.08		
								Std. Dev. =>	5.22		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 153.R-153, Last Edited: 12/12/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 155,R-155, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 1: 'GROVELAND/WEBSTER'
1 Acre: 6,500 3 Acre: 13,000 10 Acre: 20,000 30 Acre: 0
1.5 Acre: 8,500 4 Acre: 14,000 15 Acre: 30,000 40 Acre: 0
2 Acre: 10,500 5 Acre: 15,000 20 Acre: 40,000 50 Acre: 0
2.5 Acre: 12,000 7 Acre: 17,000 25 Acre: 0 100 Acre: 0

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 1,900 3 Acre: 5,700 10 Acre: 0 30 Acre: 0
1.5 Acre: 2,850 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 3,800 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 4,750 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 155, NEIGHBORHOOD 155, Last Edited: 09/23/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 60
Standard Depth : 100

\$80

Values for Acreage Table 1: 'GROVELAND/WEBSTER'

1 Acre: 6,500	3 Acre: 13,000	10 Acre: 20,000	30 Acre: 0
1.5 Acre: 8,500	4 Acre: 14,000	15 Acre: 30,000	40 Acre: 0
2 Acre: 10,500	5 Acre: 15,000	20 Acre: 40,000	50 Acre: 0
2.5 Acre: 12,000	7 Acre: 17,000	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
47-28-152-015	6325 BRANCH RD	12/10/19	\$25,000	LC	\$5,000.0	\$25,000	\$13,800	55.20	\$27,505	\$12,040	
47-28-303-001	2802 HAMPSTEAD DR	05/17/19	\$39,900	WD	\$7,980.0	\$39,900	\$13,100	32.83	\$26,135	\$4,264	
47-28-305-017	5617 BRANCH RD	11/21/19	\$63,600	LC	\$12,000.0	\$60,000	\$12,500	20.83	\$24,997	\$3,286	
47-28-355-028	2833 E PIERSON RD	05/08/19	\$20,000	WD	\$4,000.0	\$20,000	\$8,400	42.00	\$16,772	\$3,024	
47-28-355-053	5107 WINSFORD BYWA	07/19/19	\$30,000	QCD	\$6,000.0	\$30,000	\$11,300	37.67	\$22,593	\$3,306	
47-28-357-019	2918 E PIERSON RD	07/12/19	\$25,000	WD	\$5,000.0	\$25,000	\$11,200	44.80	\$22,411	\$5,155	
47-28-358-069	2735 EATON PL	01/02/20	\$14,300	WD	\$2,860.0	\$14,300	\$13,700	95.80	\$27,449	\$6,480	
47-29-478-016	2714 EATON PL	05/29/20	\$15,000	QCD	\$3,000.0	\$15,000	\$9,300	62.00	\$18,609	\$3,060	
47-32-227-007	2721 ALPHA WAY	04/23/19	\$23,000	WD	\$4,600.0	\$23,000	\$9,600	41.74	\$19,200	\$3,216	
47-32-228-003	4918 ALPHA WAY	10/15/19	\$29,000	WD	\$5,800.0	\$29,000	\$9,100	31.38	\$18,180	\$3,476	
47-32-229-002	2408 BETA LN	12/20/19	\$12,000	WD	\$2,400.0	\$12,000	\$7,400	61.67	\$14,702	\$3,000	
47-32-229-010	2502 BETA LN	04/17/19	\$13,000	WD	\$2,600.0	\$13,000	\$9,000	69.23	\$18,043	\$3,000	
47-32-229-010	2502 BETA LN	04/26/19	\$35,000	MLC	\$7,000.0	\$35,000	\$9,000	25.71	\$18,043	\$3,000	
47-32-229-026	2420 BETA LN	10/18/19	\$35,000	WD	\$7,000.0	\$35,000	\$11,200	32.00	\$22,330	\$6,000	
47-32-230-009	4924 THETA PASSAGE	06/20/19	\$25,000	WD	\$5,000.0	\$25,000	\$9,700	38.80	\$19,353	\$3,152	
47-32-231-007	2701 GAMMA LN	04/30/19	\$33,000	WD	\$6,600.0	\$33,000	\$14,000	42.42	\$27,985	\$4,073	
47-33-102-019	2918 ALPHA WAY	10/09/19	\$25,000	LC	\$5,000.0	\$25,000	\$9,700	38.80	\$19,477	\$3,286	
47-33-102-030	2809 GAMMA LN	08/27/19	\$12,000	QCD	\$2,400.0	\$12,000	\$10,800	90.00	\$21,550	\$3,352	
47-33-102-030	2809 GAMMA LN	03/27/20	\$42,500	WD	\$8,500.0	\$42,500	\$10,800	25.41	\$21,550	\$3,352	
47-33-103-043	4907 DELTA DR	08/07/20	\$24,900	PTA	\$4,980.0	\$24,900	\$8,000	32.13	\$15,906	\$3,000	
47-33-104-038	2723 PLAINFIELD AVE	05/29/19	\$18,500	WD	\$3,700.0	\$18,500	\$9,700	52.43	\$19,325	\$3,329	
47-33-104-048	2829 PLAINFIELD AVE	10/21/19	\$30,000	WD	\$6,000.0	\$30,000	\$11,400	38.00	\$22,752	\$3,360	
Totals:			\$590,700			117420 \$587,100	\$232,700		\$464,867	\$89,211	
								Sale. Ratio =>	39.64		
								Std. Dev. =>	19.66		

53.00

\$80

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 160.R-160, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD * FF Rate: 55
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 7,000	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 160, Last Edited: 09/23/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

* FF Rate: 50
Standard Depth : 100

SS

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 7,000	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
46-35-105-012	4802 BIRCHCREST DR	12/10/19	\$10,000	WD	\$2,000.0	\$10,000	\$8,000	80.00	\$15,994	\$2,879	
46-35-127-006	1905 SHAMROCK LN	08/15/19	\$17,000	WD	\$3,400.0	\$17,000	\$9,800	57.65	\$19,546	\$2,500	
46-35-128-050	4809 GREENLAWN DR	07/20/20	\$12,000	WD	\$2,400.0	\$12,000	\$8,400	70.00	\$16,764	\$2,495	
46-35-129-021	1621 SHAMROCK LN	03/20/19	\$22,500	WD	\$4,500.0	\$22,500	\$8,400	37.33	\$16,844	\$3,887	
46-35-129-024	5009 MIAMI LN	12/17/19	\$15,000	LC	\$3,000.0	\$15,000	\$7,200	48.00	\$14,363	\$2,500	
46-35-129-030	4901 MIAMI LN	05/05/20	\$20,000	WD	\$4,000.0	\$20,000	\$7,200	36.00	\$14,310	\$2,750	
46-35-153-025	2308 CANNIFF ST	04/18/19	\$34,000	WD	\$2,652.0	\$13,260	\$7,400	55.81	\$16,027	\$3,947	
46-35-155-063	4301 WARRINGTON DR	11/23/19	\$10,500	WD	\$2,100.0	\$10,500	\$10,500	100.00	\$21,089	\$3,466	
46-35-177-013	4413 CLOVERLAWN DR	01/10/20	\$20,000	QCD	\$4,000.0	\$20,000	\$11,700	58.50	\$23,479	\$3,186	
46-35-177-027	2001 SANTA BARBARA DR	01/07/19	\$17,000	WD	\$3,400.0	\$17,000	\$9,100	53.53	\$18,233	\$2,960	
46-35-177-053	1906 CASTLE LN	03/04/20	\$31,000	WD	\$6,200.0	\$31,000	\$10,600	34.19	\$21,206	\$2,468	
46-35-179-019	4312 TRUMBULL DR	01/17/20	\$9,975	CD	\$1,995.0	\$9,975	\$9,100	91.23	\$18,224	\$3,074	
46-35-179-035	4308 TRUMBULL DR	06/27/19	\$15,000	WD	\$3,000.0	\$15,000	\$9,400	62.67	\$18,777	\$2,866	
46-35-253-012	1418 BENT DR	02/25/19	\$9,500	WD	\$1,900.0	\$9,500	\$7,300	76.84	\$14,667	\$2,562	
46-35-253-013	1414 BENT DR	07/01/20	\$16,000	PTA	\$3,200.0	\$16,000	\$7,800	48.75	\$15,696	\$2,562	
Totals:			\$259,475			\$238,735	\$131,900		\$265,219	\$44,102	
								Sale. Ratio =>	55.25		
								Std. Dev. =>	19.73		

3200

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 165.R-165, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: '125 FT DEPTH' * FF Rate: 30
Standard Frontage: 0 Standard Depth: 125
Frontage 'B': Description: '100 FT DEPTH' * FF Rate: 45
Standard Frontage: 0 Standard Depth: 100
Frontage 'C': Description: '140 FT DEPTH' * FF Rate: 35
Standard Frontage: 0 Standard Depth: 140

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 7,600	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 9,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 13,300	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'RATE TABLE 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT

Rates/Values for Neighborhood 165, NEIGHBORHOOD 165, Last Edited: 09/19/2019

Frontages:

Frontage 'A': Description: '125 FT DEPTH' FF Rate: 35
Standard Frontage: 0 Standard Depth: 125
Frontage 'B': Description: '100 FT DEPTH' FF Rate: 50
Standard Frontage: 0 Standard Depth: 100
Frontage 'C': Description: '140 FT DEPTH' FF Rate: 40
Standard Frontage: 0 Standard Depth: 140

\$20
- 45
- 35

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 7,600	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 9,500	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 13,300	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'RATE TABLE 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$1.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effe
46-36-177-037	W FLINT PARK BLVD	02/11/20	\$275	QCD	\$55.0	\$275	\$800	290.91	\$1,600	\$1,600	
Totals:			\$275			\$275	\$800		\$1,600	\$1,600	
								Sale. Ratio =>	290.91		
								Std. Dev. =>	#DIV/0!		

USED
TRACT 175

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 170.R-170, Last Edited: 12/12/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 55
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1	Acre: 3,800	3	Acre: 11,400	10	Acre: 0	30	Acre: 0
1.5	Acre: 5,700	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 7,600	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 9,500	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 170. NEIGHBORHOOD 170, Last Edited: 09/19/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

' FF Rate: 50
Standard Depth : 100

~~4~~ 15

\$55

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
46-25-303-022	5722 SUBURBAN CT	03/25/20	\$18,000	WD	\$3,600.0	\$18,000	\$8,100	45.00	\$16,198	\$3,266
46-25-352-010	624 W LYNDON AVE	03/26/20	\$15,000	WD	\$3,000.0	\$15,000	\$8,900	59.33	\$17,801	\$2,622
46-25-352-012	5515 GRANVILLE AVE	07/15/20	\$5,000	QCD	\$1,000.0	\$5,000	\$6,200	124.00	\$12,403	\$2,924
46-25-353-012	5415 GRANVILLE AVE	07/12/19	\$14,000	WD	\$2,800.0	\$14,000	\$6,400	45.71	\$12,842	\$3,146
46-25-353-012	5415 GRANVILLE AVE	08/13/20	\$16,000	PTA	\$3,200.0	\$16,000	\$6,400	40.00	\$12,842	\$3,146
46-25-379-004	409 W RIDGEWAY AVE	03/02/20	\$12,000	QCD	\$2,400.0	\$12,000	\$8,600	71.67	\$17,105	\$2,500
46-26-429-011	5806 EDWARDS AVE	10/24/19	\$15,200	WD	\$3,040.0	\$15,200	\$7,900	51.97	\$15,875	\$2,500
46-26-479-005	5506 BALDWIN BLVD	06/11/20	\$9,500	WD	\$1,900.0	\$9,500	\$7,600	80.00	\$15,112	\$2,622
46-36-102-007	625 W PULASKI ST	07/18/19	\$9,500	WD	\$1,900.0	\$9,500	\$6,800	71.58	\$13,689	\$2,000
46-36-103-018	529 W MARENGO AVE	03/20/19	\$16,000	WD	\$3,200.0	\$16,000	\$5,300	33.13	\$10,571	\$2,400
46-36-103-018	529 W MARENGO AVE	04/21/20	\$4,500	QCD	\$900.0	\$4,500	\$5,300	117.78	\$10,571	\$2,400
46-36-103-051	502 W PHILADELPHIA BLV	03/06/20	\$6,700	QCD	\$1,340.0	\$6,700	\$6,300	94.03	\$12,629	\$2,250
46-36-104-014	605 W PHILADELPHIA BLV	08/05/20	\$17,700	PTA	\$3,540.0	\$17,700	\$7,600	42.94	\$15,252	\$2,013
46-36-129-032	322 W BALTIMORE BLVD	02/27/20	\$6,500	QCD	\$1,300.0	\$6,500	\$6,800	184.61	\$13,621	\$2,125
Totals:			\$165,600			\$165,600	\$98,200		\$196,511	\$35,914
								Sale. Ratio =>	59.30	
								Std. Dev. =>	30.03	

33120

2480

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 173.R-173, Last Edited: 12/12/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 40
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'Rate Table 1', (SqFt)	
\$1.00/SQ FT	: 1.00
\$.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 173, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 40
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

173

\$40

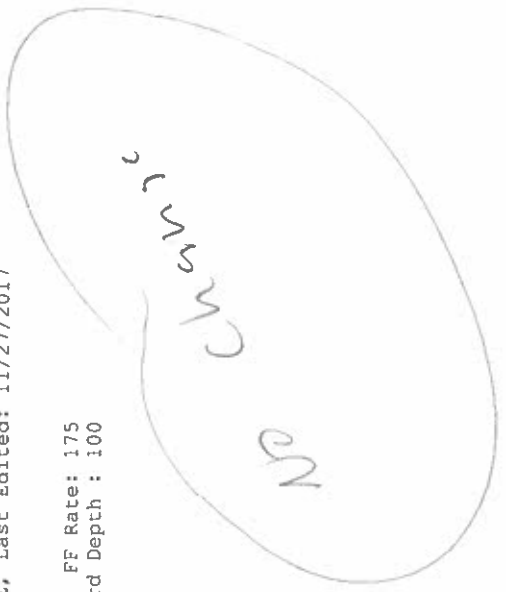
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	E
46-25-434-037	426 E GRACELAWN AVE	06/14/19	\$9,500	WD	\$1,786.0	\$8,930	\$6,500	72.79	\$13,241	\$1,640	
46-25-478-003	410 E LYNDON AVE	06/17/20	\$5,000	QCD	\$1,000.0	\$5,000	\$4,500	90.00	\$8,977	\$1,797	
Totals:			\$14,500			\$13,930	\$11,000		\$22,218	\$3,437	
								Sale. Ratio =>	78.97		
								Std. Dev. =>	12.17		

1400

NO SLICES

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 153.WINDCLIFF VILLAGE, Last Edited: 11/27/2017

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
' FF Rate: 175
Standard Depth : 100



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 175.R-175, Last Edited: 12/12/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 45
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT

Rates/Values for Neighborhood 175.NEIGHBORHOOD 175, Last Edited: 11/01/2018

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 45
Standard Depth : 100

\$35

too low

\$45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
46-36-228-056	601 E PHILADELPHIA BLV	07/31/19	\$8,000	QCD	\$1,600.0	\$8,000	\$6,700	83.75	\$13,337	\$1,800
46-36-230-056	505 E BISHOP AVE	11/21/19	\$6,000	WD	\$1,200.0	\$6,000	\$4,500	75.00	\$9,031	\$2,085
46-36-281-015	654 E ELDRIDGE AVE	05/29/19	\$28,500	LC	\$5,700.0	\$28,500	\$4,400	15.44	\$8,878	\$2,264
Totals:			\$42,500			\$42,500	\$15,600		\$31,246	\$6,149
								Sale. Ratio =:	36.71	
								Std. Dev. =>	37.17	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 180.R-180, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 25
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1	Acre: 1,900	3	Acre: 5,700
1.5	Acre: 2,850	4	Acre: 0
2	Acre: 3,800	5	Acre: 0
2.5	Acre: 4,750	7	Acre: 0
		10	Acre: 0
		15	Acre: 0
		20	Acre: 0
		25	Acre: 0
		30	Acre: 0
		40	Acre: 0
		50	Acre: 0
		100	Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 180.NEIGHBORHOOD 180, Last Edited: 11/27/2017

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 30
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 1,900 3 Acre: 5,700 10 Acre: 0 30 Acre: 0
1.5 Acre: 2,850 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 3,800 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 4,750 7 Acre: 0 25 Acre: 0 100 Acre: 0

Handwritten notes: *see below* and *see below* (circled)



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
47-31-126-030	921 LOMITA AVE	08/02/19	\$7,000	QCD	\$1,400.0	\$7,000	\$4,300	61.43	\$8,603	\$1,183	
Totals:			\$7,000			\$7,000	\$4,300		\$8,603	\$1,183	

Look @ 190 & 195 1600

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 183.R-183, Last Edited: 12/13/2020

Frontages:
Frontage 'A': Description: ' ' FF Rate: 70
Standard Frontage: 0 Standard Depth: 100

Values for Acreage Table		2: 'EXCESS ACERAGE'		
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0	
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0	
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0	
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 183, NEIGHBORHOOD 183, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 60
Standard Depth : 100

~~\$50~~
- 600 high
\$70

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20 % Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
46-35-304-013	4207 KELLAR AVE	05/15/20	\$10,000	WD	\$2,000.0	\$10,000	\$9,600	96.00	\$19,149	\$3,000	
46-35-327-012	4012 WINONA ST	06/19/20	\$47,000	PTA	\$9,400.0	\$47,000	\$10,200	21.70	\$20,444	\$3,294	
46-35-327-029	4128 WINONA ST	11/01/19	\$11,500	WD	\$2,300.0	\$11,500	\$11,500	100.00	\$22,980	\$5,791	
46-35-353-008	3818 WISNER ST	08/19/19	\$17,000	WD	\$3,400.0	\$17,000	\$8,200	48.24	\$16,353	\$3,000	
46-35-355-021	3813 WINONA ST	02/11/20	\$35,000	MLC	\$7,000.0	\$35,000	\$10,600	30.29	\$21,257	\$5,400	
46-35-377-023	3801 COMSTOCK AVE	04/09/19	\$19,999	WD	\$3,999.8	\$19,999	\$9,700	48.50	\$19,444	\$3,421	
46-35-381-036	3601 BROWNELL BLVD	03/19/19	\$10,900	WD	\$2,180.0	\$10,900	\$7,800	71.56	\$15,508	\$2,851	
46-35-383-026	3509 LE ERDA AVE	05/07/20	\$11,200	WD	\$2,240.0	\$11,200	\$7,500	66.96	\$15,040	\$2,579	
46-35-383-030	3419 LE ERDA AVE	08/17/20	\$14,500	PTA	\$2,900.0	\$14,500	\$7,000	48.28	\$13,931	\$2,561	
Totals:			\$177,099			\$177,099	\$82,100		\$164,106	\$31,897	
								Sale. Ratio =>	46.36		
								Std. Dev. =>	26.99		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 185.R-185, Last Edited: 12/13/2020

Frontages:
Frontage 'A': Description: 'STANDARD', FF Rate: 50
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT ✓
Rates/Values for Neighborhood 185, NEIGHBORHOOD 185, Last Edited: 11/13/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 55
Standard Depth : 100

~~45~~ \$50

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
46-35-404-012	4029 BURGESS ST	02/03/20	\$15,000	WD	\$3,000.0	\$15,000	\$8,200	54.67	\$16,438	\$2,694	
46-35-404-019	4005 BURGESS ST	04/06/20	\$4,000	WD	\$800.0	\$4,000	\$8,500	212.50	\$16,903	\$2,694	
46-35-404-021	1504 W MYRTLE AVE	01/11/19	\$10,000	WD	\$2,000.0	\$10,000	\$7,800	78.00	\$15,528	\$3,233	
46-35-432-014	4026 RACE ST	07/10/20	\$10,500	PTA	\$2,100.0	\$10,500	\$8,400	80.00	\$16,890	\$2,750	
46-35-479-007	3810 KEYES ST	06/06/19	\$10,800	WD	\$2,160.0	\$10,800	\$8,100	75.00	\$16,142	\$2,750	
Totals:			\$50,300			\$50,300	\$41,000		\$81,901	\$14,121	
								Sale. Ratio :	81.51		
								Std. Dev. =>	63.68		

45

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 190.R-190, Last Edited: 12/13/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 45
Standard Frontage: 0 Standard Depth : 125

10/28/2020
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Detailed Land Table Printout

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Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 190.R-190, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 30
Standard Depth : 25

30-1000000

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

\$45

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allcotion	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. P
46-36-407-015	201 DAMON ST	12/10/19	\$5,500	QCD	\$1,100.0	\$5,500	\$8,200	149.09	\$16,389	\$3,326	
46-36-481-020	626 CARTON ST	05/05/20	\$6,000	WD	\$1,200.0	\$6,000	\$10,400	173.33	\$20,784	\$4,773	
Totals:			\$11,500			\$11,500	\$18,600		\$37,173	\$8,099	10
								Sale. Ratio =>	161.74		
								Std. Dev. =>	17.14		

1200

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 195.R-195, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 40
Standard Frontage: 0 Standard Depth : 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT : 1.00
\$.50/SQ FT : 0.50
\$30,000/ACRE : 30000.00
\$6.00/SQ FT : 6.00
\$2.50/SQ FT : 2.50
\$3.00/SQ FT : 3.00
\$15,000/ACRE : 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 195, NEIGHBORHOOD 195, Last Edited: 09/19/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 35
Standard Depth : 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT : 1.00
\$.50/SQ FT : 0.50
\$30,000/ACRE : 30000.00
\$6.00/SQ FT : 6.00
\$2.50/SQ FT : 2.50
\$3.00/SQ FT : 3.00
\$15,000/ACRE : 15000.00

45 Hect 5 n 41
KUD



Outlier

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. P
46-36-407-015	201 DAMON ST	12/10/19	\$5,500	QCD		\$1,100.0	\$5,500	\$8,200	149.09	\$16,389	\$3,326
46-36-481-020	626 CARTON ST	05/05/20	\$6,000	WD		\$1,200.0	\$6,000	\$10,400	173.33	\$20,784	\$4,773
47-31-326-015	910 E STEWART AVE	07/10/19	\$19,000	WD		\$3,800.0	\$19,000	\$7,000	36.84	\$14,070	\$1,636
47-31-330-028	905 EDMUND ST	04/22/19	\$4,000	QCD		\$800.0	\$4,000	\$3,900	97.50	\$7,797	\$1,575
47-31-379-008	906 E GILLESPIE AVE	07/11/19	\$8,000	WD		\$1,600.0	\$8,000	\$3,400	42.50	\$6,730	\$1,384
Totals:			\$42,500		1560	\$42,500	\$32,900			\$65,770	\$12,694
									Sale. Ratio =>	77.41	
									Std. Dev. =>	61.42	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	E
47-31-326-015	910 E STEWART AVE	07/10/19	\$19,000	WD	\$3,800.0	\$19,000	\$7,000	36.84	\$14,070	\$1,636	
47-31-330-028	905 EDMUND ST	04/22/19	\$4,000	QCD	\$800.0	\$4,000	\$3,900	97.50	\$7,797	\$1,575	
47-31-379-008	906 E GILLESPIE AVE	07/11/19	\$8,000	WD	\$1,600.0	\$8,000	\$3,400	42.50	\$6,730	\$1,384	
Totals:			\$31,000			\$31,000	\$14,300		\$28,597	\$4,595	
								Sale. Ratio =>	46.13		
								Std. Dev. =>	33.51		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 205.R-205, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 75
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1	Acre: 3,800	3	Acre: 11,400	10	Acre: 0	30	Acre: 0
1.5	Acre: 5,700	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 7,600	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 9,500	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 205-NEIGHBORHOOD 205, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

Rate: 70
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$75

(Handwritten mark: a circle with an asterisk)

outliers

A	B	C	D	E	F	G	H	I	J	K	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
47-32-452-014	WEAVER ST	06/28/19	\$26,000	WD	\$3,120.0	\$3,120	\$9,300	298.08	\$4,895	\$4,895	
47-32-452-030	2002 WEAVER ST	04/07/19	\$26,000	WD	\$4,576.0	\$22,880	\$9,300	40.65	\$22,001	\$4,895	
47-33-303-007	4213 BRANCH RD	02/01/19	\$22,000	WD	\$3,784.0	\$18,920	\$9,300	49.15	\$18,784	\$3,089	
47-33-303-008	BRANCH RD	02/01/19	\$22,000	WD	\$3,080.0	\$3,080	\$9,300	301.95	\$3,089	\$3,089	
47-33-304-010	4124 WESTERN RD	07/09/19	\$15,000	WD	\$3,000.0	\$15,000	\$9,400	62.67	\$18,809	\$3,712	
47-33-304-020	4119 DOUGLAS AVE	12/10/19	\$35,000	QCD	\$6,000.0	\$30,000	\$11,000	36.67	\$22,080	\$5,568	
47-33-305-020	4131 NEEBISH AVE	02/08/19	\$2,000	QCD	\$2,000.0	\$2,000	\$2,200	110.00	\$4,496	\$4,496	
47-33-305-022	4123 NEEBISH AVE	08/15/19	\$53,000	WD	\$7,950.0	\$39,750	\$3,200	8.05	\$21,689	\$3,854	
47-33-305-023	NEEBISH AVE	08/15/19	\$53,000	WD	\$2,650.0	\$13,250	\$3,200	24.15	\$6,606	\$3,854	
47-33-307-003	4148 COGGINS AVE	02/06/19	\$17,500	WD	\$3,500.0	\$17,500	\$8,400	48.00	\$16,791	\$3,637	
47-33-307-009	4128 COGGINS AVE	03/06/20	\$29,000	WD	\$5,800.0	\$29,000	\$10,600	36.55	\$21,218	\$3,637	
47-33-307-028	3014 CARR ST	12/17/19	\$24,900	WD	\$4,980.0	\$24,900	\$11,600	46.59	\$23,252	\$3,840	
47-33-352-020	2927 NATHAN AVE	05/07/19	\$10,000	WD	\$2,000.0	\$10,000	\$8,000	80.00	\$15,913	\$3,150	
47-33-354-023	BRANCH RD	05/20/20	\$15,000	WD	\$3,000.0	\$15,000	\$1,500	10.00	\$3,022	\$3,022	
47-33-354-024	3015 MEISNER ST	05/13/20	\$15,000	WD	\$3,000.0	\$15,000	\$9,000	60.00	\$18,017	\$3,602	
47-33-355-021	3002 MEISNER ST	06/13/19	\$12,400	PTA	\$2,480.0	\$12,400	\$9,400	75.81	\$18,820	\$3,150	
47-33-357-045	2931 AGREE AVE	03/13/19	\$18,500	WD	\$3,700.0	\$18,500	\$9,100	49.19	\$18,147	\$3,150	
47-33-358-046	2923 MC CLURE AVE	07/09/20	\$49,900	WD	\$9,980.0	\$49,900	\$11,500	23.05	\$22,955	\$9,450	
47-33-376-013	3902 BRANCH RD	04/29/20	\$12,000	WD	\$2,400.0	\$12,000	\$11,100	92.50	\$22,278	\$8,462	
47-33-376-026	3702 BRANCH RD	03/10/20	\$20,000	QCD	\$4,000.0	\$20,000	\$7,800	39.00	\$15,695	\$4,379	
47-33-376-030	3612 BRANCH RD	01/16/19	\$17,000	WD	\$3,400.0	\$17,000	\$7,500	44.12	\$15,012	\$4,143	
Totals:			\$495,200			\$389,200	\$171,700		\$333,569	\$91,074	1.
								Sale. Ratio =>	44.12		
								Std. Dev. =>	79.49		

*\$3,500
\$4,000*

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 210.R-210, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 55
Standard Frontage: 0 Standard Depth: 100

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$1.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 210.NEIGHBORHOOD 210, Last Edited: 09/24/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

* FF Rate: 60
Standard Depth: 100

755

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT : 1.00
\$.50/SQ FT : 0.50
\$30,000/ACRE : 30000.00
\$6.00/SQ FT : 6.00
\$2.50/SQ FT : 2.50
\$3.00/SQ FT : 3.00
\$15,000/ACRE : 15000.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect.
40-02-105-012	3210 WINONA ST	11/12/19	\$8,000	WD	\$1,600.0	\$8,000	\$7,900	98.75	\$15,877	\$3,299	
40-02-107-028	3105 WISNER ST	12/18/19	\$13,500	WD	\$2,700.0	\$13,500	\$7,000	51.85	\$13,953	\$3,000	
40-02-108-004	2305 W MC CLELLAN ST	02/14/19	\$100	QCD	\$20.0	\$100	\$0	0.00	\$3,000	\$3,000	
40-02-110-007	2914 KELLAR AVE	02/08/19	\$12,000	WD	\$2,400.0	\$12,000	\$6,300	52.50	\$12,541	\$3,000	
40-02-127-001	3206 KIRKWOOD LN	02/08/19	\$17,000	WD	\$3,400.0	\$17,000	\$8,700	51.18	\$17,409	\$4,293	
40-02-129-007	1813 W MC CLELLAN ST	08/07/19	\$32,500	WD	\$6,500.0	\$32,500	\$8,200	25.23	\$16,436	\$3,461	
40-02-159-005	2527 WINONA ST	06/22/20	\$9,000	WD	\$1,800.0	\$9,000	\$10,100	112.22	\$20,232	\$3,108	
40-02-204-007	3214 LAWDALE AVE	02/27/20	\$5,900	QCD	\$1,180.0	\$5,900	\$12,300	208.47	\$24,501	\$5,100	
40-02-204-016	3213 PROCTOR AVE	01/31/19	\$20,000	LC	\$4,000.0	\$20,000	\$10,600	53.00	\$21,103	\$4,500	
40-02-204-025	1114 W MC CLELLAN ST	06/17/20	\$28,500	WD	\$5,700.0	\$28,500	\$10,500	36.84	\$20,988	\$2,846	
40-02-204-026	1110 W MC CLELLAN ST	08/02/19	\$16,000	WD	\$3,200.0	\$16,000	\$8,900	55.63	\$17,790	\$2,846	
40-02-208-007	1106 W DARMOUTH ST	07/21/20	\$13,000	PTA	\$2,600.0	\$13,000	\$7,300	56.15	\$14,690	\$3,000	
Totals:			\$175,500			\$175,500	\$97,800		\$198,520	\$41,453	
							Sale. Ratio =>	55.73			
							Std. Dev. =>	53.38			

$174 \times 2 = 3428$
 3000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 215.R-215, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 55
Standard Frontage: 0 Standard Depth : 110

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Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 215, Last Edited: 10/24/2018

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 65
Standard Depth : 110

SS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
40-01-102-023	402 W DEWEY ST	07/08/20	\$16,000	CD	\$3,200.0	\$16,000	\$8,300	51.88	\$16,655	\$2,600	4
40-01-126-003	221 W PASADENA AVE	08/06/20	\$15,000	PTA	\$3,000.0	\$15,000	\$10,500	70.00	\$20,945	\$3,496	5
40-01-126-020	216 W DEWEY ST	07/02/20	\$5,000	QCD	\$1,000.0	\$5,000	\$8,800	176.00	\$17,600	\$3,250	5
40-01-127-012	129 W DEWEY ST	01/20/20	\$13,850	QCD	\$2,770.0	\$13,850	\$11,400	82.31	\$22,704	\$3,250	5
40-01-128-008	201 W JAMIESON ST	03/26/20	\$18,000	WD	\$3,600.0	\$18,000	\$10,500	58.33	\$20,912	\$3,250	5
40-01-129-002	225 W MC CLELLAN ST	01/24/20	\$1	QCD	\$0.2	\$1	\$12,300	1230000.00	\$24,552	\$3,250	5
40-01-152-004	432 W DARTMOUTH ST	05/28/20	\$2,999	WD	\$599.8	\$2,999	\$6,400	213.40	\$12,715	\$4,073	6
40-01-178-006	209 W JACKSON AVE	05/21/19	\$17,000	WD	\$3,400.0	\$17,000	\$13,400	78.82	\$26,859	\$3,250	5
40-02-228-001	3318 KEYES ST	03/02/20	\$12,000	WD	\$2,400.0	\$12,000	\$7,500	62.50	\$15,096	\$3,099	4
40-02-234-006	3002 N CHEVROLET AVE	08/30/19	\$16,000	WD	\$3,200.0	\$16,000	\$8,600	53.75	\$17,262	\$3,099	4
40-02-278-010	725 W DARTMOUTH ST	02/05/20	\$6,500	QCD	\$1,300.0	\$6,500	\$5,700	87.69	\$11,426	\$2,479	3
40-02-280-002	719 W JACKSON AVE	11/04/19	\$14,900	WD	\$2,980.0	\$14,900	\$8,900	59.73	\$17,764	\$2,479	3
Totals:			\$137,250			\$137,250	\$112,300		\$224,490	\$37,575	57
							Sale. Ratio =>	81.82			
							Std. Dev. =>	355044.32			

2500
1400 x 2 = 2800

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 220.R-220, Last Edited: 12/15/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 45
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 220.NEIGHBORHOOD 220, Last Edited: 11/05/2018

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 40
Standard Depth: 100

65 too high
\$45

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
40-01-252-032	321 E DARTMOUTH ST	11/22/19	\$14,900	LC	\$2,800.0	\$14,000	\$5,100	36.43	\$10,121	\$1,659	
40-01-404-017	2313 ADAMS AVE	05/15/19	\$8,500	WD	\$1,700.0	\$8,500	\$6,900	81.18	\$13,780	\$1,678	
40-01-415-005	168 E HAMILTON AVE	03/29/19	\$5,000	LC	\$1,000.0	\$5,000	\$900	18.00	\$1,789	\$1,789	
46-36-486-016	638 E PASADENA AVE	06/17/20	\$31,500	PTA	\$6,300.0	\$31,500	\$7,800	24.76	\$15,595	\$1,632	
Totals:			\$59,900			\$59,000	\$20,700		\$41,285	\$6,758	
								Sale. Ratio =>	35.08		
								Std. Dev. =>	28.43		

3000

1603x2=

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 225.R-225, Last Edited: 12/14/2020

Frontages:		
Frontage 'A':	Description: 'STANDARD	'
Standard Frontage:	0	FF Rate: 25
		Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 225.NEIGHBORHOOD 225, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

' FF Rate 35
Standard Depth : 100

16
\$25

Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area
\$9,600	320.00	\$19,216	\$1,878	53.7	125.0	0.14	\$11	\$4,348	\$0.10	48.00	225
\$1,000	165.29	\$1,984	\$1,984	56.7	147.5	0.15	\$2	\$796	\$0.02	50.00	225
\$1,000	20.43	\$15,661	\$1,984	51.9	168.5	0.15	\$19	\$6,316	\$0.14	40.00	225
\$4,000	100.00	\$8,003	\$1,565	44.7	125.0	0.12	\$18	\$6,957	\$0.16	40.00	225
\$1,000	18.18	\$2,033	\$2,033	58.1	134.9	0.16	\$19	\$7,097	\$0.16	50.00	225
16,600		\$46,897	\$9,444	265.1		0.71					
Ratio =>	92.22					0.72					
EV. =>	125.12										

16

03/01/2021
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Detailed Land Table Printout

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DB: City Of Flint 2021

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 233.R-233, Last Edited: 10/09/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 300
Standard Frontage: 0 Standard Depth : 132

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 233-UNIVERSITY PARK, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 225
Standard-Depth: 132

265
265
265



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec
41-07-116-024	1501 VANDERBILT DR	01/09/20	\$98,000	WD	\$19,600.0	\$98,000	\$43,800	44.69	\$87,617	\$14,896	
41-07-106-003	709 SPELLMAN DR	08/10/20	\$163,000	PTA	\$32,600.0	\$163,000	\$50,600	31.04	\$101,212	\$17,617	
41-07-106-006	721 SPELLMAN DR	07/18/19	\$82,827	CD	\$16,565.4	\$82,827	\$49,600	59.88	\$99,191	\$17,619	
41-07-107-002	722 COLUMBIA LN	07/19/19	\$165,000	WD	\$33,000.0	\$165,000	\$72,000	43.64	\$144,086	\$25,708	
41-07-117-006	818 FISK DR	08/16/19	\$162,900	WD	\$32,580.0	\$162,900	\$74,600	45.79	\$149,100	\$40,067	
Totals:			\$671,727			\$671,727	\$290,600		\$581,206	\$115,907	
								Sale. Ratio =>	43.26		
								Std. Dev. =>	10.23		

32,000 -
33,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 235.NEIGHBORHOOD 235, Last Edited: 12/06/2017

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 50
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 1,900 3 Acre: \$,700 10 Acre: 0 30 Acre: 0
1.5 Acre: 2,850 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 3,800 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 4,750 7 Acre: 0 25 Acre: 0 100 Acre: 0

\$85

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 235.R-235, Last Edited: 10/08/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 55
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0



	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
out	41-05-133-005	1716 COLORADO AVE	02/13/19	\$8,500	QCD	\$1,700.0	\$8,500	\$4,400	51.76	\$8,859	\$2,098	
	41-05-134-013	1656 MONTANA AVE	06/29/19	\$22,500	LC	\$4,500.0	\$22,500	\$8,100	36.00	\$16,175	\$2,098	
med	41-05-135-017	1822 MONTANA AVE	06/26/19	\$199,900	WD	\$1,999.0	\$9,995	\$80,900	809.40	\$19,411	\$14,070	
	41-05-158-011	1534 MARYLAND AVE	07/01/20	\$11,000	WD	\$2,200.0	\$11,000	\$3,800	34.55	\$7,617	\$2,000	
out	41-05-176-027	1829 OKLAHOMA AVE	03/21/19	\$8,700	WD	\$1,740.0	\$8,700	\$5,000	57.47	\$9,919	\$2,098	
	41-05-181-002	1708 DAKOTA AVE	07/21/19	\$5,800	LC	\$1,160.0	\$5,800	\$4,600	79.31	\$9,207	\$2,099	
	41-05-181-026	1805 MARYLAND AVE	10/15/19	\$15,000	LC	\$3,000.0	\$15,000	\$5,500	36.67	\$10,947	\$2,099	
out	41-05-328-013	1642 NEW YORK AVE	07/08/20	\$6,500	QCD	\$1,300.0	\$6,500	\$6,600	101.54	\$13,196	\$2,098	
	41-05-332-033	2309 MINNESOTA AVE	09/04/19	\$19,000	LC	\$3,800.0	\$19,000	\$5,200	27.37	\$10,305	\$1,645	
	41-05-356-030	1545 BROADWAY BLVD	10/15/19	\$20,000	LC	\$4,000.0	\$20,000	\$6,700	33.50	\$13,447	\$2,069	
	41-05-356-031	1549 BROADWAY BLVD	07/31/19	\$20,000	WD	\$4,000.0	\$20,000	\$8,400	42.00	\$16,745	\$1,914	
Totals:				\$336,900			\$146,995	\$139,200		\$135,828	\$34,288	
									Sale. Ratio =>	94.70		
									Std. Dev. =>	230.06		

3000-
4000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 240.R-240, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 55
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 240.NEIGHBORHOOD 240, Last Edited: 10/25/2018

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

' FF Rate: 50
Standard Depth : 100

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
41-05-226-036	2435 THOM ST	01/28/20	\$18,000	LC	\$3,600.0	\$18,000	\$9,000	50.00	\$17,926	\$6,505	
41-05-253-041	2117 OKLAHOMA AVE	03/13/20	\$2,800	QCD	\$560.0	\$2,800	\$5,200	185.71	\$10,368	\$2,049	
41-05-254-022	2309 OKLAHOMA AVE	11/26/19	\$12,000	QCD	\$2,400.0	\$12,000	\$4,900	40.83	\$9,713	\$2,049	
41-05-258-007	2302 DAKOTA AVE	03/07/20	\$9,750	QCD	\$1,950.0	\$9,750	\$7,900	81.03	\$15,725	\$2,098	
41-05-258-018	2213 MARYLAND AVE	01/06/20	\$2,000	QCD	\$400.0	\$2,000	\$3,900	195.00	\$7,800	\$2,098	
41-05-259-011	2018 MARYLAND AVE	09/16/19	\$14,000	WD	\$2,800.0	\$14,000	\$5,800	41.43	\$11,649	\$2,049	
41-05-282-034	2705 DAKOTA AVE	04/02/19	\$6,500	WD	\$1,300.0	\$6,500	\$6,300	96.92	\$12,616	\$2,360	
41-05-284-019	2705 MARYLAND AVE	10/18/19	\$16,000	WD	\$3,200.0	\$16,000	\$7,800	48.75	\$15,673	\$2,360	
Totals:			\$81,050			\$81,050	\$50,800		\$101,470	\$21,568	
								Sale. Ratio =>	62.68		
								Std. Dev. =>	63.63		

2000 -
3000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 245.R-245, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 105
Standard Frontage: 0 Standard Depth : 100

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect.
41-04-101-025	2929 ARIZONA AVE	01/13/20	\$17,000	QCD	\$3,400.0	\$17,000	\$11,700	68.82	\$23,488	\$4,500	
41-04-102-022	2905 WYOMING AVE	06/26/20	\$42,000	WD	\$8,400.0	\$42,000	\$11,600	27.62	\$23,290	\$5,400	
41-04-103-007	2918 WYOMING AVE	06/13/19	\$12,400	PTA	\$2,480.0	\$12,400	\$9,700	78.23	\$19,477	\$4,567	
41-04-103-015	3006 WYOMING AVE	01/30/19	\$26,000	WD	\$5,200.0	\$26,000	\$11,500	44.23	\$22,953	\$4,567	
41-04-103-016	3010 WYOMING AVE	04/21/19	\$21,000	WD	\$4,200.0	\$21,000	\$9,800	46.67	\$19,607	\$4,567	
41-04-103-027	2901 COLORADO AVE	01/27/20	\$17,000	WD	\$3,400.0	\$17,000	\$11,300	66.47	\$22,647	\$4,324	
41-04-103-035	2925 COLORADO AVE	01/24/20	\$36,900	MLC	\$7,380.0	\$36,900	\$11,300	30.62	\$22,502	\$7,688	
41-04-106-006	2902 MONTANA AVE	06/10/20	\$9,000	PTA	\$1,800.0	\$9,000	\$7,600	84.44	\$15,297	\$4,050	
41-04-107-020	3201 BRANCH RD	01/13/20	\$4,000	QCD	\$800.0	\$4,000	\$9,700	242.50	\$19,476	\$4,692	
41-04-126-052	3233 ARIZONA AVE	07/03/19	\$22,500	WD	\$4,500.0	\$22,500	\$12,000	53.33	\$23,904	\$4,500	
41-04-127-044	3209 WYOMING AVE	07/28/20	\$3,500	QCD	\$700.0	\$3,500	\$10,500	300.00	\$20,920	\$4,500	
41-04-128-053	3241 COLORADO AVE	01/02/20	\$10,000	WD	\$2,000.0	\$10,000	\$9,600	96.00	\$19,135	\$4,320	
41-04-129-002	3314 BRANCH RD	03/04/19	\$29,000	LC	\$5,800.0	\$29,000	\$11,200	38.62	\$22,418	\$4,799	
41-04-129-019	3210 COLORADO AVE	08/21/20	\$18,213	PTA	\$3,642.6	\$18,213	\$8,900	48.87	\$17,843	\$4,050	
41-04-129-055	3237 MONTANA AVE	01/03/20	\$19,000	WD	\$3,800.0	\$19,000	\$10,700	56.32	\$21,373	\$4,050	
41-04-130-029	3250 MONTANA AVE	03/24/20	\$27,500	WD	\$5,500.0	\$27,500	\$13,900	50.55	\$27,880	\$4,609	
41-04-130-070	3201 N AVERILL AVE	01/14/19	\$66,000	WD	\$13,200.0	\$66,000	\$26,200	39.70	\$52,474	\$9,680	
47-33-376-071	3612 TWILIGHT DR	08/21/20	\$56,000	PTA	\$11,200.0	\$56,000	\$12,900	23.04	\$25,700	\$4,927	
47-33-376-104	3715 SUNRIDGE DR	06/11/19	\$38,500	WD	\$7,700.0	\$38,500	\$15,100	39.22	\$30,182	\$4,680	
47-33-376-114	3830 TWILIGHT DR	12/02/19	\$49,900	MLC	\$9,980.0	\$49,900	\$11,200	22.44	\$22,435	\$5,134	
47-33-377-017	3705 TWILIGHT DR	12/27/19	\$38,000	WD	\$7,600.0	\$38,000	\$14,200	37.37	\$28,470	\$4,500	
47-33-377-018	3619 TWILIGHT DR	07/31/20	\$43,000	PTA	\$8,600.0	\$43,000	\$13,900	32.33	\$27,786	\$4,500	
47-33-377-036	3616 SUNRIDGE DR	03/02/20	\$40,000	WD	\$8,000.0	\$40,000	\$16,000	40.00	\$31,901	\$4,500	
Totals:			\$646,413			\$646,413	\$280,500		\$561,158	\$113,104	1.
								Sale. Ratio =>	43.39		
								Std. Dev. =>	67.45		

4000 -
7000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 250.R-250, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 75
Standard Frontage: 0 Standard Depth : 200

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 250.NEIGHBORHOOD 250, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' Ff Rate: 60
Standard Depth: 200

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

\$175



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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
41-04-251-039	3525 DAKOTA AVE	09/04/20	\$35,000	PTA	\$7,000.0	\$35,000	\$11,700	33.43	\$26,261	\$3,743	
47-33-453-005	3620 RICHFIELD RD	03/10/20	\$78,000	LC	\$2,964.0	\$14,820	\$8,800	59.38	\$17,611	\$4,272	
47-33-453-009	9908 HUGGINS ST	06/10/20	\$4,000	QCD	\$800.0	\$4,000	\$7,800	195.00	\$15,584	\$4,409	
47-33-453-011	3820 HUGGINS ST	01/28/20	\$30,000	WD	\$6,000.0	\$30,000	\$14,100	47.00	\$28,127	\$4,409	
Totals:			\$147,000			\$83,820	\$42,400		\$87,583	\$16,833	
								Sale. Ratio =>	50.58		
								Std. Dev. =>	74.95		

5000 -
6000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 253.R-253, Last Edited: 10/21/2020

Sites:

Site 'A':	Description: 'STANDARD LOT'		Value: 5,000
Site 'B':	Description: 'GOLF COURSE'		Value: 9,000

reduse

Values for Acreage Table 1: 'ACERAGE A'

1 Acre: 3,000	3 Acre: 9,000	10 Acre: 30,000	30 Acre: 0
1.5 Acre: 4,500	4 Acre: 12,000	15 Acre: 45,000	40 Acre: 0
2 Acre: 6,000	5 Acre: 15,000	20 Acre: 60,000	50 Acre: 0
2.5 Acre: 7,500	7 Acre: 21,000	25 Acre: 75,000	100 Acre: 0



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 255.R-255, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 135
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 15,200	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 255, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 100
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 15,200	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$135



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
41-04-203-001	3514 HUGGINS ST	08/01/19	\$20,000	WD	\$4,000.0	\$20,000	\$13,700	68.50	\$27,404	\$7,240	
41-04-205-002	3320 STARKWEATHER ST	10/02/19	\$52,000	WD	\$10,400.0	\$52,000	\$25,500	49.04	\$50,961	\$9,870	
41-04-205-020	3611 CRAIG DR	06/12/20	\$39,500	WD	\$7,900.0	\$39,500	\$16,600	42.03	\$33,282	\$6,000	
41-04-226-004	3718 DOLPHAINE LN	05/10/19	\$56,000	WD	\$11,200.0	\$56,000	\$20,900	37.32	\$41,752	\$5,693	
41-04-226-069	3311 N CENTER RD	10/17/19	\$56,500	WD	\$11,300.0	\$56,500	\$24,400	43.19	\$38,443	\$11,479	
47-33-476-033	3717 JOAL LN	05/01/20	\$82,000	WD	\$16,400.0	\$82,000	\$22,600	27.56	\$45,258	\$5,100	
47-33-476-035	3725 JOAL LN	07/23/19	\$50,000	WD	\$10,000.0	\$50,000	\$22,300	44.60	\$44,682	\$5,100	
47-33-476-058	3819 DOLPHAINE LN	03/28/19	\$58,000	WD	\$11,600.0	\$58,000	\$18,100	31.21	\$36,112	\$5,297	
47-33-478-012	3606 SHERRY DR	01/24/20	\$60,000	MLC	\$12,000.0	\$60,000	\$24,100	40.17	\$48,103	\$5,244	
47-33-478-018	3613 DARCEY LN	05/10/19	\$41,900	WD	\$8,380.0	\$41,900	\$18,200	43.44	\$36,476	\$5,244	
Totals:			\$515,900			\$515,900	\$206,400		\$402,473	\$66,267	
								Sale. Ratio =>	40.01		
								Std. Dev. =>	11.09		

8000-
11,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 260.R-260, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 260.NEIGHBORHOOD 260, Last Edited: 10/24/2017

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 50
Standard Depth : 100

80

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff.
40-02-131-025	1802 W DARTMOUTH ST	05/02/20	\$5,500	WD	\$1,100.0	\$5,500	\$8,100	147.27	\$16,224	\$2,611	
40-02-176-010	1807 W DARTMOUTH ST	07/18/19	\$12,000	PTA	\$2,400.0	\$12,000	\$8,600	71.67	\$17,139	\$2,500	
40-02-181-008	2608 TRUMBULL AVE	09/25/19	\$11,800	WD	\$2,360.0	\$11,800	\$8,700	73.73	\$17,413	\$3,150	
40-02-310-021	2208 COPEMAN BLVD	04/14/20	\$16,000	WD	\$3,200.0	\$16,000	\$8,800	55.00	\$17,537	\$2,450	
40-02-310-022	2202 COPEMAN BLVD	08/17/20	\$33,000	PTA	\$6,600.0	\$33,000	\$8,800	26.67	\$17,577	\$2,450	
40-02-310-028	2108 COPEMAN BLVD	07/19/19	\$27,500	QCD	\$5,500.0	\$27,500	\$8,600	31.27	\$17,168	\$2,450	
40-02-311-030	2201 COPEMAN BLVD	07/30/20	\$42,000	PTA	\$8,400.0	\$42,000	\$13,700	32.62	\$27,414	\$3,834	
40-02-376-006	1927 WELCH BLVD	06/07/19	\$15,000	WD	\$3,000.0	\$15,000	\$9,500	63.33	\$18,940	\$3,493	
40-02-376-009	1909 WELCH BLVD	05/24/19	\$40,000	WD	\$8,000.0	\$40,000	\$15,000	37.50	\$30,011	\$3,732	
40-02-379-006	2007 COPEMAN BLVD	03/04/20	\$27,000	WD	\$5,400.0	\$27,000	\$12,700	47.04	\$25,444	\$2,463	
40-02-379-009	1927 COPEMAN BLVD	07/02/20	\$31,000	LC	\$6,200.0	\$31,000	\$12,700	40.97	\$25,481	\$2,453	
40-02-458-002	1505 WELCH BLVD	03/03/20	\$25,000	WD	\$5,000.0	\$25,000	\$10,100	40.40	\$20,192	\$3,507	
Totals:			\$285,800			\$285,800	\$125,300		\$250,540	\$35,093	
								Sale. Ratio ==>	43.84		
								Std. Dev. ==>	32.83		

2400K2=

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 265.R-265, Last Edited: 10/28/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 60
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 265.NEIGHBORHOOD 265, Last Edited: 10/09/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

* FF Rate: 65
Standard Depth : 100

→ 60

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 1,900	3 Acre: 5,700	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,800	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 4,750	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-02-255-023	2633 PROCTOR AVE	07/19/19	\$27,500	QCD	\$5,500.0	\$27,500	\$7,500	27.27	\$15,091	\$2,600	
40-02-453-024	1114 W PATERSON AVE	03/06/20	\$4,750	QCD	\$950.0	\$4,750	\$7,200	151.58	\$14,408	\$3,083	
40-02-481-013	909 W PATERSON ST	02/04/20	\$17,000	WD	\$3,400.0	\$17,000	\$9,800	57.65	\$19,665	\$3,471	
40-02-481-030	914 STOCKDALE ST	01/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$14,100	70.50	\$28,160	\$4,689	
Totals:			\$69,250			\$69,250	\$38,600		\$77,324	\$13,843	

Sale. Ratio => 55.74

Std. Dev. => 53.08

3500
~~1852 x 2 = 3600~~
 1852 x 2 = 3600

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 270.R-270, Last Edited: 12/15/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 60
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 270.NEIGHBORHOOD 270, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 45
Standard Depth : 100

→ 50 too low
\$60

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
40-01-156-025	320 W RANKIN ST	12/23/19	\$20,000	WD	\$4,000.0	\$20,000	\$4,800	24.00	\$9,684	\$2,250	
40-01-309-008	601 GREEN ST	07/02/20	\$7,000	WD	\$1,400.0	\$7,000	\$5,500	78.57	\$11,023	\$2,074	
40-01-331-019	230 W WITHERBEE ST	10/04/19	\$24,000	LC	\$4,800.0	\$24,000	\$7,300	30.42	\$14,604	\$1,800	
40-01-351-014	501 W WITHERBEE ST	12/23/19	\$20,000	WD	\$4,000.0	\$20,000	\$6,100	30.50	\$12,256	\$2,475	
40-01-353-010	513 ODETTE ST	03/20/19	\$12,000	WD	\$2,400.0	\$12,000	\$8,700	72.50	\$17,317	\$2,250	
40-01-354-004	413 ODETTE ST	04/24/20	\$9,900	QCD	\$1,980.0	\$9,900	\$7,800	78.79	\$15,510	\$2,250	
40-01-358-004	413 W PATERSON ST	11/25/19	\$8,000	WD	\$1,965.6	\$9,828	\$6,200	63.09	\$12,421	\$2,250	
40-01-358-034	410 GRACE ST	03/12/20	\$22,000	QCD	\$4,400.0	\$22,000	\$7,500	34.09	\$14,947	\$3,375	
40-01-358-034	410 GRACE ST	03/19/20	\$20,000	QCD	\$7,600.0	\$38,000	\$7,500	19.74	\$14,947	\$3,375	
40-01-376-009	209 W WITHERBEE ST	02/27/19	\$12,500	CD	\$2,500.0	\$12,500	\$5,100	40.80	\$10,237	\$1,800	
40-01-376-009	209 W WITHERBEE ST	07/12/19	\$19,500	LC	\$3,900.0	\$19,500	\$5,100	26.15	\$10,237	\$1,800	
40-01-376-040	2101 M L KING AVE	03/14/19	\$20,000	LC	\$4,000.0	\$20,000	\$4,800	24.00	\$9,586	\$2,475	
40-01-380-002	231 GRACE ST	05/13/20	\$65,000	PTA	\$13,000.0	\$65,000	\$13,100	20.15	\$26,109	\$2,700	
40-01-380-048	210 STOCKDALE ST	04/29/19	\$33,000	WD	\$6,600.0	\$33,000	\$13,600	41.21	\$27,171	\$3,671	
Totals:			\$292,900			\$312,728	\$103,100		\$206,049	\$34,545	
								Sale. Ratio =>	32.97		
								Std. Dev. =>	21.96		

4500
 1173+2=
 1337+2=

\$35

None

look @ 230
T. 225

5915



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 285.R-285, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 75
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 285.NEIGHBORHOOD 285, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 65
Standard Depth: 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$75



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff.
41-04-156-013	3009 OKLAHOMA AVE	08/17/20	\$6,000	PTA	\$1,200.0	\$6,000	\$9,600	160.00	\$19,173	\$2,997	
41-04-159-035	3018 DAKOTA AVE	01/17/20	\$30,000	WD	\$6,000.0	\$30,000	\$11,500	38.33	\$23,081	\$3,996	
41-04-176-026	3243 LEITH ST	08/09/19	\$24,000	LC	\$4,800.0	\$24,000	\$13,000	54.17	\$26,001	\$5,722	
41-04-177-005	2910 BRANCH RD	06/28/19	\$42,900	WD	\$8,580.0	\$42,900	\$14,200	33.10	\$28,303	\$3,921	
41-04-177-012	3138 LEITH ST	08/08/19	\$23,500	WD	\$4,700.0	\$23,500	\$8,500	36.17	\$16,930	\$5,376	
41-04-177-031	3131 DAKOTA AVE	06/06/19	\$15,000	WD	\$3,000.0	\$15,000	\$9,900	66.00	\$19,782	\$5,808	
41-04-178-028	3115 MARYLAND AVE	08/02/19	\$17,000	WD	\$3,400.0	\$17,000	\$7,400	43.53	\$14,753	\$2,997	
41-04-178-032	3131 MARYLAND AVE	10/23/19	\$21,000	WD	\$4,200.0	\$21,000	\$11,600	55.24	\$23,206	\$2,997	
41-04-179-010	3136 MARYLAND AVE	01/25/19	\$28,000	QCD	\$5,800.0	\$29,000	\$14,200	48.97	\$28,391	\$3,322	
41-04-179-012	3140 MARYLAND AVE	11/26/19	\$39,900	MLC	\$7,980.0	\$39,900	\$9,700	24.31	\$19,393	\$3,319	
41-04-328-025	3147 BEECHWOOD AVE	05/20/19	\$17,000	QCD	\$3,400.0	\$17,000	\$12,800	75.29	\$25,666	\$6,219	
41-04-328-030	3120 DELAWARE AVE	02/06/20	\$30,000	PTA	\$6,000.0	\$30,000	\$10,300	34.33	\$20,670	\$6,219	
41-04-330-030	3151 RISEDORPH AVE	08/08/19	\$26,500	WD	\$5,300.0	\$26,500	\$10,600	40.00	\$21,276	\$3,109	
41-04-331-006	3228 BEECHWOOD AVE	12/18/19	\$7,000	QCD	\$1,400.0	\$7,000	\$5,800	82.86	\$11,509	\$3,109	
41-04-332-009	3128 RISEDORPH AVE	11/25/19	\$64,000	WD	\$12,800.0	\$64,000	\$14,700	22.97	\$29,386	\$3,109	
41-04-332-030	3153 WOODROW AVE	10/01/19	\$20,000	PTA	\$4,000.0	\$20,000	\$12,200	61.00	\$24,476	\$6,910	
41-04-334-002	3112 WOODROW AVE	05/01/19	\$15,000	QCD	\$3,000.0	\$15,000	\$8,700	58.00	\$17,400	\$3,109	
41-04-376-012	3138 WHITTIER ST	09/18/19	\$17,000	WD	\$3,400.0	\$17,000	\$7,500	44.12	\$14,978	\$2,997	
41-04-376-029	3134 WHITTIER ST	04/10/20	\$18,500	WD	\$3,700.0	\$18,500	\$9,000	48.65	\$18,055	\$5,994	
41-04-377-025	3211 BENNETT AVE	01/07/20	\$18,000	WD	\$3,600.0	\$18,000	\$11,400	63.33	\$22,845	\$5,850	
41-04-379-014	HOLLY AVE	07/25/19	\$26,000	WD	\$4,160.0	\$23,920	\$9,300	52.88	\$2,250	\$2,250	
41-04-379-016	3123 HOLLY AVE	07/25/19	\$26,000	WD	\$4,784.0	\$23,920	\$9,300	38.88	\$23,382	\$2,250	
41-04-380-014	3213 HOLLY AVE	11/21/19	\$7,500	LC	\$1,500.0	\$7,500	\$7,500	100.00	\$14,955	\$2,925	
41-04-381-008	3124 HOLLY AVE	11/06/19	\$9,250	WD	\$1,850.0	\$9,250	\$6,900	74.59	\$13,705	\$2,925	
41-04-381-008	3124 HOLLY AVE	12/03/19	\$59,000	WD	\$11,800.0	\$59,000	\$6,900	11.69	\$13,705	\$2,925	
41-04-382-001	3202 HOLLY AVE	06/08/20	\$12,000	QCD	\$2,400.0	\$12,000	\$9,300	77.50	\$18,594	\$3,575	
41-04-384-026	3223 CHURCHILL AVE	08/26/20	\$41,000	PTA	\$8,200.0	\$41,000	\$13,600	33.17	\$27,255	\$5,850	
41-04-458-019	3521 CHURCHILL AVE	01/29/20	\$68,881	WD	\$2,342.0	\$11,710	\$8,800	75.15	\$17,653	\$2,600	
41-04-458-024	3609 CHURCHILL AVE	05/01/20	\$17,000	MLC	\$3,400.0	\$17,000	\$8,700	51.18	\$17,385	\$2,925	
41-04-458-027	3525 CHURCHILL AVE	09/09/19	\$30,000	WD	\$6,000.0	\$30,000	\$15,300	51.00	\$30,533	\$5,850	
41-04-459-011	3414 CHURCHILL AVE	08/10/20	\$30,000	PTA	\$6,000.0	\$30,000	\$15,000	50.00	\$31,397	\$5,850	
41-04-459-028	3421 DAVISON RD	04/30/19	\$22,000	WD	\$4,600.0	\$23,000	\$13,400	58.26	\$26,739	\$3,250	
41-04-460-023	3609 DAVISON RD	03/20/20	\$20,000	WD	\$4,000.0	\$20,000	\$12,600	63.00	\$25,100	\$2,925	
Totals:			\$848,931			\$767,760	\$341,000		\$687,927	\$133,180	
								Sale. Ratio =>	44.41		
								Std. Dev. =>	26.56		

3000-
6000

4500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 290.R-290, Last Edited: 10/08/2020

Frontages:

Frontage 'A': Description: 'STANDARD ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 290.NEIGHBORHOOD 290, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 * FF Rate: 135
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

\$145



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-04-277-050	2826 RIEGLE AVE	08/29/19	\$62,000	WD	\$12,400.0	\$62,000	\$21,500	34.68	\$42,967	\$8,166	
41-04-277-061	2926 N DEXTER ST	07/02/20	\$14,500	WD	\$2,900.0	\$14,500	\$20,300	140.00	\$40,549	\$9,629	
41-04-277-094	3743 DAKOTA AVE	11/12/19	\$55,000	LC	\$11,000.0	\$55,000	\$20,100	36.55	\$40,174	\$8,237	
41-04-278-020	3719 MARYLAND AVE	08/01/19	\$55,000	LC	\$11,000.0	\$55,000	\$20,500	37.27	\$40,945	\$7,849	
41-04-429-017	3709 RISEDORPH AVE	07/10/20	\$34,900	PTA	\$6,980.0	\$34,900	\$16,700	47.85	\$33,326	\$6,750	
41-04-431-018	3713 WOODROW AVE	10/01/19	\$35,000	QCD	\$7,000.0	\$35,000	\$18,000	51.43	\$35,964	\$6,750	
41-04-432-004	3814 RISEDORPH AVE	11/08/19	\$36,500	WD	\$7,300.0	\$36,500	\$16,200	44.38	\$32,380	\$6,750	
41-04-432-017	3817 WOODROW AVE	02/15/19	\$31,000	WD	\$6,200.0	\$31,000	\$16,600	53.55	\$33,144	\$6,750	
41-04-432-023	3833 WOODROW AVE	11/01/19	\$45,000	WD	\$9,000.0	\$45,000	\$17,100	38.00	\$34,161	\$6,750	
41-04-434-001	3802 WOODROW AVE	09/10/19	\$43,500	WD	\$8,700.0	\$43,500	\$17,800	40.92	\$35,549	\$7,560	
41-04-451-017	3315 BENNETT AVE	01/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$14,500	72.50	\$28,982	\$6,075	
41-04-451-029	3316 WHITTIER ST	08/15/19	\$24,000	WD	\$4,800.0	\$24,000	\$11,900	49.58	\$23,877	\$8,586	
41-04-453-013	3414 BENNETT AVE	08/21/19	\$57,000	WD	\$11,400.0	\$57,000	\$17,300	30.35	\$34,666	\$6,750	
41-04-454-016	3505 HOLLY AVE	02/12/20	\$54,900	WD	\$10,980.0	\$54,900	\$13,700	24.95	\$27,437	\$6,075	
41-04-454-025	3605 HOLLY AVE	01/13/20	\$17,000	QCD	\$3,400.0	\$17,000	\$12,800	75.29	\$25,597	\$6,075	
41-04-456-018	3513 DALE AVE	07/24/19	\$22,350	WD	\$4,470.0	\$22,350	\$14,600	65.32	\$29,166	\$6,075	
41-04-456-021	3525 DALE AVE	04/01/19	\$25,000	WD	\$5,000.0	\$25,000	\$16,000	64.00	\$32,018	\$6,075	
41-04-457-009	3324 DALE AVE	01/04/19	\$40,000	WD	\$8,000.0	\$40,000	\$20,800	52.00	\$41,591	\$6,750	
41-04-458-004	3514 DALE AVE	05/27/20	\$28,000	WD	\$5,600.0	\$28,000	\$13,400	47.86	\$26,774	\$6,075	
41-04-476-001	3702 WHITTIER ST	03/13/20	\$80,000	MLC	\$16,000.0	\$80,000	\$20,000	25.00	\$39,954	\$8,297	
41-04-476-016	3806 WHITTIER ST	07/20/20	\$46,900	WD	\$9,380.0	\$46,900	\$17,800	37.95	\$35,574	\$6,750	
41-04-476-028	3701 BENNETT AVE	01/30/20	\$37,900	WD	\$7,580.0	\$37,900	\$20,700	54.62	\$41,311	\$8,404	
41-04-476-038	3745 BENNETT AVE	10/17/19	\$32,500	WD	\$6,500.0	\$32,500	\$19,600	60.31	\$39,254	\$9,074	
41-04-476-044	3718 BENNETT AVE	10/01/19	\$58,500	WD	\$11,700.0	\$58,500	\$22,800	38.97	\$45,567	\$8,069	
41-04-476-049	3742 BENNETT AVE	06/25/19	\$66,000	WD	\$13,200.0	\$66,000	\$18,700	28.33	\$37,378	\$9,439	
41-04-476-076	3813 HOLLY AVE	11/21/19	\$42,000	WD	\$8,400.0	\$42,000	\$16,800	40.00	\$33,638	\$7,144	
41-04-477-012	3738 HOLLY AVE	06/02/20	\$32,000	WD	\$6,400.0	\$32,000	\$15,200	47.50	\$30,457	\$6,729	
Totals:			\$1,096,450			\$1,096,450	\$471,400		\$942,400	\$197,633	
								Sale. Ratio =>	42.99		
								Std. Dev. =>	22.48		

6000 -
11,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 295.R-295, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 140
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 295.NEIGHBORHOOD 295, Last Edited: 09/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 100
Standard Depth : 100

140

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-02-351-009	3023 HELBER ST	08/30/19	\$67,000	WD	\$13,400.0	\$67,000	\$30,400	45.37	\$60,788	\$10,604	
40-02-356-013	2917 MALLERY ST	03/09/20	\$15,000	WD	\$3,000.0	\$15,000	\$22,100	147.33	\$44,267	\$5,384	
40-02-379-023	HELBER ST	07/02/20	\$31,000	LC	\$6,200.0	\$31,000	\$12,700	40.97	\$2,453	\$2,453	
40-02-379-025	2918 HELBER ST	11/01/19	\$27,000	WD	\$5,400.0	\$27,000	\$13,500	50.00	\$26,957	\$4,949	
40-03-427-004	3309 HELBER ST	06/12/20	\$67,000	QCD	\$13,400.0	\$67,000	\$18,800	28.06	\$37,528	\$6,000	
40-03-477-011	3302 MALLERY ST	04/24/19	\$60,000	CD	\$12,000.0	\$60,000	\$26,300	43.83	\$52,681	\$4,195	
40-03-477-014	3201 BEGOLE ST	01/31/19	\$55,000	WD	\$11,000.0	\$55,000	\$23,900	43.45	\$47,880	\$8,500	
40-03-479-004	3305 MALLERY ST	06/19/20	\$0	OTH	\$0.0	\$0	\$26,000	#DIV/0!	\$52,080	\$8,572	
40-03-481-007	3225 CONCORD ST	06/01/20	\$40,000	WD	\$8,000.0	\$40,000	\$12,700	31.75	\$25,306	\$5,139	
40-03-482-008	3440 BARTH ST	07/19/19	\$30,000	QCD	\$6,000.0	\$30,000	\$12,200	40.67	\$24,449	\$4,627	
40-03-482-012	3416 BARTH ST	02/20/19	\$20,000	WD	\$4,000.0	\$20,000	\$7,000	35.00	\$13,904	\$4,113	
40-03-483-019	1605 SENECA ST	10/31/19	\$68,000	WD	\$13,600.0	\$68,000	\$15,500	22.79	\$30,932	\$5,500	
40-03-485-001	3319 BARTH ST	09/21/19	\$36,000	LC	\$7,200.0	\$36,000	\$17,900	49.72	\$35,880	\$5,500	
40-11-104-004	2949 BARTH ST	04/11/19	\$20,000	WD	\$4,000.0	\$20,000	\$14,000	70.00	\$28,017	\$5,656	
Totals:			\$536,000			\$536,000	\$253,000		\$483,122	\$81,192	
							Sale. Ratio =>	47.20			
							Std. Dev. =>	#DIV/0!			

8246

4541x2

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 300.R-300, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 165
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 300.Neighborhood 300, Last Edited: 10/15/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 179
Standard Depth : 100

→ 165

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-10-204-004	1218 ELDORADO DR	01/22/20	\$70,000	WD	\$14,000.0	\$70,000	\$39,200	56.00	\$78,312	\$15,722	
40-10-227-009	3133 MACKIN RD	03/12/20	\$55,000	WD	\$11,000.0	\$55,000	\$29,200	53.09	\$58,303	\$11,974	
40-10-227-053	3202 PROSPECT ST	05/22/19	\$86,000	WD	\$17,200.0	\$86,000	\$39,400	45.81	\$78,802	\$18,039	1
Totals:			\$211,000			\$211,000	\$107,800		\$215,417	\$45,735	2
								Sale. Ratio =>	51.09		
								Std. Dev. =>	5.25		

14064
7098x2

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 305.R-305, Last Edited: 12/01/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 75
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 305.NEIGHBORHOOD 305, Last Edited: 10/14/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 75
Standard Depth : 100

70 too low
NC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	10% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
40-10-227-041	3120 PROSPECT ST	01/30/19	\$64,000	WD	\$10,240.0	\$51,200	\$21,400	41.80	\$51,514	\$6,000	
40-10-227-055	PROSPECT ST	01/30/19	\$64,000	WD	\$2,560.0	\$12,800	\$5,300	41.41	\$11,700	\$5,698	
40-10-228-002	1406 SUTTON AVE	10/11/19	\$32,000	WD	\$6,400.0	\$32,000	\$13,600	42.50	\$27,156	\$3,750	
40-10-228-003	3026 PROSPECT ST	01/31/19	\$73,000	WD	\$14,600.0	\$73,000	\$19,700	26.99	\$39,321	\$5,250	
40-10-232-003	1310 SUTTON AVE	06/23/20	\$12,000	WD	\$2,400.0	\$12,000	\$6,800	56.67	\$13,509	\$3,000	
40-10-232-006	3025 WOLCOTT ST	06/04/20	\$9,000	WD	\$1,800.0	\$9,000	\$9,300	103.33	\$18,519	\$3,000	
40-10-232-009	3013 WOLCOTT ST	06/11/20	\$19,000	WD	\$3,800.0	\$19,000	\$13,900	73.16	\$27,751	\$3,000	
40-10-234-007	3021 N STEVENSON ST	10/11/19	\$29,000	WD	\$5,800.0	\$29,000	\$11,000	37.93	\$22,064	\$3,074	
40-10-234-021	3014 BERKLEY ST	07/17/19	\$45,000	WD	\$9,000.0	\$45,000	\$10,200	22.67	\$20,321	\$3,074	
40-10-277-017	3036 RASKOB ST	01/10/20	\$10,000	QCD	\$2,000.0	\$10,000	\$9,800	98.00	\$19,674	\$3,074	
40-10-278-007	3147 RASKOB ST	03/07/19	\$13,500	WD	\$2,700.0	\$13,500	\$8,300	61.48	\$16,559	\$4,227	
40-10-279-008	3031 RASKOB ST	01/18/19	\$14,000	WD	\$2,800.0	\$14,000	\$10,700	76.43	\$21,413	\$3,074	
40-10-281-005	SUTTON AVE	01/14/19	\$111,000	WD	\$341.6	\$1,708	\$69,900	4092.51	\$19,014	\$19,014	
40-10-281-006	1116 SUTTON AVE	01/14/19	\$111,000	WD	\$341.6	\$1,708	\$69,900	4092.51	\$19,014	\$19,014	
40-10-281-012	FULSOM ST	01/14/19	\$111,000	WD	\$341.6	\$1,708	\$69,900	4092.51	\$19,014	\$19,014	
40-10-281-013	FULSOM ST	01/14/19	\$111,000	WD	\$322.6	\$1,613	\$69,900	4333.54	\$19,014	\$19,014	
40-10-281-017	FULSOM ST	01/14/19	\$111,000	WD	\$151.8	\$759	\$69,900	9209.49	\$19,014	\$19,014	
40-10-282-010	1127 DONALDSON ST	03/20/20	\$14,900	WD	\$2,980.0	\$14,900	\$12,400	83.22	\$24,738	\$3,000	
40-11-105-017	2941 MACKIN RD	10/23/19	\$27,000	WD	\$2,700.0	\$13,500	\$5,900	43.70	\$12,995	\$3,841	
40-11-106-002	2927 MACKIN RD	02/15/19	\$43,000	WD	\$8,600.0	\$43,000	\$15,400	35.81	\$30,763	\$6,919	
40-11-108-009	2913 PROSPECT ST	03/26/20	\$25,000	WD	\$5,000.0	\$25,000	\$16,500	66.00	\$32,942	\$4,718	
40-11-111-007	2960 N STEVENSON ST	07/30/19	\$10,000	WD	\$2,000.0	\$10,000	\$7,200	72.00	\$14,342	\$3,000	
40-11-155-015	2932 RASKOB ST	12/20/19	\$16,500	WD	\$3,300.0	\$16,500	\$12,300	74.55	\$24,623	\$11,811	
Totals:			\$1,075,900			\$450,896	\$559,200		\$524,974	\$174,580	1
								Sale. Ratio =>	124.02	Average	
								Std. Dev. =>	2359.71	per FF=>	

3920

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 310.R-310, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 310, NEIGHBORHOOD 310, Last Edited: 10/14/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 75
Standard Depth : 100 **\$80**

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	25% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. F
40-02-381-027	2816 MALLERY ST	10/11/19	\$13,500	WD	\$2,700.0	\$13,500	\$8,300	61.48	\$16,517	\$3,869	
40-02-460-001	1213 WELCH BLVD	03/03/20	\$60,000	WD	\$12,000.0	\$60,000	\$23,000	38.33	\$46,095	\$6,472	
40-02-460-011	1708 FOREST HILL AVE	06/14/19	\$22,000	WD	\$4,400.0	\$22,000	\$11,200	50.91	\$22,361	\$5,083	
40-02-460-022	1012 COPEMAN BLVD	10/23/19	\$25,000	WD	\$5,000.0	\$25,000	\$13,600	54.40	\$27,233	\$3,750	
40-11-110-009	2833 PROSPECT ST	03/06/19	\$17,000	WD	\$3,400.0	\$17,000	\$13,600	80.00	\$27,165	\$6,000	
40-11-127-030	2812 CONCORD ST	02/12/20	\$4,420	WD	\$884.0	\$4,420	\$9,900	223.98	\$19,711	\$4,821	
40-11-128-014	1502 LAVENDER AVE	01/22/20	\$21,000	WD	\$4,200.0	\$21,000	\$12,800	60.95	\$25,611	\$5,176	
40-11-128-019	2710 CONCORD ST	02/27/20	\$5,200	QCD	\$1,040.0	\$5,200	\$8,400	161.54	\$16,851	\$3,941	
40-11-130-004	2713 CONCORD ST	03/10/20	\$20,000	QCD	\$4,000.0	\$20,000	\$8,300	41.50	\$16,528	\$3,471	
40-11-132-022	2630 BARTH ST	07/09/20	\$5,500	QCD	\$1,100.0	\$5,500	\$8,800	160.00	\$17,590	\$3,869	
40-11-132-027	1445 FOREST HILL AVE	01/02/20	\$33,000	WD	\$6,600.0	\$33,000	\$16,100	48.79	\$32,295	\$5,865	
40-11-133-017	2848 MACKIN RD	10/31/19	\$20,000	WD	\$4,000.0	\$20,000	\$8,100	40.50	\$16,296	\$3,771	
40-11-153-011	2825 WOLCOTT ST	08/10/19	\$17,222	LC	\$3,444.4	\$17,222	\$11,700	67.94	\$23,321	\$4,500	
40-11-158-016	2824 SLOAN ST	06/01/19	\$10,000	LC	\$2,000.0	\$10,000	\$9,500	95.00	\$18,986	\$4,073	
40-11-176-011	2627 MACKIN RD	07/19/19	\$27,500	QCD	\$5,500.0	\$27,500	\$10,000	36.36	\$19,923	\$3,405	
40-11-176-019	2718 PROSPECT ST	03/12/19	\$15,000	WD	\$3,000.0	\$15,000	\$10,100	67.33	\$20,157	\$3,750	
40-11-178-012	2733 WOLCOTT ST	05/30/19	\$43,000	WD	\$8,600.0	\$43,000	\$9,100	21.16	\$18,163	\$3,375	
40-11-180-004	1260 LAVENDER AVE	06/04/20	\$31,000	AFF	\$6,200.0	\$31,000	\$8,900	28.71	\$17,744	\$3,064	
40-11-180-006	1252 LAVENDER AVE	07/15/20	\$20,000	QCD	\$4,000.0	\$20,000	\$9,200	46.00	\$18,394	\$3,640	
40-11-180-024	2738 BERKLEY ST	07/13/20	\$22,300	QCD	\$4,460.0	\$22,300	\$12,300	55.16	\$24,611	\$3,458	
40-11-180-026	2730 BERKLEY ST	09/11/19	\$20,000	WD	\$4,000.0	\$20,000	\$10,600	53.00	\$21,131	\$3,458	
40-11-180-036	1251 FOREST HILL AVE	02/13/20	\$8,600	QCD	\$1,720.0	\$8,600	\$12,000	139.53	\$23,993	\$3,938	
40-11-181-026	2640 BERKLEY ST	08/04/20	\$17,000	QCD	\$3,400.0	\$17,000	\$0	0.00	\$18,492	\$3,843	
40-11-182-008	2743 BERKLEY ST	11/12/19	\$10,000	WD	\$2,000.0	\$10,000	\$10,700	107.00	\$21,498	\$3,458	
40-11-182-008	2743 BERKLEY ST	05/29/20	\$20,000	WD	\$4,000.0	\$20,000	\$10,700	53.50	\$21,498	\$3,458	
40-11-184-002	1164 LAVENDER AVE	06/20/19	\$59,900	WD	\$11,980.0	\$59,900	\$12,100	20.20	\$24,201	\$3,557	
40-11-184-007	2755 RASKOB ST	03/12/20	\$32,000	WD	\$6,400.0	\$32,000	\$12,900	40.31	\$25,879	\$3,843	
40-11-184-020	2752 SLOAN ST	03/09/20	\$12,000	WD	\$2,400.0	\$12,000	\$14,000	116.67	\$28,013	\$5,380	
40-11-201-004	1205 COPEMAN BLVD	02/27/19	\$8,600	WD	\$1,720.0	\$8,600	\$8,000	93.02	\$15,927	\$3,750	
40-11-202-027	2414 MALLERY ST	03/26/20	\$15,000	WD	\$3,000.0	\$15,000	\$9,700	64.67	\$19,460	\$3,703	
40-11-203-006	2517 MALLERY ST	02/28/20	\$7,500	QCD	\$1,500.0	\$7,500	\$8,300	110.67	\$16,657	\$3,750	
40-11-203-006	2517 MALLERY ST	03/10/20	\$20,000	QCD	\$4,000.0	\$20,000	\$8,300	41.50	\$16,657	\$3,750	
40-11-205-005	2517 CLEMENT ST	05/27/20	\$15,000	WD	\$3,000.0	\$15,000	\$7,900	52.67	\$15,757	\$3,820	
40-11-251-012	2427 BARTH ST	05/29/20	\$12,500	WD	\$2,500.0	\$12,500	\$7,900	63.20	\$15,892	\$3,750	
40-11-251-028	2426 MACKIN RD	07/16/19	\$9,999	QCD	\$1,999.8	\$9,999	\$8,600	86.01	\$17,174	\$3,756	
40-11-255-021	2618 WOLCOTT ST	05/27/20	\$4,000	WD	\$800.0	\$4,000	\$14,200	355.00	\$28,495	\$3,375	
40-11-326-015	2617 RASKOB ST	08/09/19	\$53,900	WD	\$10,780.0	\$53,900	\$13,400	24.86	\$26,797	\$3,843	
Totals:			\$758,641			\$758,641	\$392,200		\$803,073	\$149,785	1.5

Sale. Ratio => 51.70
Std. Dev. => 65.18

4079
2204x2

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 315.R-315, Last Edited: 12/01/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 60
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 315, Last Edited: 10/14/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 50
Standard Depth : 100

✓ *See Job*

\$608

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	10% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-11-226-003	939 WELCH BLVD	02/11/20	\$10,000	WD	\$2,000.0	\$10,000	\$11,300	113.00	\$22,548	\$3,550	
40-11-229-016	2326 BEGOLE ST	08/07/20	\$31,000	WD	\$6,200.0	\$31,000	\$9,400	30.32	\$18,704	\$3,395	
40-11-230-013	719 COPEMAN BLVD	03/07/19	\$13,500	WD	\$2,700.0	\$13,500	\$8,000	59.26	\$16,088	\$2,500	
40-11-230-013	719 COPEMAN BLVD	07/17/20	\$19,500	WD	\$3,900.0	\$19,500	\$8,000	41.03	\$16,088	\$2,500	
40-11-231-010	2223 BEGOLE ST	01/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$13,100	65.50	\$26,283	\$2,500	
40-11-231-010	2223 BEGOLE ST	07/24/20	\$37,000	MLC	\$7,400.0	\$37,000	\$13,100	35.41	\$26,283	\$2,500	
40-11-231-011	2219 BEGOLE ST	06/04/19	\$12,500	WD	\$2,500.0	\$12,500	\$10,100	80.80	\$20,164	\$2,500	
40-11-232-008	2101 BEGOLE ST	07/06/20	\$800	QCD	\$160.0	\$800	\$1,300	162.50	\$2,500	\$2,500	
40-11-232-010	2013 BEGOLE ST	02/19/20	\$10,000	WD	\$2,000.0	\$10,000	\$8,500	85.00	\$16,946	\$2,500	
40-11-232-010	2013 BEGOLE ST	07/08/20	\$11,000	WD	\$2,200.0	\$11,000	\$8,500	77.27	\$16,946	\$2,500	
40-11-252-005	2305 CLEMENT ST	06/29/20	\$6,000	WD	\$1,200.0	\$6,000	\$7,400	123.33	\$14,775	\$2,500	
40-11-277-015	1933 CONCORD ST	04/12/19	\$18,000	LC	\$3,600.0	\$18,000	\$7,400	41.11	\$14,825	\$2,500	
40-11-278-012	2005 CLEMENT ST	06/30/20	\$3,900	QCD	\$780.0	\$3,900	\$5,800	148.72	\$11,559	\$2,500	
40-11-278-016	1921 CLEMENT ST	03/07/19	\$10,000	WD	\$2,000.0	\$10,000	\$6,800	68.00	\$13,680	\$2,500	
40-11-278-016	1921 CLEMENT ST	07/07/20	\$16,000	WD	\$3,200.0	\$16,000	\$6,800	42.50	\$13,680	\$2,500	
40-11-280-008	2021 MACKIN RD	03/07/20	\$10,000	QCD	\$2,000.0	\$10,000	\$8,000	80.00	\$15,957	\$2,500	
40-11-280-023	2102 PROSPECT ST	09/18/19	\$19,500	WD	\$3,900.0	\$19,500	\$10,800	55.38	\$21,523	\$2,437	
40-11-402-018	2401 RASKOB ST	04/10/19	\$14,500	WD	\$2,900.0	\$14,500	\$12,500	86.21	\$24,987	\$4,227	
40-11-403-005	2213 WOLCOTT ST	01/08/20	\$8,000	LC	\$1,600.0	\$8,000	\$8,700	108.75	\$13,934	\$2,500	
40-11-403-006	2209 WOLCOTT ST	01/08/20	\$8,000	LC	\$1,600.0	\$8,000	\$8,700	108.75	\$17,324	\$2,500	
40-11-404-012	2113 N STEVENSON ST	07/31/20	\$4,158	QCD	\$831.6	\$4,158	\$7,200	173.16	\$14,380	\$2,500	
40-11-404-028	2222 BERKLEY ST	08/03/20	\$5,000	QCD	\$1,000.0	\$5,000	\$6,400	128.00	\$12,778	\$2,500	
40-11-405-007	2313 BERKLEY ST	05/27/20	\$6,000	QCD	\$1,200.0	\$6,000	\$7,300	121.67	\$14,562	\$2,500	
40-11-405-019	2117 BERKLEY ST	03/12/19	\$13,900	QCD	\$2,780.0	\$13,900	\$7,500	53.96	\$14,981	\$2,500	
40-11-406-009	2313 RASKOB ST	06/12/20	\$10,000	PTA	\$2,000.0	\$10,000	\$7,400	74.00	\$14,808	\$2,500	
40-11-406-016	2213 RASKOB ST	03/18/20	\$13,500	WD	\$2,700.0	\$13,500	\$6,500	48.15	\$12,970	\$2,500	
40-11-406-037	2214 SLOAN ST	05/31/19	\$2,800	QCD	\$560.0	\$2,800	\$7,600	271.42	\$15,158	\$2,500	
40-11-407-008	2401 SLOAN ST	07/12/19	\$26,500	WD	\$5,300.0	\$26,500	\$7,800	29.43	\$15,639	\$2,500	
40-11-407-049	2118 FLUSHING RD	03/06/19	\$25,000	WD	\$5,000.0	\$25,000	\$9,300	37.20	\$18,692	\$2,717	
40-11-429-033	1926 BERKLEY ST	07/01/19	\$15,000	LC	\$3,000.0	\$15,000	\$9,200	61.33	\$18,333	\$2,500	
40-11-430-029	1902 RASKOB ST	04/01/19	\$15,000	LC	\$3,000.0	\$15,000	\$7,700	51.33	\$15,458	\$3,009	
Totals:			\$416,058			\$416,058	\$258,100		\$512,553	\$81,835	1.6
								Sale. Ratio =>	62.03		
								Std. Dev. =>	52.31		

2700
1441 x 2 =

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 320.R-320, Last Edited: 10/28/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 85
Standard Depth : 125

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 320.NEIGHBORHOOD 320, Last Edited: 10/14/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 75
Standard Depth: 125

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff.
40-12-106-015	1626 EUCLID AVE	04/29/19	\$15,000	WD	\$3,000.0	\$15,000	\$13,100	87.33	\$26,258	\$5,185	
40-12-106-026	1637 N GRAND TRAVERSE	07/22/20	\$5,000	QCD	\$1,000.0	\$5,000	\$10,600	212.00	\$21,104	\$4,087	
40-12-107-022	405 WELCH BLVD	01/24/20	\$78,000	WD	\$15,600.0	\$78,000	\$26,600	34.10	\$53,191	\$6,573	
40-12-126-028	122 WELCH BLVD	05/07/19	\$33,900	MLC	\$6,780.0	\$33,900	\$18,200	53.69	\$36,349	\$4,082	
40-12-128-027	1631 LYON ST	04/26/19	\$18,000	WD	\$3,600.0	\$18,000	\$13,800	76.67	\$27,699	\$5,167	
Totals:			\$149,900			\$149,900	\$82,300		\$164,601	\$25,094	
								Sale. Ratio =>	54.90		
								Std. Dev. =>	69.77		

4000

2500x2
2600x2

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 325.R-325, Last Edited: 12/01/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 70
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 325.NEIGHBORHOOD 325, Last Edited: 10/16/2019

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 65
Standard Frontage: 0 Standard Depth: 100

9.10

Values for Acreage Table 2: 'EXCESS ACERAGE'

1	Acre: 3,800	3	Acre: 11,400	10	Acre: 0	30	Acre: 0
1.5	Acre: 5,700	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 7,600	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 9,500	7	Acre: 0	25	Acre: 0	100	Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	2.0% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
40-12-301-007	1252 NIAGARA AVE	07/10/20	\$17,500	PTA	\$3,500.0	\$17,500	\$7,000	40.00	\$14,068	\$3,184	
40-12-303-028	1322 PROSPECT ST	01/29/20	\$14,900	CD	\$2,980.0	\$14,900	\$9,500	63.76	\$18,916	\$2,600	
40-12-351-020	1109 FROST ST	05/12/20	\$7,000	WD	\$1,400.0	\$7,000	\$14,900	212.86	\$29,765	\$5,696	
40-12-354-003	1030 N STEVENSON ST	05/15/19	\$32,400	WD	\$6,480.0	\$32,400	\$7,700	23.77	\$12,938	\$2,453	
40-12-354-007	1018 N STEVENSON ST	02/19/19	\$18,600	WD	\$3,720.0	\$18,600	\$1,500	8.06	\$21,996	\$2,953	
Totals:			\$90,400			\$90,400	\$40,600		\$97,683	\$16,886	

Sale. Ratio => 44.91
Std. Dev. => 82.64

3614
2269
2117
1977

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 330.R-330, Last Edited: 12/01/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 100
Standard Depth : 132

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 330.NEIGHBORHOOD 330, Last Edited: 10/16/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

' FF Rate: 80
Standard Depth : 132

085 per foot
\$100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	2.1% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
40-12-129-012	1538 LYON ST	06/19/19	\$1,000	QCD	\$6,000.0	\$30,000	\$3,400	11.33	\$6,743	\$3,369	4:
40-12-185-031	411 TENTH AVE	08/26/20	\$37,000	PTA	\$7,400.0	\$37,000	\$26,000	70.27	\$52,019	\$36,139	45:
40-12-426-010	804 GARLAND ST	07/10/19	\$18,700	WD	\$3,740.0	\$18,700	\$14,700	78.61	\$29,334	\$4,365	5:
Totals:			\$56,700			\$85,700	\$44,100		\$88,096	\$43,873	54:
								Sale. Ratio =>	51.46		
								Std. Dev. =>	36.67		

5713

1904
2028
2150

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 335.R-335, Last Edited: 12/01/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 60
Standard Frontage: 0 Standard Depth: 132
Frontage 'B': Description: 'SMITHVILLAGE' ' FF Rate: 140
Standard Frontage: 0 Standard Depth: 132

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 335.NEIGHBORHOOD 335, Last Edited: 10/23/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
Frontage 'B': Description: 'SMITHVILLAGE
Standard Frontage: 0

' FF Rate: 60
Standard Depth: 132
' FF Rate: 140
Standard Depth: 132

Handwritten: 45 too low NC

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Handwritten: 1/10/20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. F
40-01-481-022	421 HARRIET ST	07/10/20	\$5,000	QCD	\$1,000.0	\$5,000	\$5,100	102.00	\$10,255	\$2,382	3
40-12-204-020	221 CROSBY ST	06/19/19	\$13,000	WD	\$2,600.0	\$13,000	\$5,100	39.23	\$10,265	\$2,089	3
40-12-280-006	WILLIAMS ST	08/08/19	\$0	QCD	\$0.0	\$0	\$0	#DIV/0!	\$1,165	\$1,165	2
40-12-280-045	WILLIAMS ST	08/08/19	\$0	QCD	\$0.0	\$0	\$0	#DIV/0!	\$1,165	\$1,165	11
40-12-281-026	522 WILLIAMS ST	04/26/19	\$20,000	PTA	\$4,000.0	\$20,000	\$8,900	44.50	\$17,730	\$2,272	3
40-12-282-076	1004 ROOT ST	06/16/20	\$800	QCD	\$160.0	\$800	\$2,100	262.50	\$4,110	\$4,110	6
Totals:			\$38,800			\$38,800	\$21,200		\$44,690	\$13,183	32
								Sale. Ratio =>	54.64		
								Std. Dev. =>	#DIV/0!		

1940
1156x2

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 345.R-345, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 120

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 345.NEIGHBORHOOD 345, Last Edited: 10/23/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 70
Standard Depth: 120

LEAVE



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-07-232-018	1329 WASHINGTON AVE	12/27/19	\$13,000	MLC	\$2,600.0	\$13,000	\$8,100	62.31	\$16,188	\$4,397	
41-07-282-022	1250 ROOSEVELT AVE	06/30/20	\$14,000	LC	\$2,800.0	\$14,000	\$8,200	58.57	\$16,453	\$2,722	
Totals:			\$27,000			\$27,000	\$16,300		\$32,641	\$7,119	
								Sale. Ratio =>	60.37		
								Std. Dev. =>	2.64		

NEED TO LOOK AT THIS
SIMILAR TRACT 275 - NO SALES
TRACT 235

03/01/2021
10:22 AM

Detailed Land Table Printout

Page: 52/112
DB: City Of Flint 2021

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 350.R-350, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 105

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 350.NEIGHBORHOOD 350, Last Edited: 10/14/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 75
Standard Depth: 105

\$90



MULTI

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
41-08-102-025	1533 INDIANA AVE	06/27/19	\$18,500	WD	\$3,700.0	\$18,500	\$9,400	50.81	\$18,866	\$3,000
41-08-102-038	1501 INDIANA AVE	05/10/19	\$19,900	QCD	\$3,980.0	\$19,900	\$9,600	48.24	\$19,218	\$4,228
41-08-104-016	1556 INDIANA AVE	01/02/20	\$11,000	WD	\$2,200.0	\$11,000	\$9,700	88.18	\$19,350	\$3,000
41-08-105-012	1421 KEARSLEY PARK BLVD	06/10/19	\$19,000	WD	\$3,800.0	\$19,000	\$8,900	46.84	\$17,819	\$4,387
41-08-128-009	1626 INDIANA AVE	08/11/20	\$21,000	PTA	\$4,200.0	\$21,000	\$6,700	31.90	\$13,476	\$3,000
41-08-135-009	1526 CRONK AVE	09/01/20	\$17,500	PTA	\$3,500.0	\$17,500	\$6,400	36.57	\$12,872	\$3,000
41-08-136-002	1605 KEARSLEY PARK BLVD	05/15/19	\$25,000	WD	\$5,000.0	\$25,000	\$11,100	44.40	\$22,183	\$3,367
41-08-136-002	1605 KEARSLEY PARK BLVD	07/10/20	\$42,000	WD	\$8,400.0	\$42,000	\$11,100	26.43	\$22,183	\$3,367
41-08-138-009	1318 CRONK AVE	06/29/20	\$9,500	WD	\$1,900.0	\$9,500	\$6,300	66.32	\$12,526	\$3,518
41-08-138-024	1313 N FRANKLIN AVE	11/15/19	\$69,444	QCD	\$2,004.6	\$10,023	\$7,400	73.83	\$14,811	\$3,000
41-08-176-002	1709 KEARSLEY PARK BLVD	08/21/19	\$40,000	WD	\$8,000.0	\$40,000	\$21,200	53.00	\$42,409	\$5,051
41-08-179-007	1718 MISSOURI AVE	08/21/20	\$12,000	PTA	\$2,400.0	\$12,000	\$8,200	68.33	\$16,447	\$4,500
41-08-183-006	1718 NEBRASKA AVE	05/26/20	\$20,000	PTA	\$4,000.0	\$20,000	\$6,200	31.00	\$12,449	\$3,000
Totals:			\$324,844			\$265,423	\$122,200		\$244,609	\$46,418
								Sale. Ratio =>	46.04	
								Std. Dev. =>	18.46	

3000 -
5000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 355.R-355, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 85
Standard Frontage: 0 Standard Depth : 105

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 355, Last Edited: 10/15/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

' SF Rate: 75
Standard Depth : 105

#65



MULTI

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-08-202-013	1706 MAPLEWOOD AVE	11/13/19	\$69,444	QCD	\$2,470.0	\$12,350	\$8,600	69.64	\$17,255	\$3,000	
41-08-205-021	2305 ILLINOIS AVE	04/29/19	\$34,200	WD	\$6,840.0	\$34,200	\$9,400	27.49	\$18,862	\$3,199	
41-08-211-019	1405 MAPLEWOOD AVE	02/25/19	\$16,000	QCD	\$3,200.0	\$16,000	\$5,600	35.00	\$11,250	\$3,000	
41-08-214-003	2210 OHIO AVE	06/19/20	\$10,000	QCD	\$2,000.0	\$10,000	\$13,100	131.00	\$26,239	\$3,439	
41-08-214-004	2214 OHIO AVE	09/20/19	\$25,000	WD	\$5,000.0	\$25,000	\$8,100	32.40	\$16,201	\$3,439	
41-08-214-005	2218 OHIO AVE	12/31/19	\$55,556	WD	\$11,111.2	\$55,556	\$8,000	14.40	\$13,394	\$2,294	
41-08-215-019	2309 MISSOURI AVE	08/11/20	\$5,000	PTA	\$1,000.0	\$5,000	\$9,000	180.00	\$17,974	\$3,792	
41-08-215-020	2315 MISSOURI AVE	07/19/19	\$27,500	QCD	\$5,500.0	\$27,500	\$11,200	40.73	\$22,494	\$6,267	
41-08-230-007	2428 ILLINOIS AVE	03/30/19	\$15,000	LC	\$3,000.0	\$15,000	\$10,300	68.67	\$20,613	\$4,613	
41-08-237-008	2436 PENNSYLVANIA AVE	08/30/19	\$19,000	WD	\$3,800.0	\$19,000	\$8,800	46.32	\$17,639	\$3,075	
41-08-237-010	2407 MISSOURI AVE	05/15/19	\$34,000	WD	\$6,800.0	\$34,000	\$8,100	23.82	\$16,230	\$3,750	
41-08-252-012	2201 KENTUCKY AVE	10/17/19	\$17,500	WD	\$3,500.0	\$17,500	\$10,900	62.29	\$21,886	\$3,734	
41-08-276-018	2437 KENTUCKY AVE	06/06/19	\$16,000	WD	\$3,200.0	\$16,000	\$9,900	61.88	\$19,888	\$3,075	
41-08-277-012	2509 KENTUCKY AVE	10/15/19	\$30,000	WD	\$6,000.0	\$30,000	\$9,400	31.33	\$18,890	\$3,450	
41-08-278-007	2426 KENTUCKY AVE	08/02/19	\$42,000	WD	\$8,400.0	\$42,000	\$8,100	19.29	\$16,233	\$3,075	
41-08-278-018	2433 NEBRASKA AVE	07/24/20	\$27,500	WD	\$5,500.0	\$27,500	\$9,300	33.82	\$18,514	\$3,900	
41-08-278-019	1105 N CUMBERLAND ST	05/14/19	\$15,000	WD	\$3,000.0	\$15,000	\$8,200	54.67	\$16,390	\$3,075	
41-08-281-005	2424 NEBRASKA AVE	12/31/19	\$55,556	WD	\$11,111.2	\$55,556	\$8,000	14.40	\$17,972	\$2,294	
Totals:			\$514,256			\$457,162	\$164,000		\$327,924	\$62,471	
								Sale. Ratio =>	35.87		
								Std. Dev. =>	42.22		

3000-
6000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 360.R-360, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 360, Last Edited: 10/29/2018

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 75
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$60



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-09-201-027	1609 BINGHAM ST	08/28/19	\$14,000	WD	\$2,800.0	\$14,000	\$9,800	70.00	\$19,540	\$3,503	
41-09-202-016	3401 MARMION AVE	05/03/20	\$10,000	QCD	\$2,000.0	\$10,000	\$10,600	106.00	\$21,113	\$4,544	
41-09-204-011	1717 DOROTHY DR	06/11/19	\$15,600	WD	\$3,120.0	\$15,600	\$11,200	71.79	\$22,357	\$3,383	
41-09-206-018	3611 PITKIN AVE	06/16/20	\$8,000	WD	\$1,600.0	\$8,000	\$10,000	125.00	\$19,952	\$3,410	
41-09-208-010	3401 BREWSTER AVE	08/07/20	\$20,000	PTA	\$4,000.0	\$20,000	\$12,100	60.50	\$24,188	\$5,438	
41-09-228-020	3733 IVANHOE AVE	07/24/20	\$47,000	WD	\$9,400.0	\$47,000	\$13,500	28.72	\$27,057	\$3,375	
41-09-231-010	3842 IVANHOE AVE	02/18/19	\$30,000	QCD	\$6,000.0	\$30,000	\$8,300	27.67	\$16,518	\$3,000	
41-09-233-010	3834 PITKIN AVE	04/23/19	\$17,000	WD	\$3,400.0	\$17,000	\$10,900	64.12	\$21,764	\$3,000	
41-09-233-013	3846 PITKIN AVE	01/22/19	\$27,000	WD	\$5,400.0	\$27,000	\$8,300	30.74	\$16,518	\$3,000	
Totals:			\$188,600			\$188,600	\$94,700		\$189,007	\$32,653	
								Sale. Ratio ==>	50.21		
								Std. Dev. ==>	34.02		

2000-
4000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 365.R-365, Last Edited: 12/07/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 150
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 365.NEIGHBORHOOD 365, Last Edited: 10/15/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 125
Standard Depth : 100

too low
130
\$150

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	0% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
40-11-302-012	2730 GOLFSIDE LN	06/28/19	\$49,900	WD	\$9,980.0	\$49,900	\$18,700	37.47	\$37,342	\$7,071	56
40-11-302-013	2726 GOLFSIDE LN	07/15/19	\$25,000	WD	\$5,000.0	\$25,000	\$22,400	89.60	\$44,719	\$7,051	56
40-11-302-025	2721 THOMAS ST	07/29/20	\$55,000	WD	\$11,000.0	\$55,000	\$19,800	36.00	\$39,682	\$7,125	57
40-11-302-027	2713 THOMAS ST	08/21/20	\$0	PTA	\$0.0	\$0	\$21,100	#DIV/0!	\$42,279	\$6,722	53
40-11-302-030	2701 THOMAS ST	06/30/20	\$53,500	WD	\$10,700.0	\$53,500	\$23,800	44.49	\$47,563	\$9,724	77
40-11-303-014	2738 THOMAS ST	01/10/20	\$25,000	WD	\$5,000.0	\$25,000	\$16,900	67.60	\$33,700	\$7,000	56
40-11-303-026	2616 THOMAS ST	04/23/19	\$35,000	MLC	\$7,000.0	\$35,000	\$18,900	54.00	\$37,728	\$6,871	55
40-11-304-021	2618 NORBERT ST	10/09/19	\$67,000	WD	\$13,400.0	\$67,000	\$17,200	25.67	\$34,451	\$9,042	72
40-11-304-025	907 FREMONT ST	04/01/19	\$36,500	WD	\$7,300.0	\$36,500	\$18,300	50.14	\$36,686	\$6,875	55
40-11-304-049	2631 ORCHARD LN	08/28/20	\$45,800	PTA	\$9,160.0	\$45,800	\$14,000	30.57	\$28,087	\$2,838	22
40-11-329-057	2522 ORCHARD LN	08/28/19	\$45,000	WD	\$9,000.0	\$45,000	\$21,100	46.89	\$42,209	\$3,448	27
40-11-352-001	514 FREMONT ST	01/22/19	\$37,500	WD	\$7,500.0	\$37,500	\$18,700	49.87	\$37,450	\$9,211	73
40-11-377-002	708 FREMONT ST	05/10/19	\$28,900	WD	\$5,780.0	\$28,900	\$19,000	65.74	\$37,907	\$8,935	73
Totals:			\$504,100			\$504,100	\$249,900		\$499,803	\$91,913	73

8401

Sale. Ratio => 49.57

Std. Dev. => #DIV/0!

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 370.R-370, Last Edited: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 140
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 370.NEIGHBORHOOD 370, Last Edited: 10/15/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 0.28
Standard Depth : 100

MD

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	70% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres
40-11-331-010	2539 BAGLEY ST	01/25/19	\$20,000	WD	\$4,000.0	\$20,000	\$15,300	76.50	\$30,668	\$6,000	48.0	100.0	0.1
40-11-331-035	909 MARQUETTE ST	02/21/19	\$34,900	WD	\$6,980.0	\$34,900	\$20,100	57.59	\$40,194	\$7,889	63.1	122.6	0.1
40-11-351-080	315 MARQUETTE ST	03/14/19	\$66,500	WD	\$13,300.0	\$66,500	\$28,100	42.26	\$56,196	\$8,607	68.9	112.2	0.1
40-11-352-003	2551 ALTOONA ST	05/14/20	\$31,500	WD	\$6,300.0	\$31,500	\$15,800	50.16	\$31,599	\$6,628	53.0	100.0	0.1
40-11-352-009	2527 ALTOONA ST	08/19/20	\$43,000	PTA	\$8,600.0	\$43,000	\$16,100	37.44	\$32,158	\$6,250	50.0	100.0	0.1
40-11-352-027	2518 NORBERT ST	08/01/19	\$55,000	WD	\$11,000.0	\$55,000	\$21,800	39.64	\$43,673	\$6,250	50.0	100.0	0.1
40-11-353-011	2535 NORBERT ST	07/15/20	\$47,000	WD	\$9,400.0	\$47,000	\$17,300	36.81	\$34,651	\$5,875	47.0	100.0	0.1
40-11-353-012	2531 NORBERT ST	08/21/20	\$67,900	PTA	\$13,580.0	\$67,900	\$28,900	42.56	\$57,751	\$5,875	47.0	100.0	0.1
40-11-353-027	2536 THOMAS ST	03/06/20	\$29,000	WD	\$5,800.0	\$29,000	\$24,000	82.76	\$48,052	\$6,125	49.0	100.0	0.1
40-11-353-028	2532 THOMAS ST	03/14/19	\$42,000	WD	\$8,400.0	\$42,000	\$20,600	49.05	\$41,133	\$6,125	49.0	100.0	0.1
40-11-353-033	2512 THOMAS ST	04/15/20	\$36,000	WD	\$7,200.0	\$36,000	\$24,400	67.78	\$48,858	\$6,125	49.0	100.0	0.1
40-11-376-009	2545 TIFFIN ST	01/15/20	\$30,000	WD	\$6,000.0	\$30,000	\$14,600	48.67	\$29,289	\$6,250	50.0	100.0	0.1
40-11-376-022	2550 PADUCAH ST	03/24/20	\$33,000	WD	\$6,600.0	\$33,000	\$16,800	50.91	\$33,587	\$6,125	49.0	100.0	0.1
40-11-376-030	2522 PADUCAH ST	08/09/19	\$19,000	WD	\$3,800.0	\$19,000	\$14,500	76.32	\$28,922	\$6,125	49.0	100.0	0.1
40-11-377-011	2543 PADUCAH ST	06/26/20	\$28,500	WD	\$5,700.0	\$28,500	\$14,100	49.47	\$28,122	\$6,250	50.0	100.0	0.1
40-11-378-010	2545 TYRONE ST	06/12/20	\$17,250	WD	\$3,450.0	\$17,250	\$16,000	92.75	\$31,937	\$6,250	50.0	100.0	0.1
40-11-378-023	2540 ALTOONA ST	06/15/20	\$31,500	WD	\$6,300.0	\$31,500	\$18,200	57.78	\$36,340	\$6,000	48.0	100.0	0.1
40-11-378-030	2516 ALTOONA ST	09/13/19	\$32,000	MLC	\$6,400.0	\$32,000	\$15,200	47.50	\$30,346	\$6,000	48.0	100.0	0.1
40-11-380-035	701 BLAIR ST	03/12/20	\$58,000	WD	\$11,600.0	\$58,000	\$31,400	54.14	\$62,863	\$17,005	136.0	133.7	0.3
40-11-381-001	512 MARQUETTE ST	10/21/19	\$36,000	WD	\$7,200.0	\$36,000	\$17,700	49.17	\$35,488	\$7,798	62.4	101.2	0.1
40-11-381-006	2417 ALTOONA ST	08/17/20	\$52,900	PTA	\$10,580.0	\$52,900	\$19,300	36.48	\$38,604	\$6,250	50.0	100.0	0.1
40-11-381-007	2413 ALTOONA ST	08/13/20	\$31,500	PTA	\$6,360.0	\$31,800	\$17,400	54.72	\$34,793	\$6,876	55.0	101.5	0.1
40-11-381-011	2440 NORBERT ST	11/11/19	\$63,000	WD	\$12,600.0	\$63,000	\$23,400	37.14	\$46,864	\$7,414	59.3	79.5	0.1
40-11-458-019	2302 MONTEITH ST	03/13/20	\$49,000	PTA	\$9,800.0	\$49,000	\$24,600	50.20	\$49,180	\$9,482	75.9	104.0	0.1
40-14-126-015	2423 THOMAS ST	03/29/19	\$49,900	WD	\$9,980.0	\$49,900	\$22,900	45.89	\$45,808	\$6,153	49.2	100.0	0.1
40-14-201-010	424 DOUGHERTY PL	06/07/19	\$28,000	WD	\$5,600.0	\$28,000	\$20,000	71.43	\$39,954	\$8,546	68.4	129.8	0.1
40-14-201-022	2205 CARTIER ST	04/18/19	\$35,000	WD	\$7,000.0	\$35,000	\$18,400	52.57	\$36,735	\$6,913	55.3	107.9	0.1
40-14-202-010	2128 CARTIER ST	07/30/20	\$50,000	PTA	\$10,000.0	\$50,000	\$20,500	41.00	\$40,941	\$7,450	59.6	73.6	0.1
40-14-203-020	2210 MONTEITH ST	03/28/19	\$90,000	WD	\$5,040.0	\$25,200	\$9,600	38.10	\$24,546	\$4,720	52.4	110.0	0.1
40-14-203-024	2126 MONTEITH ST	05/29/20	\$18,000	WD	\$3,600.0	\$18,000	\$18,700	103.89	\$37,491	\$6,555	52.4	110.0	0.1
40-14-203-025	2120 MONTEITH ST	05/22/20	\$24,000	WD	\$4,800.0	\$24,000	\$17,900	74.58	\$35,885	\$6,133	49.1	113.9	0.1
40-14-228-024	2034 MONTEITH ST	07/16/19	\$39,000	WD	\$7,800.0	\$39,000	\$17,700	45.38	\$35,462	\$6,942	55.5	123.4	0.1
40-14-228-039	1822 MONTEITH ST	06/11/20	\$26,000	WD	\$5,200.0	\$26,000	\$15,400	59.23	\$30,753	\$6,285	50.3	104.0	0.1
40-14-228-041	1810 MONTEITH ST	07/12/19	\$63,900	WD	\$12,780.0	\$63,900	\$24,100	37.72	\$48,118	\$6,545	52.4	80.7	0.1
40-14-229-004	2025 MONTEITH ST	10/08/19	\$34,000	WD	\$6,800.0	\$34,000	\$17,800	52.35	\$35,553	\$6,555	52.4	110.0	0.1
40-14-229-015	1909 MONTEITH ST	01/31/19	\$33,000	WD	\$6,600.0	\$33,000	\$15,300	46.36	\$30,506	\$6,336	50.7	107.0	0.1
40-14-229-024	1809 MONTEITH ST	04/01/19	\$49,900	WD	\$9,980.0	\$49,900	\$19,800	39.68	\$39,591	\$6,454	51.6	107.1	0.1
40-14-229-037	2030 CARTIER ST	06/25/20	\$35,100	WD	\$7,020.0	\$35,100	\$15,800	45.01	\$31,592	\$6,522	52.2	112.0	0.1
40-14-229-047	1912 CARTIER ST	01/08/20	\$43,500	WD	\$8,700.0	\$43,500	\$25,300	58.16	\$50,682	\$6,738	53.9	121.0	0.1
40-14-229-049	1902 CARTIER ST	07/19/19	\$57,320	WD	\$11,464.0	\$57,320	\$24,300	42.39	\$48,692	\$9,549	76.4	121.4	0.1
40-14-252-033	853 FRANK ST	05/02/19	\$40,000	WD	\$8,000.0	\$40,000	\$20,800	52.00	\$41,683	\$7,205	57.6	116.8	0.1
40-14-252-034	849 FRANK ST	07/20/20	\$32,000	WD	\$6,400.0	\$32,000	\$24,300	75.94	\$48,698	\$6,834	54.7	119.6	0.1
40-14-252-038	833 FRANK ST	04/20/20	\$72,500	WD	\$14,500.0	\$72,500	\$24,900	34.34	\$49,751	\$7,016	56.1	126.0	0.1
40-14-253-011	814 FRANK ST	04/30/19	\$37,900	WD	\$7,580.0	\$37,900	\$17,100	45.12	\$34,217	\$6,337	50.7	108.8	0.1
40-14-253-032	849 DICKINSON ST	08/29/19	\$83,000	WD	\$16,600.0	\$83,000	\$29,500	35.54	\$59,029	\$10,101	80.8	128.8	0.1
40-14-253-056	627 DICKINSON ST	11/01/19	\$52,000	WD	\$10,400.0	\$52,000	\$20,200	38.85	\$40,375	\$6,250	50.0	100.0	0.1
40-14-276-010	714 DICKINSON ST	03/04/19	\$45,000	WD	\$9,000.0	\$45,000	\$16,400	36.44	\$32,848	\$6,471	51.8	107.2	0.1
40-14-276-016	624 DICKINSON ST	10/31/19	\$23,000	WD	\$4,600.0	\$23,000	\$17,400	75.65	\$34,811	\$6,250	50.0	100.0	0.1
40-14-276-021	2023 CARTIER ST	03/17/20	\$43,500	PTA	\$8,700.0	\$43,500	\$16,700	38.39	\$33,417	\$9,530	76.2	93.2	0.1
40-14-276-022	2019 CARTIER ST	03/20/19	\$32,000	WD	\$6,400.0	\$32,000	\$18,900	59.06	\$37,788	\$9,551	76.4	101.5	0.1
40-14-276-031	701 ST CLAIR ST	07/23/20	\$21,000	WD	\$4,200.0	\$21,000	\$15,000	71.43	\$30,032	\$6,250	50.0	100.0	0.1
40-14-276-035	623 ST CLAIR ST	12/20/19	\$48,500	WD	\$9,700.0	\$48,500	\$21,200	43.71	\$42,497	\$6,250	50.0	100.0	0.1

Totals: \$2,161,470

\$2,096,970

\$1,021,500

\$2,048,723

\$366,015

2,942.8

6.1

Sale. Ratio ==>

48.71

Std. Dev. ==>

15.87

8065
3729
3862
4004

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 375.R-375, Last Edited: 12/07/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 140
Standard Depth : 140

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 380.NEIGHBORHOOD 380, Last Edited: 10/15/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 100
Standard Depth : 125

145 to high
\$140

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effa
40-12-384-015	618 WOLCOTT ST	07/07/20	\$6,000	WD	\$6,000.0	\$6,000	\$2,000	33.33	\$4,016	\$4,016	
40-12-384-038	912 W UNIVERSITY AVE	06/28/19	\$50,000	WD	\$10,000.0	\$50,000	\$20,100	40.20	\$40,148	\$8,179	
40-13-103-013	1208 W FOURTH AVE	10/24/19	\$75,000	WD	\$15,000.0	\$75,000	\$22,900	30.53	\$45,810	\$5,842	
40-13-103-014	1216 W FOURTH AVE	10/24/19	\$80,000	WD	\$16,000.0	\$80,000	\$26,700	33.38	\$53,416	\$8,373	
40-13-106-005	524 MC ARAS CT	06/17/19	\$30,000	WD	\$6,000.0	\$30,000	\$1,500	5.00	\$3,048	\$3,048	
Totals:			\$241,000			\$241,000	\$73,200		\$146,438	\$29,458	
							Sale. Ratio =>	30.37			
							Std. Dev. =>	13.61			

10,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 380.R-380, Last Edited: 11/05/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 145
Standard Depth : 125

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 385, Last Edited: 10/15/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 100
Standard Depth: 132 135 145

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

LCF	20%	D/FF	Old	New
380	10,600	183	100	145
385	10,000	195	100	135
405	4,300	184	135	165
			100	145
			50	100
410	7000	100	90	100
415	10000	189	85	120
450	50000	118	80	100
455	5000	100	75	95
460	7000	100	85	95
465	4000	100	85	85

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-12-455-016	608 W UNIVERSITY AVE	12/03/19	\$23,700	WD	\$4,740.0	\$23,700	\$5,600	23.63	\$11,192	\$2,560	
40-12-455-018	605 STONE ST	04/15/19	\$21,200	WD	\$4,240.0	\$21,200	\$20,900	98.58	\$41,892	\$6,674	
40-12-458-009	508 BEGOLE ST	01/30/19	\$25,000	WD	\$25,000.0	\$25,000	\$2,200	8.80	\$4,336	\$4,336	
40-12-459-029	502 W SECOND AVE	05/23/19	\$65,000	WD	\$13,000.0	\$65,000	\$23,700	36.46	\$47,437	\$9,390	
40-12-476-010	221 W FOURTH AVE	07/16/19	\$37,000	WD	\$7,400.0	\$37,000	\$18,500	50.00	\$37,015	\$3,497	
40-12-476-036	307 W FOURTH AVE	04/14/20	\$130,000	WD	\$26,000.0	\$130,000	\$49,400	38.00	\$98,704	\$16,900	
40-13-226-018	MASON ST	03/19/20	\$2,500	WD	\$2,500.0	\$2,500	\$3,300	132.00	\$6,600	\$6,600	
Totals:			\$304,400			\$304,400	\$123,600		\$247,176	\$49,957	
								Sale. Ratio =>	40.60		
								Std. Dev. =>	43.98		

3400

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 385.R-385, Last Edited: 12/07/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' ' FF Rate: 115
Standard Frontage: 0 Standard Depth : 132

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 390.R-390, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 180
Standard Frontage: 0 Standard Depth : 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$5.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 390.NEIGHBORHOOD 390, Last Edited: 10/15/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 130
Standard Depth: 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT : 1.00
\$50/SQ FT : 0.50
\$30,000/ACRE : 30000.00
\$6.00/SQ FT : 6.00
\$2.50/SQ FT : 2.50
\$3.00/SQ FT : 3.00
\$15,000/ACRE : 15000.00

#180



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
41-08-401-012	1901 TUSCOLA AVE	06/25/20	\$65,000	WD	\$13,000.0	\$65,000	\$23,000	35.38	\$46,046	\$10,995
41-08-401-025	2037 TUSCOLA AVE	06/26/19	\$42,000	WD	\$8,400.0	\$42,000	\$20,300	48.33	\$40,574	\$6,500
41-08-403-007	2016 TUSCOLA AVE	08/07/20	\$46,000	PTA	\$9,200.0	\$46,000	\$17,000	36.96	\$34,007	\$6,351
41-08-404-002	309 LAFAYETTE ST	07/02/20	\$45,000	WD	\$9,000.0	\$45,000	\$27,900	62.00	\$55,713	\$6,789
41-08-404-009	2024 GOLD AVE	08/13/20	\$107,000	PTA	\$21,400.0 ✓	\$107,000	\$22,400	20.93	\$44,730	\$6,351
41-08-405-008	305 HASTINGS ST	04/22/20	\$69,900	WD	\$13,980.0	\$69,900	\$25,900	37.05	\$51,779	\$6,198
41-08-405-016	306 S VERNON AVE	10/24/19	\$37,000	WD	\$7,400.0	\$37,000	\$15,200	41.08	\$30,378	\$6,277
41-08-405-017	2105 GLENDALE AVE	04/26/19	\$68,900	WD	\$13,780.0	\$68,900	\$35,000	50.80	\$70,013	\$13,578
41-08-427-011	213 S CUMBERLAND ST	04/22/19	\$55,000	WD	\$11,000.0	\$55,000	\$17,200	31.27	\$34,416	\$6,761
41-08-427-018	138 COMMONWEALTH AVE	03/20/20	\$25,000	WD	\$5,000.0 ✓	\$25,000	\$18,100	72.40	\$36,173	\$6,240
41-08-429-005	2322 GOLD AVE	08/12/20	\$75,000	PTA	\$15,000.0	\$75,000	\$19,600	26.13	\$39,230	\$6,858
41-08-429-018	214 S CUMBERLAND ST	03/01/19	\$62,000	WD	\$12,400.0	\$62,000	\$22,700	36.61	\$45,397	\$7,762
41-08-429-018	214 S CUMBERLAND ST	03/10/19	\$62,000	QCD	\$12,400.0	\$62,000	\$22,700	36.61	\$45,397	\$7,762
41-08-429-021	314 COMMONWEALTH AVE	01/17/20	\$30,000	LC	\$6,000.0	\$30,000	\$16,800	56.00	\$33,513	\$7,150
Totals:			\$789,800			\$789,800	\$303,800		\$607,366	\$105,572
								Sale. Ratio =>	38.47	
								Std. Dev. =>	14.14	

9000 -
13,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 395.R-395, Last Edited: 10/09/2020

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 300
Standard Frontage: 0 Standard Depth: 110

Rates for Rate Table 'Rate Table 1', (SqFt)
\$1.00/SQ FT : 1.00
\$.50/SQ FT : 0.50
\$30,000/ACRE : 30000.00
\$6.00/SQ FT : 6.00
\$2.50/SQ FT : 2.50
\$3.00/SQ FT : 3.00
\$15,000/ACRE : 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 395, Last Edited: 10/23/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' Eff Rate: 200
Standard Depth : 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT : 1.00
\$50/SQ FT : 0.50
\$30,000/ACRE : 30000.00
\$6.00/SQ FT : 6.00
\$2.50/SQ FT : 2.50
\$3.00/SQ FT : 3.00
\$15,000/ACRE : 15000.00

\$275
\$300

20% ALLOCATION:
\$ 1,013,848 ÷ 60 = 16,897
17,190
19,000
\$ / ft : \$309/304/257
\$ 18,544 ÷ 60 =
TOTAL ACRES:
8.91 ÷ 60 = 0.149 AC



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
41-08-331-003	1914 GLENDALE AVE	09/19/19	\$50,000	MLC	\$10,000.0	\$50,000	\$30,400	60.80	\$60,838	\$10,488
41-08-331-004	1920 GLENDALE AVE	01/23/19	\$81,500	WD	\$16,300.0	\$81,500	\$43,500	53.37	\$86,980	\$11,442
41-08-379-004	502 S FRANKLIN AVE	04/17/19	\$99,000	WD	\$19,800.0	\$99,000	\$37,300	37.68	\$74,624	\$15,763
41-08-379-015	526 S FRANKLIN AVE	04/29/19	\$100,000	PTA	\$20,000.0	\$100,000	\$42,700	42.70	\$85,454	\$11,687
41-08-379-016	602 S FRANKLIN AVE	01/11/20	\$80,000	LC	\$16,000.0	\$80,000	\$48,800	61.00	\$97,532	\$11,687
41-08-379-021	1817 MONTCLAIR AVE	02/15/19	\$87,500	WD	\$17,500.0	\$87,500	\$35,300	40.34	\$70,586	\$10,020
41-08-380-017	1901 MONTCLAIR AVE	07/08/19	\$135,000	WD	\$27,000.0	\$135,000	\$63,700	47.19	\$127,437	\$12,501
41-08-407-013	2019 E SECOND ST	07/10/20	\$130,000	WD	\$26,000.0	\$130,000	\$43,300	33.31	\$86,556	\$13,147
41-08-409-007	2113 E SECOND ST	02/15/19	\$119,900	WD	\$23,980.0	\$119,900	\$54,700	45.62	\$109,452	\$15,027
41-08-431-015	2409 E SECOND ST	03/05/20	\$94,900	WD	\$18,980.0	\$94,900	\$32,500	34.25	\$65,044	\$10,445
41-08-432-016	410 CHALMERS ST	09/13/19	\$52,100	WD	\$10,420.0	\$52,100	\$27,600	52.98	\$55,298	\$9,728
41-08-433-009	433 CHALMERS ST	11/07/19	\$87,000	WD	\$17,400.0	\$87,000	\$38,600	44.37	\$77,144	\$14,135
41-08-451-019	614 COMMONWEALTH AVE	07/22/20	\$99,900	WD	\$19,980.0	\$99,900	\$28,900	28.93	\$57,884	\$9,052
41-08-451-020	618 COMMONWEALTH AVE	01/23/19	\$56,000	WD	\$11,200.0	\$56,000	\$39,200	70.00	\$78,301	\$8,722
41-08-451-020	618 COMMONWEALTH AVE	05/31/19	\$98,500	WD	\$19,700.0	\$98,500	\$39,200	39.80	\$78,301	\$8,722
41-08-451-021	2001 MONTCLAIR AVE	02/20/20	\$76,600	WD	\$15,320.0	\$76,600	\$44,300	57.83	\$88,624	\$16,097
41-08-453-010	620 ROOME CT	08/23/19	\$68,500	WD	\$13,700.0	\$68,500	\$32,200	47.01	\$64,373	\$10,000
41-08-453-013	628 ROOME CT	03/06/20	\$95,000	WD	\$19,000.0	\$95,000	\$48,700	51.26	\$97,339	\$10,000
<i>OUT</i> 41-08-455-023	606 CHANDLER AVE	04/23/20	\$0	QCD	\$0.0	\$0	\$35,200	#DIV/0!	\$70,396	\$10,000
41-08-455-026	618 CHANDLER AVE	07/17/19	\$48,500	WD	\$9,700.0	\$48,500	\$32,400	66.80	\$64,865	\$10,000
41-08-455-026	618 CHANDLER AVE	02/20/20	\$84,000	WD	\$16,800.0	\$84,000	\$32,400	38.57	\$64,865	\$10,000
41-08-455-029	2211 WINDEMERE AVE	06/25/19	\$82,000	WD	\$16,400.0	\$82,000	\$46,100	56.22	\$92,154	\$20,976
41-08-456-010	715 S FRANKLIN AVE	08/16/19	\$47,500	WD	\$9,500.0	\$47,500	\$46,700	98.32	\$93,453	\$11,437
41-08-456-011	719 S FRANKLIN AVE	03/28/19	\$95,000	WD	\$19,000.0	\$95,000	\$42,200	44.42	\$84,486	\$11,003
41-08-458-008	2128 WINDEMERE AVE	09/23/19	\$67,000	WD	\$13,400.0	\$67,000	\$33,600	50.15	\$67,263	\$11,442
41-08-458-013	2123 MOUNTAIN AVE	04/02/20	\$84,900	WD	\$16,980.0	\$84,900	\$38,900	45.82	\$77,755	\$11,442
41-08-458-014	2201 MONTCLAIR AVE	02/27/20	\$99,800	WD	\$19,960.0	\$99,800	\$45,200	45.29	\$90,316	\$22,121
41-08-459-015	2102 MOUNTAIN AVE	01/03/20	\$96,000	WD	\$19,200.0	\$96,000	\$37,000	38.54	\$74,064	\$9,535
41-08-459-024	1917 E COURT ST	05/06/20	\$134,900	WD	\$26,980.0	\$134,900	\$35,100	26.02	\$70,196	\$13,054
41-08-459-030	2021 E COURT ST	02/08/19	\$94,000	WD	\$18,800.0	\$94,000	\$33,600	35.74	\$67,264	\$9,535
41-08-459-032	2101 E COURT ST	04/16/19	\$109,900	WD	\$21,980.0	\$109,900	\$41,900	38.13	\$83,870	\$9,535
41-08-476-006	523 CHANDLER AVE	08/06/20	\$87,500	PTA	\$17,500.0	\$87,500	\$33,300	38.06	\$66,531	\$9,535
41-08-476-007	527 CHANDLER AVE	08/18/20	\$69,900	PTA	\$13,980.0	\$69,900	\$30,800	44.06	\$61,600	\$9,535
41-08-477-002	2408 E SECOND ST	10/18/19	\$78,000	WD	\$15,600.0	\$78,000	\$48,000	61.54	\$95,930	\$10,483
41-08-479-020	530 S MEADE ST	12/09/19	\$64,900	WD	\$12,980.0	\$64,900	\$29,500	45.45	\$59,073	\$9,625
41-08-479-024	610 S MEADE ST	01/16/19	\$39,900	WD	\$7,980.0	\$39,900	\$33,100	82.96	\$66,183	\$9,625
41-08-484-025	2609 E COURT ST	05/05/20	\$21,440	WD	\$4,288.0	\$21,440	\$26,600	124.07	\$53,286	\$7,628
41-17-129-025	932 S FRANKLIN AVE	03/19/20	\$66,400	WD	\$13,280.0	\$66,400	\$43,700	65.81	\$87,309	\$11,677
41-17-129-028	1010 S FRANKLIN AVE	08/30/19	\$64,000	WD	\$12,800.0	\$64,000	\$34,600	54.06	\$69,271	\$11,677
41-17-130-016	909 S FRANKLIN AVE	06/14/19	\$92,000	WD	\$18,400.0	\$92,000	\$41,600	45.22	\$83,122	\$7,785
<i>OUT</i> 41-17-130-016	909 S FRANKLIN AVE	06/14/19	\$0	WD	\$0.0	\$0	\$41,600	#DIV/0!	\$83,122	\$7,785
41-17-201-002	912 LAFAYETTE ST	01/13/20	\$95,000	WD	\$19,000.0	\$95,000	\$50,700	53.37	\$101,459	\$9,535
41-17-202-021	2025 PIERCE ST	02/10/20	\$89,900	WD	\$17,980.0	\$89,900	\$34,700	38.60	\$69,377	\$9,535
41-17-203-020	2019 HILLS ST	06/14/19	\$115,900	WD	\$23,180.0	\$115,900	\$40,500	34.94	\$80,962	\$9,535
41-17-203-022	2031 HILLS ST	04/24/20	\$105,000	WD	\$21,000.0	\$105,000	\$34,400	32.76	\$68,835	\$9,535
41-17-203-022	2031 HILLS ST	04/24/20	\$105,000	WD	\$21,000.0	\$105,000	\$34,400	32.76	\$68,835	\$9,535

41-17-204-003	2014 HILLS ST	07/17/20	\$90,000	PTA	\$18,000.0	\$90,000	\$43,700	48.56	\$87,379	\$9,587
41-17-204-011	1052 W VERNON DR	01/24/20	\$120,000	WD	\$24,000.0	\$120,000	\$38,900	32.42	\$77,728	\$15,020
41-17-204-017	2101 CALUMET ST	12/05/19	\$81,500	WD	\$16,300.0	\$81,500	\$35,800	43.93	\$71,512	\$10,546
41-17-206-003	2014 CALUMET ST	01/11/19	\$115,000	WD	\$23,000.0	\$115,000	\$55,600	48.35	\$111,206	\$12,060
41-17-206-007	2108 CALUMET ST	04/25/19	\$139,900	WD	\$27,980.0	\$139,900	\$65,400	46.75	\$130,721	\$10,871
41-17-206-008	1111 LAFAYETTE ST	12/27/19	\$74,000	WD	\$14,800.0	\$74,000	\$31,300	42.30	\$62,587	\$10,000
41-17-206-021	1120 W VERNON DR	11/15/19	\$63,900	WD	\$12,780.0	\$63,900	\$39,700	62.13	\$79,393	\$14,396
41-17-226-026	2309 PIERCE ST	11/14/19	\$130,000	WD	\$26,000.0	\$130,000	\$43,700	33.62	\$87,434	\$8,581
41-17-228-030	2405 HILLS ST	03/13/20	\$84,400	WD	\$16,880.0	\$84,400	\$32,400	38.39	\$64,735	\$9,535
41-17-229-007	2606 PIERCE ST	01/16/19	\$42,000	WD	\$8,400.0	\$42,000	\$31,700	75.48	\$63,490	\$18,151
41-17-230-002	2228 HILLS ST	07/08/20	\$58,000	PTA	\$11,600.0	\$58,000	\$36,100	62.24	\$72,186	\$9,012
41-17-230-009	2402 HILLS ST	02/06/19	\$45,000	WD	\$9,000.0	\$45,000	\$29,300	65.11	\$58,518	\$13,518
41-17-230-009	2402 HILLS ST	03/31/20	\$109,900	WD	\$21,980.0	\$109,900	\$29,300	26.66	\$58,518	\$13,518
41-17-231-003	1115 E VERNON DR	12/13/19	\$66,000	WD	\$13,200.0	\$66,000	\$30,600	46.36	\$61,262	\$10,287
41-17-231-004	2310 CALUMET ST	10/29/19	\$49,900	WD	\$9,980.0	\$49,900	\$39,500	79.16	\$78,975	\$12,278
41-17-231-013	2313 BROOKSIDE DR	11/08/19	\$50,000	WD	\$10,000.0	\$50,000	\$32,600	65.20	\$65,128	\$11,371
Totals:			\$5,069,240			\$5,069,240	\$2,404,300		\$4,808,381	\$700,504
								Sale. Ratio =>	47.43	
								Std. Dev. =>	#DIV/0!	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 400.R-400, Last Edited: 10/09/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$-.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 400.R-400, Last Edited: 10/09/2020

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 275
Standard Frontage: 0 Standard Depth: 110

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$1.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

\$275
\$200

THIS TRACT WAS SEPARATED OUT OF TRACT 395 LAST YR.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
41-08-432-001	2612 MACOMBER ST	07/29/19	\$40,000	WD	\$8,000.0	\$40,000	\$18,900	47.25	\$37,808	\$10,975	
41-08-432-009	409 GREENFIELD AVE	07/16/20	\$15,000	CD	\$3,000.0	\$15,000	\$18,600	124.00	\$37,174	\$9,508	
41-08-434-005	425 S MEADE ST	08/30/19	\$38,500	WD	\$7,700.0	\$38,500	\$23,000	59.74	\$46,069	\$10,236	
41-08-476-027	2313 WINDEMERE AVE	02/25/20	\$25,000	WD	\$5,000.0	\$25,000	\$23,900	95.60	\$47,886	\$10,488	
41-08-476-027	2313 WINDEMERE AVE	07/24/20	\$92,500	PTA	\$18,500.0	\$92,500	\$23,900	25.84	\$47,886	\$10,488	
41-08-479-016	621 CHALMERS ST	06/06/19	\$30,340	WD	\$6,068.0	\$30,340	\$23,300	76.80	\$46,579	\$10,445	
41-08-481-011	2318 WINDEMERE AVE	06/26/19	\$65,500	WD	\$13,100.0	\$65,500	\$21,000	32.06	\$42,085	\$9,535	
41-08-481-029	2401 MOUNTAIN AVE	06/06/19	\$87,400	WD	\$17,480.0	\$87,400	\$27,100	31.01	\$54,109	\$9,535	
41-08-484-009	2602 MOUNTAIN AVE	02/27/20	\$69,960	WD	\$13,992.0	\$69,960	\$24,600	35.16	\$49,111	\$7,628	
41-17-227-007	2606 E COURT ST	08/22/19	\$25,000	WD	\$5,000.0	\$25,000	\$22,500	90.00	\$45,061	\$9,535	
41-17-227-022	2617 PIERCE ST	06/10/19	\$36,000	WD	\$7,200.0	\$36,000	\$23,200	64.44	\$46,468	\$12,188	
41-17-228-010	2314 PIERCE ST	05/21/20	\$99,900	WD	\$19,980.0	\$99,900	\$24,100	24.12	\$48,199	\$9,535	
41-17-228-023	2301 HILLS ST	07/16/19	\$69,900	WD	\$13,980.0	\$69,900	\$24,900	35.62	\$49,765	\$9,535	
41-17-228-032	2409 HILLS ST	03/23/20	\$97,500	WD	\$19,500.0	\$97,500	\$25,900	26.56	\$51,890	\$9,535	
41-17-230-012	2422 HILLS ST	09/10/19	\$30,000	WD	\$6,000.0	\$30,000	\$24,500	81.67	\$49,069	\$13,613	
41-17-230-019	2319 CALUMET ST	07/08/19	\$72,900	WD	\$14,580.0	\$72,900	\$26,300	36.08	\$52,612	\$9,587	
41-17-230-020	2401 CALUMET ST	10/31/19	\$50,000	MLC	\$10,000.0	\$50,000	\$26,500	53.00	\$52,963	\$9,587	
41-17-230-021	2405 CALUMET ST	07/20/20	\$35,000	PTA	\$7,000.0	\$35,000	\$21,900	62.57	\$43,736	\$8,904	
Totals:			\$980,400			\$980,400	\$424,100		\$848,470	\$180,857	
								Sale. Ratio =>	43.26	Average	
								Std. Dev. =>	28.58	per FF=>	#RI

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 405.R-405, Last Edited: 11/05/2020

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 165
Standard Depth: 100
Frontage 'B': Description: 'EXCESS LAND
Standard Frontage: 0 FF Rate: 145
Standard Depth: 100
Frontage 'C': Description: 'RAVINE
Standard Frontage: 0 FF Rate: 100
Standard Depth: 0

Sites:

Site 'A': Description: 'CONDO Value: 4,000

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Detailed Land Table Printout

08/27/2020
11:44 AM

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 405.NEIGHBORHOOD 405, Last Edited: 10/25/2019

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 135
Standard Frontage: 0 Standard Depth: 100
Frontage 'B': Description: 'EXCESS LAND' FF Rate: 100
Standard Frontage: 0 Standard Depth: 100
Frontage 'C': Description: 'RAVINE' FF Rate: 50
Standard Frontage: 0 Standard Depth: 0

Sites:
Site 'A': Description: 'CONDO' Value: 4,000

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1	Acre: 3,800	3	Acre: 0
1.5	Acre: 5,700	4	Acre: 0
2	Acre: 7,600	5	Acre: 0
2.5	Acre: 9,500	7	Acre: 0

145
145
100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect.
40-11-351-084	2582 NOLEN DR	03/04/20	\$53,313	WD	\$10,662.60	\$53,313	\$33,000	61.90	\$66,041	\$15,329	1
40-14-103-004	3759 SUNSET DR	07/31/19	\$85,000	WD	\$17,000.00	\$85,000	\$36,100	42.47	\$72,281	\$19,679	1
40-14-103-010	3811 BRENTWOOD DR	06/07/19	\$69,900	WD	\$13,980.00	\$69,900	\$23,900	34.19	\$47,791	\$9,629	1
40-14-103-019	3762 SHERWOOD DR	03/30/20	\$95,000	WD	\$19,000.00	\$95,000	\$35,400	37.26	\$70,708	\$13,092	1
40-14-126-023	2470 NOLEN DR	12/30/19	\$205,000	WD	\$41,000.00	\$205,000	\$68,300	33.32	\$136,554	\$14,376	1
40-14-151-005	3822 BRENTWOOD DR	03/29/19	\$76,500	WD	\$15,300.00	\$76,500	\$34,300	44.84	\$68,665	\$10,812	
40-14-151-010	3710 SHERWOOD DR	03/09/20	\$55,000	WD	\$11,000.00	\$55,000	\$32,400	58.91	\$64,757	\$8,358	
40-14-153-001	3515 SUNSET DR	02/25/19	\$30,000	WD	\$6,000.00	\$30,000	\$22,100	73.67	\$44,107	\$7,674	
40-14-153-019	352 WESTCOMBE AVE	01/17/20	\$50,000	WD	\$10,000.00	\$50,000	\$30,700	61.40	\$62,192	\$8,162	
40-14-154-014	3710 BRENTWOOD DR	06/12/19	\$65,000	WD	\$13,000.00	\$65,000	\$24,400	37.54	\$48,788	\$7,196	
40-14-156-014	3617 NORWOOD DR	06/18/19	\$135,000	WD	\$4,500.00	\$22,500	\$16,100	71.56	\$42,507	\$6,028	
40-14-159-010	3401 SHERWOOD DR	08/20/19	\$30,000	WD	\$6,000.00	\$30,000	\$26,400	88.00	\$52,802	\$6,311	
40-14-159-016	3506 BRENTWOOD DR	12/13/19	\$84,900	WD	\$16,980.00	\$84,900	\$25,100	29.56	\$50,283	\$9,611	
40-14-159-025	3318 BRENTWOOD DR	06/25/20	\$85,000	WD	\$17,000.00	\$85,000	\$33,800	39.76	\$67,600	\$9,784	
40-14-160-001	3517 BRENTWOOD DR	01/18/19	\$38,000	WD	\$7,600.00	\$38,000	\$24,800	65.26	\$49,535	\$13,500	
40-14-160-009	3321 BRENTWOOD DR	09/06/19	\$55,000	WD	\$11,000.00	\$55,000	\$25,400	46.18	\$50,758	\$6,075	
40-14-160-013	3518 NORWOOD DR	07/31/19	\$31,000	WD	\$6,200.00	\$31,000	\$21,700	70.00	\$43,391	\$7,425	
40-14-160-022	3314 NORWOOD DR	03/19/20	\$29,000	WD	\$5,800.00	\$29,000	\$16,900	58.28	\$33,779	\$9,113	
40-14-176-010	343 WESTCOMBE AVE	07/30/20	\$54,900	WD	\$10,980.00	\$54,900	\$23,200	42.26	\$46,348	\$9,113	
40-14-176-018	402 ALLENDALE PL	03/19/20	\$54,000	WD	\$10,800.00	\$54,000	\$31,800	58.89	\$63,660	\$9,113	
40-14-177-012	3330 PENCOMBE PL	06/19/20	\$43,000	WD	\$8,600.00	\$43,000	\$15,800	36.74	\$31,561	\$4,000	
40-14-177-013	3328 PENCOMBE PL	11/15/19	\$45,000	WD	\$9,000.00	\$45,000	\$19,100	42.44	\$38,200	\$4,000	
40-14-177-017	3312 PENCOMBE PL	07/28/20	\$47,500	WD	\$9,500.00	\$47,500	\$14,100	29.68	\$28,151	\$4,000	
40-14-177-019	3306 PENCOMBE PL	02/27/19	\$28,000	WD	\$5,600.00	\$28,000	\$13,500	48.21	\$26,907	\$4,000	
40-14-179-006	3319 PENCOMBE PL	04/29/20	\$77,000	WD	\$15,400.00	\$77,000	\$23,500	30.52	\$47,048	\$6,965	
40-14-180-022	3128 SHERWOOD DR	12/16/19	\$42,000	MLC	\$8,400.00	\$42,000	\$26,300	62.62	\$52,689	\$9,439	
40-14-180-022	3128 SHERWOOD DR	12/16/19	\$42,000	LC	\$8,400.00	\$42,000	\$26,300	62.62	\$52,689	\$9,439	
40-14-180-023	3124 SHERWOOD DR	03/20/19	\$61,900	CD	\$12,380.00	\$61,900	\$32,300	52.18	\$64,641	\$8,877	
40-14-252-010	2320 NOLEN DR	05/29/19	\$89,900	WD	\$17,980.00	\$89,900	\$32,700	36.37	\$65,382	\$9,749	
40-14-252-017	2256 NOLEN DR	11/06/19	\$61,000	WD	\$12,200.00	\$61,000	\$31,100	50.98	\$62,212	\$9,584	
40-14-304-013	465 WESTCOMBE AVE	05/02/19	\$68,000	WD	\$13,600.00	\$68,000	\$31,700	46.62	\$63,361	\$8,100	
40-14-328-007	3215 BRENTWOOD DR	04/12/19	\$74,900	WD	\$14,980.00	\$74,900	\$28,700	38.32	\$57,412	\$11,512	
40-14-328-012	3214 NORWOOD DR	06/15/20	\$46,000	WD	\$9,200.00	\$46,000	\$20,300	44.13	\$40,648	\$5,738	
40-14-329-005	2729 CRESTWOOD DR	02/22/19	\$45,000	WD	\$9,160.00	\$45,800	\$25,500	55.68	\$50,929	\$9,195	
40-14-333-001	801 BRADLEY AVE	07/17/19	\$69,000	MLC	\$13,800.00	\$69,000	\$28,100	40.72	\$56,256	\$14,983	
Totals:			\$2,221,713			\$2,110,013	\$954,800		\$1,920,633	\$319,961	2,
								Sale. Ratio =>	45.25		
								Std. Dev. =>	14.30		

5714

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 407.R-400, Last Edited: 11/24/2020

Sites:	Description:	Value:
Site 'A':	'CONDO	9,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 410.R-410, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 410, Last Edited: 10/24/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 90
Standard Depth : 100

100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1	Acre: 3,800	3	Acre: 11,400	10	Acre: 0	30	Acre: 0
1.5	Acre: 5,700	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 7,600	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 9,500	7	Acre: 0	25	Acre: 0	100	Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
40-14-158-006	3709 GRATIOT AVE	07/31/19	\$58,200	WD	\$11,640.0	\$58,200	\$17,100	29.38	\$34,288	\$4,500	
40-14-158-014	3601 GRATIOT AVE	09/24/19	\$19,000	WD	\$3,800.0	\$19,000	\$12,200	64.21	\$24,321	\$4,500	
40-14-302-009	3401 GRATIOT AVE	03/02/20	\$49,000	MLC	\$9,800.0	\$49,000	\$16,900	34.49	\$33,881	\$5,850	
40-14-303-002	3505 BEECHER RD	01/23/19	\$33,950	WD	\$6,730.0	\$33,650	\$16,000	47.55	\$31,927	\$5,850	
40-14-303-009	3311 BEECHER RD	09/11/20	\$33,500	PTA	\$6,700.0	\$33,500	\$14,700	43.88	\$29,451	\$5,850	
40-14-303-022	3306 GRATIOT AVE	01/10/20	\$33,000	WD	\$6,600.0	\$33,000	\$15,100	45.76	\$30,227	\$5,400	
40-14-305-018	802 BARNEY AVE	03/26/20	\$26,000	WD	\$5,200.0	\$26,000	\$13,700	52.69	\$27,416	\$5,289	
40-14-305-020	812 BARNEY AVE	02/26/20	\$27,000	WD	\$5,400.0	\$27,000	\$13,800	51.11	\$27,636	\$5,538	
40-14-305-021	818 BARNEY AVE	03/20/20	\$26,500	WD	\$5,300.0	\$26,500	\$13,300	50.19	\$26,681	\$5,741	
40-14-307-002	511 MANN AVE	04/16/19	\$49,900	WD	\$9,980.0	\$49,900	\$13,800	27.66	\$27,521	\$5,277	
40-14-307-016	709 MANN AVE	04/19/19	\$18,500	WD	\$3,700.0	\$18,500	\$10,900	58.92	\$21,783	\$4,050	
40-14-307-051	3125 BEECHER RD	01/14/19	\$60,000	WD	\$12,000.0	\$60,000	\$19,100	31.83	\$38,106	\$6,958	
40-14-327-019	3210 BEECHER RD	02/20/20	\$29,000	WD	\$5,800.0	\$29,000	\$15,800	54.48	\$31,643	\$7,875	
Totals:			\$463,550			\$463,250	\$192,400		\$384,881	\$72,678	
								Sale. Ratio =>	41.53		
								Std. Dev. =>	11.58		

3000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 415.R-415, Last Edited: 01/13/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 132

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 415.NEIGHBORHOOD 415, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 85
Standard Depth : 132

120' 600' high

\$100

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value E
40-13-286-041	608 W COURT ST	02/06/20	\$65,000	WD	\$13,000.0	\$65,000	\$19,200	29.54	\$38,392	\$30,807	\$4,199
40-13-328-046	1628 W COURT ST	01/14/19	\$15,000	WD	\$15,000.0	\$15,000	\$2,200	14.67	\$4,350	\$15,000	\$4,350
40-13-402-010	611 THAYER ST	07/12/19	\$46,500	WD	\$9,300.0	\$46,500	\$20,000	43.01	\$40,000	\$12,129	\$5,629
41-18-302-005	915 OAK ST	06/10/19	\$45,000	WD	\$9,000.0	\$45,000	\$22,900	50.89	\$45,769	\$2,631	\$3,400
41-18-302-028	923 OAK ST	02/24/20	\$64,900	WD	\$12,980.0	\$64,900	\$23,800	36.67	\$47,526	\$24,344	\$6,970
41-18-304-004	1025 STOCKTON ST	01/18/19	\$22,000	WD	\$4,400.0	\$22,000	\$13,300	60.45	\$26,514	\$1,096	\$5,610
41-18-308-014	1108 S GRAND TRAVERSE	04/30/19	\$19,900	WD	\$3,980.0	\$19,900	\$12,300	61.81	\$24,530	(\$2,102)	\$2,528
41-18-309-015	1106 CHURCH ST	02/21/20	\$49,900	WD	\$9,980.0	\$49,900	\$24,300	48.70	\$48,503	\$5,038	\$3,641
Totals:			\$328,200			\$328,200	\$138,000		\$275,584	\$88,943	\$36,327
								Sale. Ratio =>	42.05	Average	
								Std. Dev. =>	15.93	per FF=>	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 420.R-420, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: '100 FT DEPTH', FF Rate: 250
Standard Frontage: 0, Standard Depth: 100
Frontage 'B': Description: '150 FT DEPTH', FF Rate: 150
Standard Frontage: 0, Standard Depth: 150

Sites:
Site 'A': Description: 'CONDO', Value: 12,000

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 420, NEIGHBORHOOD 420, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: '100 FT DEPTH', FF Rate: 185
Standard Frontage: 0, Standard Depth: 100
Frontage 'B': Description: '150 FT DEPTH', FF Rate: 185
Standard Frontage: 0, Standard Depth: 150

Sites:
Site 'A': Description: 'CONDO', Value: 7,500

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

100 - DEPTH
\$20 / FF

150 - DEPTH
\$150 / FF
LEAVE AT

* 100 - DEPTH

** 150 - DEPTH

CONDO

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effe
*	41-07-451-052	436 THOMSON ST	02/13/19	\$85,000	WD	\$17,000.0	\$85,000	\$48,000	56.47	\$96,014	\$11,977	
*	41-07-451-053	504 THOMSON ST	04/18/19	\$82,000	WD	\$16,400.0	\$82,000	\$30,000	36.59	\$60,050	\$11,685	
*	41-07-452-003	431 THOMSON ST	07/02/19	\$35,000	WD	\$7,000.0	\$35,000	\$20,900	59.71	\$41,787	\$11,060	
**	41-07-452-020	512 AVON ST	04/10/19	\$53,500	WD	\$10,700.0	\$53,500	\$40,700	76.07	\$81,342	\$10,788	
**	41-07-453-011	523 AVON ST	07/23/19	\$50,000	WD	\$10,000.0	\$50,000	\$27,700	55.40	\$55,412	\$14,614	
CONDO	41-07-453-056	906 E KEARSLEY ST	05/01/20	\$67,000	WD	\$13,400.0	\$67,000	\$26,100	38.96	\$52,239	\$7,500	
*	41-07-453-061	405 AVON ST	08/12/20	\$60,000	WD	\$12,000.0	\$60,000	\$26,000	43.33	\$51,902	\$7,500	
*	41-07-454-001	603 PIERSON ST	03/25/19	\$68,000	WD	\$12,376.0	\$61,880	\$31,300	50.58	\$63,102	\$12,471	
*	41-07-454-008	708 E SECOND ST	03/25/19	\$68,000	WD	\$1,224.0	\$6,120	\$31,300	511.44	\$12,471	\$12,471	
*	41-07-455-025	624 AVON ST	08/26/20	\$21,000	WD	\$4,200.0	\$21,000	\$28,700	136.67	\$57,328	\$11,873	
*	41-07-455-028	618 AVON ST	06/07/19	\$40,000	WD	\$8,000.0	\$40,000	\$27,500	68.75	\$55,002	\$13,527	
*	41-07-477-004	715 AVON ST	06/19/19	\$30,000	WD	\$6,000.0	\$30,000	\$18,400	61.33	\$36,702	\$8,611	
*	41-07-477-023	705 AVON ST	08/14/19	\$23,750	WD	\$4,750.0	\$23,750	\$19,000	80.00	\$37,988	\$13,324	
*	41-18-202-017	617 E THIRD ST	04/19/19	\$118,000	WD	\$23,600.0	\$118,000	\$55,800	47.29	\$111,511	\$9,984	
*	41-18-202-022	616 E SECOND ST	05/20/19	\$77,500	WD	\$15,500.0	\$77,500	\$37,800	48.77	\$75,554	\$13,144	
*	41-18-206-003	612 E THIRD ST	02/22/19	\$80,000	WD	\$16,000.0	\$80,000	\$35,600	44.50	\$71,231	\$11,124	
**	41-18-206-044	819 EAST ST	05/21/19	\$57,500	WD	\$11,500.0	\$57,500	\$38,000	66.09	\$76,059	\$14,331	
*	41-18-208-009	725 THOMSON ST	08/02/19	\$85,000	WD	\$17,000.0	\$85,000	\$31,400	36.94	\$62,802	\$7,636	
*	41-18-208-010	729 THOMSON ST	07/30/19	\$75,000	WD	\$15,000.0	\$75,000	\$29,700	39.60	\$59,301	\$7,636	
*	41-18-208-011	735 THOMSON ST	08/04/20	\$93,000	WD	\$18,600.0	\$93,000	\$25,400	27.31	\$50,763	\$9,352	
*	41-18-208-018	702 AVON ST	07/07/20	\$45,000	WD	\$9,000.0	\$45,000	\$21,700	48.22	\$43,455	\$6,613	
Totals:				\$1,314,250			\$1,246,250	\$651,000		\$1,252,015	\$227,221	
									Sale. Ratio =>	52.24		
									Std. Dev. =>	101.95		

100 - DEPTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-07-454-008	708 E SECOND ST	03/25/19	\$68,000	WD	\$1,224.0	\$6,120	\$31,300	511.44	\$12,471	\$12,471	
41-07-455-025	624 AVON ST	08/26/20	\$21,000	WD	\$4,200.0	\$21,000	\$28,700	136.67	\$57,328	\$11,873	
41-07-477-023	705 AVON ST	08/14/19	\$23,750	WD	\$4,750.0	\$23,750	\$19,000	80.00	\$37,988	\$13,324	
41-07-477-004	715 AVON ST	06/19/19	\$30,000	WD	\$6,000.0	\$30,000	\$18,400	61.33	\$36,702	\$8,611	
41-07-452-003	431 THOMSON ST	07/02/19	\$35,000	WD	\$7,000.0	\$35,000	\$20,900	59.71	\$41,787	\$11,060	
41-07-455-028	618 AVON ST	06/07/19	\$40,000	WD	\$8,000.0	\$40,000	\$27,500	68.75	\$55,002	\$13,527	
41-18-208-018	702 AVON ST	07/07/20	\$45,000	WD	\$9,000.0	\$45,000	\$21,700	48.22	\$43,455	\$6,613	
41-07-454-001	603 PIERSON ST	03/25/19	\$68,000	WD	\$12,376.0	\$61,880	\$31,300	50.58	\$63,102	\$12,471	
41-18-208-010	729 THOMSON ST	07/30/19	\$75,000	WD	\$15,000.0	\$75,000	\$29,700	39.60	\$59,301	\$7,636	
41-18-202-022	616 E SECOND ST	05/20/19	\$77,500	WD	\$15,500.0	\$77,500	\$37,800	48.77	\$75,554	\$13,144	
41-18-206-003	612 E THIRD ST	02/22/19	\$80,000	WD	\$16,000.0	\$80,000	\$35,600	44.50	\$71,231	\$11,124	
41-07-451-053	504 THOMSON ST	04/18/19	\$82,000	WD	\$16,400.0	\$82,000	\$30,000	36.59	\$60,050	\$11,685	
41-07-451-052	436 THOMSON ST	02/13/19	\$85,000	WD	\$17,000.0	\$85,000	\$48,000	56.47	\$96,014	\$11,977	
41-18-208-009	725 THOMSON ST	08/02/19	\$85,000	WD	\$17,000.0	\$85,000	\$31,400	36.94	\$62,802	\$7,636	
41-18-208-011	735 THOMSON ST	08/04/20	\$93,000	WD	\$18,600.0	\$93,000	\$25,400	27.31	\$60,763	\$9,352	
41-18-202-017	617 E THIRD ST	04/19/19	\$118,000	WD	\$23,600.0	\$118,000	\$55,800	47.29	\$111,511	\$9,984	
Totals:			\$1,026,250		\$191,650.0	\$958,250	\$492,500		\$935,061	\$172,488	
					\$11,978.13		Sale. Ratio =>	51.40			
							Std. Dev. =>	116.55			

20% ALLOCATION

MEAN: 12,800

MEDIAN: 13.70

MODE: 17,000

\$/FF:

MEAN: 220

MEDIAN: 270

MODE: NONE

150 - DEPTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff.
41-07-452-020	512 AVON ST	04/10/19	\$53,500	WD	\$10,700.0	\$53,500	\$40,700	76.07	\$81,342	\$10,788	
41-07-453-011	523 AVON ST	07/23/19	\$50,000	WD	\$10,000.0	\$50,000	\$27,700	55.40	\$55,412	\$14,614	
41-18-206-044	819 EAST ST	05/21/19	\$57,500	WD	\$11,500.0	\$57,500	\$38,000	66.09	\$76,059	\$14,331	
Totals:			\$161,000		\$10,733.33	\$161,000	\$106,400		\$212,813	\$39,733	
								Sale. Ratio =>	66.09		
								Std. Dev. =>	10.34		

20% ALLOCATION:

MEAN: 10,733

MEDIAN: 10,700

MODE: NONE

#/FF:

MEAN: 153

MEDIAN: 148

MODE: NONE

150 - DEPTH

#150/FF

C9N00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-07-453-056	906 E KEARSLEY ST	05/01/20	\$67,000	WD	\$13,400.0	\$67,000	\$26,100	38.96	\$52,239	\$7,500	
41-07-453-061	405 AVON ST	08/12/20	\$60,000	WD	\$12,000.0	\$60,000	\$26,000	43.33	\$51,902	\$7,500	
Totals:			\$127,000		\$12,700.0	\$127,000	\$52,100		\$104,141	\$15,000	
								Sale. Ratio =>	41.02		
								Std. Dev. =>	3.10		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 430.R-430, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 115
Standard Frontage: 0 Standard Depth : 100

08/27/2020
11:44 AM

Detailed Land Table Printout

Page: 67/111
DB: City Of Flint 2021

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 430-NEIGHBORHOOD 430, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 100
Standard Depth : 100

\$ 115



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
41-17-151-002	902 BELMONT AVE	05/08/19	\$60,000	WD	\$12,000.0	\$60,000	\$17,200	28.67	\$34,490	\$5,000	
41-18-280-001	1301 LAPEER RD	05/06/19	\$32,500	WD	\$6,500.0	\$32,500	\$16,200	49.85	\$32,306	\$5,266	
41-18-280-030	801 E NINTH ST	05/24/19	\$26,855	WD	\$5,371.0	\$26,855	\$22,600	84.16	\$45,295	\$9,984	
Totals:			\$119,355			\$119,355	\$56,000		\$112,091	\$20,250	2
								Sale. Ratio =>	46.92		
								Std. Dev. =>	28.00		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 435.R-435, Last Edited: 11/25/2020

Frontages:
Frontage 'A': Description: 'STANDARD * FF Rate: 300
Standard Frontage: 0 Standard Depth : 120

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 15,200	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 435, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 275
Standard Depth: 120

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 15,200	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$300

20% ALLOCATION:

$$961,640 \div 39 = 24,657$$

24,000

$$24,000/27,000/20,000$$

\$/FF:

$$14,060 \div 39 = 360/349/346$$

TOTAL ACRES:

$$7.62 \div 39 = 0.195 \text{ AC}$$

MEDIAN: \$ 349

MODE: \$ 346



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value
41-08-377-004	624 MAXINE ST	12/13/19	\$92,500	WD	\$18,500.0	\$92,500	\$32,500	35.14	\$65,020	\$17,620
41-08-378-023	1617 MONTCLAIR AVE	05/10/19	\$68,000	WD	\$13,600.0	\$68,000	\$53,000	77.94	\$106,061	\$19,749
41-08-379-002	1812 E SECOND ST	10/04/19	\$55,000	WD	\$11,000.0	\$55,000	\$32,500	59.09	\$65,060	\$14,011
41-08-379-008	521 KENSINGTON AVE	09/20/19	\$80,000	WD	\$16,000.0	\$80,000	\$40,800	51.00	\$81,534	\$18,463
41-08-383-001	1702 MONTCLAIR AVE	07/26/19	\$140,000	WD	\$28,000.0	\$140,000	\$54,900	39.21	\$109,899	\$25,014
41-08-383-001	1702 MONTCLAIR AVE	07/13/20	\$158,000	PTA	\$31,600.0	\$158,000	\$54,900	34.75	\$109,899	\$25,014
41-08-383-004	711 BLANCHARD AVE	07/27/20	\$81,900	WD	\$16,380.0	\$81,900	\$39,100	47.74	\$78,104	\$13,750
41-08-383-009	801 BLANCHARD AVE	03/13/20	\$95,400	WD	\$19,080.0	\$95,400	\$40,500	42.45	\$81,064	\$13,750
41-08-383-014	716 KENSINGTON AVE	05/14/20	\$80,000	WD	\$16,000.0	\$80,000	\$31,300	39.13	\$62,571	\$13,750
41-08-383-019	814 KENSINGTON AVE	07/26/19	\$115,000	WD	\$23,000.0	\$115,000	\$64,200	55.83	\$128,465	\$18,150
41-08-383-021	1701 E COURT ST	07/18/19	\$135,000	WD	\$27,000.0	\$135,000	\$62,400	46.22	\$124,777	\$20,036
41-08-384-006	711 KENSINGTON AVE	06/28/19	\$52,500	WD	\$10,500.0	\$52,500	\$48,100	91.62	\$96,220	\$15,386
41-08-384-010	801 KENSINGTON AVE	12/06/19	\$79,000	WD	\$15,800.0	\$79,000	\$33,600	42.53	\$67,219	\$15,386
41-17-103-001	1302 E COURT ST	07/26/19	\$160,000	WD	\$32,000.0	\$160,000	\$88,100	55.06	\$176,218	\$29,289
41-17-103-009	926 E FORK DR	05/28/19	\$156,000	WD	\$31,200.0	\$156,000	\$90,600	58.08	\$181,136	\$20,746
41-17-103-009	926 E FORK DR	07/21/20	\$172,000	PTA	\$34,400.0	\$172,000	\$90,600	52.67	\$181,136	\$20,746
41-17-104-004	911 E FORK DR	03/02/20	\$148,500	WD	\$29,700.0	\$148,500	\$73,400	49.43	\$146,845	\$15,916
41-17-104-009	1013 E FORK DR	05/28/20	\$1,000	QCD	\$0.2	\$1	\$62,200	6220000.00	\$124,399	\$18,391
41-17-106-003	1121 WOODLAWN PARK DR	10/30/19	\$250,000	WD	\$50,000.0	\$250,000	\$131,400	52.56	\$262,716	\$37,518
41-17-106-006	1301 WOODLAWN PARK DR	12/31/19	\$340,000	WD	\$68,000.0	\$340,000	\$113,500	33.38	\$227,085	\$35,009
41-17-106-021	1160 WOODSIDE DR	02/11/20	\$167,000	WD	\$33,400.0	\$167,000	\$86,100	51.56	\$172,217	\$18,258
41-17-126-014	1025 BEARD ST	08/26/19	\$137,000	WD	\$27,400.0	\$137,000	\$41,500	30.29	\$83,036	\$14,569
41-17-126-015	914 MAXINE ST	06/21/19	\$135,000	WD	\$27,000.0	\$135,000	\$43,700	32.37	\$87,355	\$14,960
41-17-127-005	1622 E COURT ST	01/14/20	\$81,000	WD	\$16,200.0	\$81,000	\$29,700	36.67	\$59,438	\$12,167
41-17-128-002	1708 E COURT ST	03/15/19	\$84,900	WD	\$16,980.0	\$84,900	\$47,100	55.48	\$94,104	\$16,186
41-17-128-017	1021 BLANCHARD AVE	06/10/19	\$99,000	WD	\$19,800.0	\$99,000	\$38,100	38.48	\$76,104	\$13,750
41-17-128-027	1010 KENSINGTON AVE	02/28/20	\$109,000	WD	\$21,800.0	\$109,000	\$37,200	34.13	\$74,454	\$13,750
41-17-128-029	1018 KENSINGTON AVE	12/05/19	\$62,000	WD	\$12,400.0	\$62,000	\$43,400	70.00	\$86,766	\$13,750
41-17-129-009	919 KENSINGTON AVE	02/25/19	\$136,000	WD	\$27,200.0	\$136,000	\$59,300	43.60	\$118,521	\$15,373
41-17-129-012	931 KENSINGTON AVE	06/07/19	\$75,000	WD	\$15,000.0	\$75,000	\$45,200	60.27	\$90,354	\$15,373
41-17-129-012	931 KENSINGTON AVE	06/08/20	\$145,000	WD	\$29,000.0	\$145,000	\$45,200	31.17	\$90,354	\$15,373
41-17-131-003	1113 BEARD ST	11/08/19	\$134,000	WD	\$26,800.0	\$134,000	\$42,800	31.94	\$85,547	\$12,552
41-17-131-016	1110 MAXINE ST	12/06/19	\$106,000	WD	\$21,200.0	\$106,000	\$63,500	59.91	\$127,060	\$21,258
41-17-131-019	1214 MAXINE ST	06/27/19	\$140,000	WD	\$28,000.0	\$140,000	\$39,400	28.14	\$78,740	\$15,412
41-17-132-012	1307 MAXINE ST	12/13/19	\$175,000	WD	\$35,000.0	\$175,000	\$73,200	41.83	\$146,314	\$27,593
41-17-133-007	1205 BLANCHARD AVE	07/24/20	\$134,000	WD	\$26,800.0	\$134,000	\$48,800	36.42	\$97,565	\$13,750
41-17-133-034	1222 KENSINGTON AVE	10/18/19	\$157,000	WD	\$31,400.0	\$157,000	\$75,900	48.34	\$151,785	\$30,818
41-17-176-020	1521 BROOKWOOD AVE	10/04/19	\$110,000	WD	\$22,000.0	\$110,000	\$47,400	43.09	\$94,756	\$16,840
41-17-180-025	1614 S FRANKLIN AVE	01/07/20	\$42,500	WD	\$8,500.0	\$42,500	\$22,100	52.00	\$44,204	\$15,373
41-17-182-004	1615 S FRANKLIN AVE	04/21/20	\$120,000	WD	\$24,000.0	\$120,000	\$63,000	52.50	\$126,035	\$27,270
Totals:			\$4,808,201			\$4,808,201	\$2,230,200		\$4,460,137	\$752,069
								Sale. Ratio =>	46.38	
								Std. Dev. =>	983460.88	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 445.R-445, Last Edited: 11/25/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 155
Standard Depth : 110

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 445.NEIGHBORHOOD 445, Last Edited: 11/16/2018

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 135
Standard Depth: 110

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

~~\$145~~
~~\$155~~

OK TRACT 500



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-16-204-037	1124 BARRINGTON DR	12/23/19	\$40,000	WD	\$8,000.0	\$40,000	\$31,900	79.75	\$63,736	\$9,894	
41-16-226-021	1018 BURLINGTON DR	04/15/19	\$36,000	WD	\$7,200.0	\$36,000	\$23,200	64.44	\$46,392	\$8,370	
41-16-226-021	1018 BURLINGTON DR	11/13/19	\$70,400	WD	\$14,080.0	\$70,400	\$23,200	32.95	\$46,392	\$8,370	
41-16-228-006	923 SOMERSET LN	11/25/19	\$98,500	WD	\$19,700.0	\$98,500	\$37,900	38.48	\$75,715	\$8,994	
41-16-228-028	3711 EASTHAMPTON DR	03/04/19	\$45,000	WD	\$9,000.0	\$45,000	\$19,300	42.89	\$38,504	\$8,071	
Totals:			\$289,900			\$289,900	\$135,500		\$270,739	\$43,699	
								Sale. Ratio ==>	46.74		
								Std. Dev. ==>	19.70		

7000-
9000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 450.R-450, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 450.NEIGHBORHOOD 450, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 80
Standard Depth : 100

100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
40-14-351-021	944 HUBBARD AVE	06/18/19	\$135,000	WD	\$4,500.0	\$22,500	\$9,500	42.22	\$20,968	\$3,900	
40-14-357-002	955 S BALLENGER HWY	07/09/20	\$22,857	PTA	\$4,571.4	\$22,857	\$8,800	38.50	\$17,677	\$3,200	
40-14-358-019	972 BARNEY AVE	07/26/19	\$18,000	WD	\$3,600.0	\$18,000	\$11,600	64.44	\$23,175	\$3,200	
40-15-426-015	4048 FRAZER ST	11/27/19	\$92,000	WD	\$9,568.0	\$47,840	\$12,400	25.92	\$26,409	\$4,692	
40-15-426-016	4044 FRAZER ST	11/27/19	\$92,000	WD	\$8,832.0	\$44,160	\$12,400	28.08	\$24,801	\$4,692	
40-15-431-003	4017 W KEARSLEY ST	09/27/19	\$15,000	WD	\$3,000.0	\$15,000	\$10,400	69.33	\$20,874	\$3,200	
40-15-434-019	3922 W COURT ST	08/07/20	\$49,900	MLC	\$9,980.0	\$49,900	\$13,700	27.45	\$27,301	\$6,000	
40-15-452-009	932 SUNDAY ST	07/14/20	\$65,000	WD	\$13,000.0	\$65,000	\$19,400	29.85	\$38,810	\$7,871	
40-15-456-006	4019 ORR ST	01/29/20	\$15,000	WD	\$3,000.0	\$15,000	\$9,500	63.33	\$18,967	\$3,200	
40-15-456-010	1002 TACKEN ST	04/13/19	\$36,000	LC	\$7,200.0	\$36,000	\$13,200	36.67	\$26,473	\$3,784	
40-15-456-015	4034 BLACKINGTON AVE	02/28/19	\$13,000	WD	\$2,600.0	\$13,000	\$10,000	76.92	\$19,961	\$4,379	
40-15-476-022	3910 ZIMMERMAN ST	06/24/19	\$22,500	MLC	\$4,500.0	\$22,500	\$10,300	45.78	\$20,604	\$3,776	
40-15-477-002	3929 ZIMMERMAN ST	06/18/19	\$135,000	WD	\$4,500.0	\$22,500	\$10,900	48.44	\$23,781	\$3,540	
40-15-477-017	3934 MANNHALL AVE	02/28/19	\$25,000	WD	\$5,000.0	\$25,000	\$10,100	40.40	\$20,137	\$4,014	
40-15-477-024	3910 MANNHALL AVE	06/18/19	\$135,000	WD	\$4,500.0	\$22,500	\$9,900	44.00	\$21,883	\$3,540	
40-15-478-018	928 JOHNSON AVE	02/28/19	\$21,000	WD	\$4,200.0	\$21,000	\$10,700	50.95	\$21,464	\$3,600	
40-15-479-009	921 JOHNSON AVE	01/03/20	\$80,000	WD	\$16,000.0	\$80,000	\$15,500	19.38	\$30,967	\$3,200	
40-15-481-014	960 SALISBURY AVE	03/12/20	\$25,000	WD	\$5,000.0	\$25,000	\$10,900	43.60	\$21,822	\$4,049	
40-15-482-016	1010 DARLING ST	04/08/19	\$27,500	WD	\$5,500.0	\$27,500	\$11,500	41.82	\$22,952	\$4,352	
40-15-483-019	3906 REYNOLDS ST	08/23/19	\$42,000	WD	\$8,400.0	\$42,000	\$14,700	35.00	\$29,307	\$3,827	
40-15-483-020	3902 REYNOLDS ST	07/18/19	\$21,500	WD	\$4,300.0	\$21,500	\$7,500	34.88	\$14,948	\$3,647	
40-15-485-004	1015 DARLING ST	02/28/20	\$60,000	WD	\$4,000.0	\$20,000	\$10,800	54.00	\$21,569	\$5,466	
40-15-486-006	971 SALISBURY AVE	01/09/20	\$27,000	WD	\$5,400.0	\$27,000	\$13,900	51.48	\$27,773	\$3,840	
40-15-486-009	983 SALISBURY AVE	07/12/19	\$30,000	LC	\$6,000.0	\$30,000	\$14,700	49.00	\$29,428	\$3,840	
40-15-487-019	996 S BALLENGER HWY	03/30/20	\$27,550	WD	\$5,510.0	\$27,550	\$11,600	42.11	\$23,248	\$4,293	
Totals:			\$1,232,807			\$763,307	\$293,900		\$595,299	\$103,102	1
								Sale. Ratio =>	38.50		
								Std. Dev. =>	14.00		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 455.R-455, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 * FF Rate: 95
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 455.NEIGHBORHOOD 455, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 75
Standard Depth: 100

95

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	E
40-13-302-006	1926 W COURT ST	08/23/19	\$70,000	WD	\$14,000.0	\$70,000	\$20,200	28.86	\$40,487	\$35,200	\$5,687	
40-13-355-007	1940 BECKER ST	05/28/19	\$12,000	LC	\$2,400.0	\$12,000	\$5,800	48.33	\$11,624	\$3,254	\$2,878	
40-13-355-013	1002 PERSHING ST	12/04/19	\$29,900	MLC	\$5,980.0	\$29,900	\$14,800	49.50	\$29,677	\$5,910	\$5,687	
40-13-360-009	1101 CHRISTOPHER ST	09/03/19	\$30,000	MLC	\$6,000.0	\$30,000	\$15,200	50.67	\$30,355	\$3,493	\$3,848	
40-13-360-027	1013 CHRISTOPHER ST	08/29/19	\$26,500	WD	\$5,300.0	\$26,500	\$15,500	58.49	\$31,001	\$2,555	\$7,056	
40-14-356-019	924 HUGHES AVE	07/18/19	\$12,500	WD	\$2,500.0	\$12,500	\$6,500	52.00	\$12,923	\$2,577	\$3,000	
40-14-360-016	968 MANN AVE	06/07/19	\$17,500	WD	\$3,500.0	\$17,500	\$7,200	41.14	\$14,342	\$6,158	\$3,000	
40-14-360-016	968 MANN AVE	05/27/20	\$19,000	MLC	\$3,800.0	\$19,000	\$7,200	37.89	\$14,342	\$7,658	\$3,000	
40-14-362-014	951 STOCKER AVE	08/07/19	\$23,700	WD	\$4,740.0	\$23,700	\$12,400	52.32	\$24,729	\$3,846	\$4,875	
40-14-365-003	1012 BARNEY AVE	07/09/19	\$57,000	WD	\$11,400.0	\$57,000	\$26,600	46.67	\$53,211	\$10,034	\$6,245	
40-14-367-002	3214 FIELDING ST	07/13/20	\$24,000	WD	\$4,800.0	\$24,000	\$7,400	30.83	\$14,813	\$12,422	\$3,235	
40-14-369-005	3002 FIELDING ST	01/14/20	\$21,000	WD	\$4,200.0	\$21,000	\$8,300	39.52	\$16,599	\$7,636	\$3,235	
40-14-380-015	920 BRADLEY AVE	08/02/19	\$15,500	WD	\$3,100.0	\$15,500	\$8,100	52.26	\$16,190	\$2,643	\$3,333	
40-14-381-008	925 BRADLEY AVE	02/28/20	\$26,000	WD	\$5,200.0	\$26,000	\$14,400	55.38	\$28,768	\$1,732	\$4,500	
40-14-381-011	943 BRADLEY AVE	11/06/19	\$38,000	MLC	\$7,600.0	\$38,000	\$13,700	36.05	\$27,331	\$15,788	\$5,119	
40-14-381-013	912 HAMMOND ST	08/30/19	\$22,000	WD	\$4,400.0	\$22,000	\$11,800	53.64	\$23,653	\$2,622	\$4,275	
40-14-382-005	2906 FIELDING ST	09/06/19	\$33,000	WD	\$6,600.0	\$33,000	\$10,800	32.73	\$21,649	\$17,000	\$5,649	
40-14-383-005	986 KNIGHT AVE	09/29/20	\$38,500	PTA	\$7,700.0	\$38,500	\$9,400	24.42	\$18,796	\$22,704	\$3,000	
40-14-388-004	2905 REYNOLDS ST	06/13/19	\$29,000	WD	\$5,800.0	\$29,000	\$8,100	27.93	\$16,206	\$15,794	\$3,000	
40-14-389-002	2827 REYNOLDS ST	07/24/20	\$20,000	WD	\$4,000.0	\$20,000	\$9,100	45.50	\$18,158	\$4,842	\$3,000	
Totals:			\$565,100			\$565,100	\$232,500		\$464,854	\$183,868	\$83,622	
							Sale. Ratio ==>	41.14			Average	
							Std. Dev. ==>	10.32			per FF=>	



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 460.R-460, Last Edited: 11/25/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 120



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 460.NEIGHBORHOOD 460, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

'
FF Rate: 'B5
Standard Depth : 120

95 West Jan
100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
40-22-226-017	3814 AUGUSTA ST	05/06/19	\$25,000	WD	\$5,000.0	\$25,000	\$9,700	38.80	\$19,398	\$3,400	4
40-22-226-017	3814 AUGUSTA ST	06/02/19	\$30,000	LC	\$6,000.0	\$30,000	\$9,700	32.33	\$19,398	\$3,400	4
40-22-228-016	3801 AUGUSTA ST	09/08/20	\$37,000	PTA	\$7,400.0	\$37,000	\$13,400	36.22	\$26,714	\$6,800	8
40-22-228-025	3822 BROWN ST	12/06/19	\$27,500	WD	\$5,500.0	\$27,500	\$12,100	44.00	\$24,181	\$3,400	4
40-22-228-026	3814 BROWN ST	03/15/19	\$24,500	WD	\$4,900.0	\$24,500	\$12,300	50.20	\$24,527	\$6,800	8
40-22-229-012	3722 BROWN ST	01/17/20	\$33,300	WD	\$6,660.0	\$33,300	\$11,800	35.44	\$23,521	\$3,400	4
40-22-229-016	3708 BROWN ST	01/09/19	\$27,000	WD	\$5,400.0	\$27,000	\$10,900	40.37	\$21,831	\$6,800	8
40-22-229-016	3708 BROWN ST	08/08/19	\$27,000	WD	\$5,400.0	\$27,000	\$10,900	40.37	\$21,831	\$6,800	8
40-22-230-007	3913 BROWN ST	07/26/19	\$18,000	WD	\$3,600.0	\$18,000	\$7,900	43.89	\$15,762	\$3,400	4
40-22-230-009	3905 BROWN ST	09/05/19	\$39,900	MLC	\$7,980.0	\$39,900	\$9,300	23.31	\$18,654	\$3,400	4
40-22-231-021	3618 WHITNEY AVE	01/10/20	\$18,000	WD	\$3,600.0	\$18,000	\$7,300	40.56	\$14,501	\$3,400	4
40-22-232-031	3918 ARLENE AVE	08/19/20	\$23,400	WD	\$4,680.0	\$23,400	\$11,900	50.85	\$23,776	\$6,545	7
40-22-233-009	3613 WHITNEY AVE	02/24/20	\$45,000	WD	\$9,000.0	\$45,000	\$8,900	19.78	\$17,839	\$3,400	4
40-22-233-014	3718 ARLENE AVE	01/17/20	\$30,000	WD	\$6,000.0	\$30,000	\$7,900	26.33	\$15,888	\$3,400	4
40-22-233-015	3714 ARLENE AVE	10/01/19	\$31,000	WD	\$6,200.0	\$31,000	\$10,100	32.58	\$20,168	\$3,400	4
40-22-277-026	3617 ARLENE AVE	09/19/19	\$22,000	WD	\$4,400.0	\$22,000	\$11,600	52.73	\$23,268	\$5,100	6
40-22-277-027	3609 ARLENE AVE	09/06/19	\$25,000	WD	\$5,000.0	\$25,000	\$13,300	53.20	\$26,531	\$5,100	6
40-22-278-029	3826 CLAIRMONT ST	03/03/20	\$35,500	WD	\$7,100.0	\$35,500	\$12,200	34.37	\$24,440	\$3,400	4
40-22-280-001	3933 CLAIRMONT ST	08/16/19	\$29,000	WD	\$5,800.0	\$29,000	\$12,600	43.45	\$25,222	\$5,029	5
40-22-280-006	3913 CLAIRMONT ST	05/31/19	\$32,000	WD	\$6,400.0	\$32,000	\$14,400	45.00	\$28,859	\$6,800	8
40-22-280-028	3822 LARCHMONT ST	01/24/20	\$29,900	WD	\$5,980.0	\$29,900	\$9,200	30.77	\$18,359	\$5,100	6
40-22-281-010	3617 CLAIRMONT ST	05/18/20	\$23,000	WD	\$4,600.0	\$23,000	\$10,700	46.52	\$21,381	\$3,400	4
40-22-281-012	3601 CLAIRMONT ST	08/22/19	\$43,500	WD	\$8,700.0	\$43,500	\$13,900	31.95	\$27,829	\$6,800	8
40-22-281-024	3614 LARCHMONT ST	01/24/20	\$26,800	WD	\$5,360.0	\$26,800	\$8,400	31.34	\$16,752	\$3,400	4
40-22-282-005	3917 LARCHMONT ST	10/11/19	\$16,000	QC	\$3,200.0	\$16,000	\$10,300	64.38	\$20,526	\$3,400	4
40-22-282-031	3810 HOGARTH AVE	02/26/20	\$24,900	WD	\$4,980.0	\$24,900	\$10,500	42.17	\$20,958	\$3,400	4
40-22-283-001	3721 LARCHMONT ST	03/15/19	\$25,000	WD	\$5,000.0	\$25,000	\$9,800	39.20	\$19,545	\$3,400	4
40-22-284-004	3929 HOGARTH AVE	12/20/19	\$40,000	MLC	\$8,000.0	\$40,000	\$14,100	35.25	\$28,219	\$3,990	4
Totals:			\$809,200			\$809,200	\$305,100		\$609,878	\$126,064	1.48
								Sale. Ratio =>	37.70		
								Std. Dev. =>	9.75		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 465.R-465, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 85
Standard Frontage: 0 Standard Depth : 100

08/27/2020
11:44 AM

Detailed Land Table Printout

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DB: City of Flint 2021

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 465.NEIGHBORHOOD 465, Last Edited: 10/24/2019

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 85
Standard Frontage: 0 Standard Depth : 100

85

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fro
40-23-101-018	3418 AUGUSTA ST	03/07/19	\$13,500	WD	\$2,700.0	\$13,500	\$9,100	67.41	\$18,179	\$3,725	43
40-23-102-010	3417 AUGUSTA ST	01/24/19	\$17,500	WD	\$3,500.0	\$17,500	\$8,600	49.14	\$17,105	\$3,725	43
40-23-103-002	1115 BARNEY AVE	09/03/20	\$26,600	PTA	\$5,320.0	\$26,600	\$9,000	33.83	\$18,044	\$3,400	40
40-23-104-018	1118 STOCKER AVE	02/05/19	\$23,000	WD	\$4,600.0	\$23,000	\$10,800	46.96	\$21,571	\$3,400	40
40-23-105-007	1115 STOCKER AVE	07/19/19	\$17,100	WD	\$3,420.0	\$17,100	\$9,700	56.73	\$19,328	\$3,400	40
40-23-105-007	1115 STOCKER AVE	05/18/20	\$37,000	WD	\$7,400.0	\$37,000	\$9,700	26.22	\$19,328	\$3,400	40
40-23-105-027	1222 KNAPP AVE	12/20/19	\$21,900	WD	\$4,380.0	\$21,900	\$7,600	34.70	\$15,142	\$3,400	40
40-23-106-003	3517 BROWN ST	01/24/20	\$29,900	WD	\$5,980.0	\$29,900	\$8,300	27.76	\$16,592	\$3,725	43
40-23-107-024	3410 ARLENE AVE	12/20/19	\$17,450	WD	\$3,490.0	\$17,450	\$8,900	51.00	\$17,874	\$3,725	43
40-23-109-008	1325 MANN AVE	02/22/19	\$14,000	WD	\$2,800.0	\$14,000	\$7,100	50.71	\$14,224	\$2,851	35
40-23-109-029	1302 STOCKER AVE	07/28/20	\$20,500	WD	\$4,100.0	\$20,500	\$13,500	65.85	\$27,095	\$6,800	80
40-23-126-018	1202 HUGHES AVE	02/28/20	\$60,000	WD	\$4,000.0	\$20,000	\$11,400	57.00	\$22,770	\$3,906	46
40-23-128-015	2816 BROWN ST	09/30/19	\$29,900	MLC	\$5,980.0	\$29,900	\$10,100	33.78	\$20,282	\$5,376	61
40-23-151-003	3517 ARLENE AVE	07/17/19	\$27,000	WD	\$5,400.0	\$27,000	\$9,400	34.81	\$18,809	\$3,725	43
40-23-151-005	3509 ARLENE AVE	03/11/20	\$20,000	WD	\$4,000.0	\$20,000	\$11,800	59.00	\$23,589	\$3,725	43
40-23-152-017	3210 HERRICK ST	05/24/19	\$56,000	WD	\$5,600.0	\$28,000	\$10,300	36.79	\$13,466	\$3,120	41
40-23-154-005	3221 HERRICK ST	03/22/19	\$23,000	WD	\$4,600.0	\$23,000	\$10,300	44.78	\$20,660	\$3,725	43
40-23-154-011	3322 CLAIRMONT ST	05/18/20	\$23,000	WD	\$4,600.0	\$23,000	\$10,300	44.78	\$20,680	\$4,656	56
40-23-155-004	3513 CLAIRMONT ST	09/11/20	\$20,500	PTA	\$4,100.0	\$20,500	\$8,700	42.44	\$17,332	\$3,725	43
40-23-155-005	3509 CLAIRMONT ST	08/29/19	\$15,110	WD	\$3,022.0	\$15,110	\$9,700	64.20	\$19,396	\$3,725	43
40-23-156-007	3301 CLAIRMONT ST	01/30/20	\$35,000	LC	\$7,000.0	\$35,000	\$8,500	24.29	\$16,961	\$3,725	43
40-23-157-009	1705 STOCKER AVE	08/20/20	\$60,000	WD	\$12,000.0	\$60,000	\$16,500	27.50	\$33,005	\$8,500	100
40-23-159-005	3305 LARCHMONT ST	05/03/19	\$44,500	WD	\$8,900.0	\$44,500	\$9,400	21.12	\$18,837	\$3,825	41
40-23-159-011	3316 CHICAGO BLVD	04/30/19	\$21,500	WD	\$4,300.0	\$21,500	\$11,700	54.42	\$23,463	\$3,691	41
40-23-160-017	3514 CHICAGO BLVD	11/12/19	\$35,000	WD	\$7,000.0	\$35,000	\$18,800	53.71	\$37,614	\$6,061	71
40-23-176-008	1707 KNAPP AVE	02/26/19	\$15,500	WD	\$3,100.0	\$15,500	\$10,000	64.52	\$19,949	\$3,906	46
Totals:			\$724,460			\$656,460	\$269,200		\$531,295	\$106,942	1,26
								Sale. Ratio =>	41.01		
								Std. Dev. =>	14.01		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 470.R-470, Last Edited: 11/11/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' ' FF Rate: 85
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 470.R-470, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD', FF Rate: 75
Standard Frontage: 0 Standard Depth: 100

85

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fro
40-13-356-006	1114 IDA AVE	01/09/19	\$13,000	WD	\$2,600.0	\$13,000	\$8,700	66.92	\$17,461	\$2,767	36
40-13-357-019	1118 BOSTON AVE	02/04/20	\$17,000	MLC	\$3,400.0	\$17,000	\$10,700	62.94	\$21,357	\$2,844	37
40-14-385-011	974 HAMMOND ST	08/13/20	\$20,000	WD	\$4,000.0	\$20,000	\$10,000	50.00	\$19,917	\$6,000	80
40-14-390-002	1007 BRADLEY AVE	01/31/19	\$25,000	WD	\$5,000.0	\$25,000	\$13,600	54.40	\$27,235	\$2,625	35
40-14-390-010	1010 HAMMOND ST	07/26/19	\$60,000	WD	\$12,000.0	\$60,000	\$13,800	23.00	\$27,600	\$3,750	50
40-14-454-011	987 HAMMOND ST	02/28/20	\$60,000	WD	\$4,000.0	\$20,000	\$30,800	154.00	\$61,506	\$12,984	162
40-14-457-012	2466 GIBSON ST	10/11/19	\$24,000	WD	\$4,800.0	\$24,000	\$10,100	42.08	\$20,166	\$3,262	43
40-14-458-028	966 DOWNEY ST	04/03/20	\$33,000	WD	\$6,600.0	\$33,000	\$14,100	42.73	\$28,280	\$3,019	40
40-14-459-001	2455 REID ST	03/18/20	\$26,000	WD	\$5,200.0	\$26,000	\$9,000	34.62	\$18,054	\$4,240	56
40-14-459-016	2446 GIBSON ST	06/20/19	\$29,000	WD	\$5,800.0	\$29,000	\$12,500	43.10	\$25,043	\$2,885	38
40-14-461-007	2505 GIBSON ST	01/23/19	\$11,500	WD	\$2,300.0	\$11,500	\$8,800	76.52	\$17,592	\$3,000	40
40-14-461-007	2505 GIBSON ST	02/28/19	\$27,000	WD	\$5,400.0	\$27,000	\$8,800	32.59	\$17,592	\$3,000	40
40-14-477-003	2317 ZIMMERMAN ST	01/08/19	\$9,500	WD	\$1,900.0	\$9,500	\$7,400	77.89	\$14,838	\$2,885	38
40-14-478-003	2317 REID ST	06/13/19	\$12,400	WD	\$12,400.0	\$62,000	\$8,000	12.90	\$15,976	\$2,885	38
40-14-480-017	908 DURAND ST	12/18/19	\$121,300	WD	\$24,260.0	\$121,300	\$43,000	35.45	\$86,088	\$8,959	119
40-14-484-021	2107 CORUNNA RD	01/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$11,600	58.00	\$23,162	\$3,110	41
40-14-484-030	2214 SWAYZE ST	07/01/20	\$7,500	QC	\$1,500.0	\$7,500	\$8,900	118.67	\$17,708	\$3,110	41
40-14-486-007	2305 SWAYZE ST	06/13/19	\$12,400	WD	\$2,480.0	\$12,400	\$8,100	65.32	\$16,115	\$2,885	38
40-14-487-005	1217 DURAND ST	09/10/20	\$65,900	PTA	\$13,180.0	\$65,900	\$11,400	17.30	\$22,792	\$3,795	50
40-23-130-015	2701 SWAYZE ST	09/11/19	\$16,500	QC	\$3,300.0	\$16,500	\$8,500	51.52	\$17,085	\$3,000	40
40-23-130-017	2754 BROWN ST	06/18/19	\$135,000	WD	\$4,500.0	\$22,500	\$7,500	33.33	\$16,862	\$3,286	43
40-23-134-002	1301 CLANCY AVE	09/02/20	\$6,000	WD	\$1,200.0	\$6,000	\$6,700	111.67	\$13,397	\$3,190	42
40-23-134-027	2722 CUMINGS AVE	02/15/19	\$18,000	WD	\$3,600.0	\$18,000	\$8,900	49.44	\$17,706	\$3,292	43
40-23-134-033	2702 CUMINGS AVE	10/24/19	\$40,000	WD	\$8,000.0	\$40,000	\$13,600	34.00	\$27,112	\$3,489	40
40-23-201-010	2648 SWAYZE ST	04/24/19	\$29,000	WD	\$5,800.0	\$29,000	\$18,500	63.79	\$37,061	\$7,125	95
40-23-201-010	2648 SWAYZE ST	04/30/19	\$40,000	WD	\$8,000.0	\$40,000	\$18,500	46.25	\$37,061	\$7,125	95
40-23-201-012	2634 SWAYZE ST	12/05/19	\$22,000	WD	\$4,400.0	\$22,000	\$7,500	34.09	\$15,011	\$3,000	40
40-23-204-017	2544 BROWN ST	07/03/19	\$13,500	WD	\$2,700.0	\$13,500	\$7,000	51.85	\$14,088	\$2,878	38
40-23-204-017	2544 BROWN ST	05/18/20	\$31,000	WD	\$6,200.0	\$31,000	\$7,000	22.58	\$14,088	\$2,878	38
40-23-206-004	2537 BROWN ST	08/26/20	\$8,000	WD	\$1,600.0	\$8,000	\$7,600	95.00	\$15,240	\$3,399	45
40-23-206-020	2534 CUMINGS AVE	04/26/19	\$39,000	WD	\$7,800.0	\$39,000	\$8,900	22.82	\$17,851	\$3,433	45
Totals:			\$992,500			\$889,600	\$369,500		\$741,044	\$124,100	1,644
								Sale. Ratio =>	41.54	Average	
								Std. Dev. =>	31.41	per FF=>	#REF!

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 475.R-475, Last Edited: 11/12/2020

Values for Square Footage Table: 'S/ff'			
2,500 Sq Ft:	7,500	25,000 Sq Ft:	50,000
5,000 Sq Ft:	15,000	30,000 Sq Ft:	54,000
7,500 Sq Ft:	22,500	40,000 Sq Ft:	58,000
10,000 Sq Ft:	30,000	50,000 Sq Ft:	63,300
12,500 Sq Ft:	37,500	60,000 Sq Ft:	75,900
15,000 Sq Ft:	40,500	87,120 Sq Ft:	87,000
20,000 Sq Ft:	45,000	130,680 Sq Ft:	0

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 475.Neighborhood 475, Last Edited: 10/24/2019

Values for Square Footage Table: 'S/ff'		
2,500 Sq Ft: 5,000	25,000 Sq Ft: 43,750	174,240 Sq Ft: 0
5,000 Sq Ft: 10,000	30,000 Sq Ft: 52,500	217,800 Sq Ft: 0
7,500 Sq Ft: 14,000	40,000 Sq Ft: 60,000	435,600 Sq Ft: 0
10,000 Sq Ft: 20,000	50,000 Sq Ft: 75,000	653,400 Sq Ft: 0
12,500 Sq Ft: 25,000	60,000 Sq Ft: 90,000	871,200 Sq Ft: 0
15,000 Sq Ft: 27,750	87,120 Sq Ft: 110,000	1,089,000 Sq Ft: 0
20,000 Sq Ft: 26,000	130,680 Sq Ft: 0	

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$-.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

PC
\$2.50/sf

SF	Ac	
2,500	0.06	\$7,500.00
5,000	0.11	\$15,000.00
7,500	0.17	\$22,500.00
10,000	0.23	\$30,000.00
12,500	0.29	\$37,500.00
15,000	0.34	\$40,500.00
20,000	0.46	\$45,000.00
25,000	0.57	\$56,250.00
30,000	0.69	\$54,000.00
40,000	0.92	\$58,000.00
50,000	1.15	\$63,281.25
60,000	1.38	\$75,937.50
87,120	2.00	\$87,120.00
130,680	3.00	\$130,680.00
174,240	4.00	
217,800	5.00	
435,600	10.00	
653,400	15.00	
871,200	20.00	
1,089,000	25.00	
Average	\$30,000	\$3.00
		\$2.25
		\$1.69
		\$1.27
		\$1.00

\$2.25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
40-13-376-019	1616 CRESCENT DR	07/01/19	\$180,000	WD	\$36,000.0	\$180,000	\$60,200	33.44	\$120,450	\$87,244	\$27,694
Totals:			\$180,000			\$180,000	\$60,200		\$120,450	\$87,244	\$27,694
								Sale. Ratio =>	33.44	Average	
								Std. Dev. =>	#DIV/0!	per FF=>	

\$30,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land
40-13-376-019	1616 CRESCENT DR	07/01/19	\$180,000	WD	\$36,000.0	\$180,000	\$60,200	33.44	\$120,450	\$87,244	\$2
Totals:			\$180,000			\$180,000	\$60,200		\$120,450	\$87,244	\$2
								Sale. Ratio =>	33.44	Average	
								Std. Dev. =>	#DIV/0!	per FF=>	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 485.R-485, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 65
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 485, Last Edited: 10/28/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 55
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

\$65



6/16

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-17-358-016	2049 STANFORD AVE	11/22/19	\$4,500	WD	\$980.0	\$4,500	\$7,300	162.22	\$14,526	\$2,818	
41-17-377-009	2029 HOWARD AVE	07/31/20	\$47,500	PTA	\$9,500.0	\$47,500	\$9,900	20.84	\$19,800	\$2,897	
41-17-377-015	2000 AITKEN AVE	02/19/20	\$12,000	WD	\$2,400.0	\$12,000	\$7,800	65.00	\$15,563	\$2,818	
41-17-381-035	1405 LIPPINCOTT BLVD	07/24/20	\$10,000	QCD	\$2,000.0	\$10,000	\$13,300	133.00	\$26,678	\$7,078	
41-20-127-014	2122 WINANS AVE	10/15/19	\$15,000	WD	\$3,000.0	\$15,000	\$8,100	54.00	\$16,269	\$2,818	
41-20-131-011	2129 BLADES AVE	07/19/19	\$17,000	CD	\$3,400.0	\$17,000	\$8,300	48.82	\$16,614	\$2,818	
Totals:			\$106,000			\$106,000	\$54,700		\$109,450	\$21,247	
								Sale. Ratio =>	51.60		
								Std. Dev. =>	54.66		

2400-
3400

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 490.R-490, Last Edited: 10/21/2020

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 175
Standard Frontage: 50 Standard Depth : 125

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 490.Neighborhood 490, Last Edited: 11/16/2018

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 120
Standard Frontage: 50 Standard Depth : 125

175

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
41-17-403-013	1839 SEYMOUR ST	02/22/19	\$23,000	LC	\$4,600.0	\$23,000	\$12,000	52.17	\$24,092	\$5,879	4
41-17-428-006	1815 CHELAN ST	04/06/20	\$64,000	WD	\$12,800.0	\$64,000	\$20,900	32.66	\$41,851	\$7,785	6
41-17-429-012	1847 MC PHAIL ST	11/26/19	\$46,000	WD	\$9,200.0	\$46,000	\$16,400	35.65	\$32,745	\$6,119	5
41-17-429-017	1822 OWEN ST	04/07/20	\$46,000	WD	\$9,200.0	\$46,000	\$20,700	45.00	\$41,304	\$10,881	5
41-17-454-001	1806 KENT ST	02/19/20	\$40,000	WD	\$8,000.0	\$40,000	\$17,300	43.25	\$34,638	\$5,879	4
41-17-458-026	2046 WHITTLESEY ST	12/20/19	\$67,000	WD	\$13,400.0	\$67,000	\$21,700	32.39	\$43,338	\$5,876	4
41-17-476-001	1902 KENT ST	12/04/19	\$62,000	MLC	\$12,400.0	\$62,000	\$22,400	36.13	\$44,795	\$7,898	6
41-17-479-004	2013 WHITTLESEY ST	08/26/20	\$50,000	QC	\$10,000.0	\$50,000	\$17,400	34.80	\$34,842	\$6,756	5
41-17-479-027	2058 CHELAN ST	07/10/20	\$102,500	WD	\$20,500.0	\$102,500	\$22,100	21.56	\$44,187	\$7,658	6
Totals:			\$500,500			\$500,500	\$170,900		\$341,792	\$64,731	53
								Sale. Ratio =>	34.15		
								Std. Dev. =>	8.80		

2
10,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 495.R-495, Last Edited: 10/08/2020

Frontages:

Frontage 'A': Description: 'STANDARD' ' FF Rate: 85
Standard Frontage: 0 Standard Depth: 100

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$0.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 495, Last Edited: 11/16/2018

Frontages:
Frontage 'A': Description: 'STANDARD', FF Rate: 75
Standard Frontage: 0 Standard Depth: 100

Rates for Rate Table 'Rate Table 1', (SqFt)

\$1.00/SQ FT	: 1.00
\$1.50/SQ FT	: 0.50
\$30,000/ACRE	: 30000.00
\$6.00/SQ FT	: 6.00
\$2.50/SQ FT	: 2.50
\$3.00/SQ FT	: 3.00
\$15,000/ACRE	: 15000.00

#BS



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
41-16-329-032	3373 KENT ST	03/26/20	\$21,300	WD	\$4,260.0	\$21,300	\$13,500	63.38	\$27,051	\$5,013	
41-16-380-001	3434 KENT ST	12/05/19	\$30,000	WD	\$6,000.0	\$30,000	\$14,200	47.33	\$28,392	\$5,759	
41-16-380-005	1925 HOSLER ST	03/20/19	\$24,000	WD	\$4,800.0	\$24,000	\$12,100	50.42	\$24,224	\$4,227	
41-16-380-006	1929 HOSLER ST	03/20/19	\$16,000	WD	\$3,200.0	\$16,000	\$11,800	73.75	\$23,679	\$4,227	
41-16-380-006	1929 HOSLER ST	06/26/20	\$41,500	WD	\$8,300.0	\$41,500	\$11,800	28.43	\$23,679	\$4,227	
41-16-380-021	3439 LYNN ST	01/22/19	\$32,000	WD	\$6,400.0	\$32,000	\$13,500	42.19	\$27,047	\$4,995	
41-16-454-030	3613 LYNN ST	01/28/19	\$17,750	WD	\$3,550.0	\$17,750	\$12,300	69.30	\$24,572	\$4,125	
41-16-455-014	3624 LYNN ST	01/28/19	\$17,750	WD	\$3,550.0	\$17,750	\$11,000	61.97	\$22,063	\$4,500	
41-16-455-016	3630 LYNN ST	02/08/19	\$27,000	WD	\$5,400.0	\$27,000	\$13,400	49.63	\$26,893	\$4,500	
41-16-455-033	3625 PROVIDENCE ST	10/15/19	\$18,500	WD	\$3,700.0	\$18,500	\$12,500	67.57	\$24,962	\$3,750	
41-16-479-005	3720 LYNN ST	12/11/19	\$45,000	WD	\$9,000.0	\$45,000	\$12,200	27.11	\$24,476	\$4,125	
41-16-481-003	3706 PROVIDENCE ST	06/30/20	\$23,500	WD	\$4,700.0	\$23,500	\$10,300	43.83	\$20,559	\$4,125	
Totals:			\$314,300			\$314,300	\$148,600		\$297,597	\$53,573	
								Sale. Ratio =>	47.28		
								Std. Dev. =>	15.41		

3500-
6000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 500.R-500, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: '100 DEPTH' ' FF Rate: 145
Standard Frontage: 0 ' Standard Depth: 100
Frontage 'B': Description: '150 DEPTH' ' FF Rate: 180
Standard Frontage: 0 ' Standard Depth: 150

Values for Acreage Table 2: 'EXCESS ACERAGE'

1	Acre: 3,800	3	Acre: 11,400	10	Acre: 0	30	Acre: 0
1.5	Acre: 5,700	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 7,600	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 9,500	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 500.NEIGHBORHOOD 500, Last Edited: 10/29/2019

Frontages:
Frontage 'A': Description: '100 DEPTH
Standard Frontage: 0
FF Rate: 135
Standard Depth: 100
Frontage 'B': Description: '150 DEPTH
Standard Frontage: 0
FF Rate: 175
Standard Depth: 150

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

\$145 - 100 DEPTH

\$180 - 150 DEPTH

LARGER LOTS 15/FF

* ALL 100 DEPTH / \$135 FF

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff.
*	41-16-403-002	3456 EVERGREEN PKWY	06/03/20	\$104,900	CD	\$20,980.0	\$104,900	\$21,200	20.21	\$42,317	\$8,495	
*	41-16-427-024	1872 SPRINGFIELD ST	03/29/19	\$53,000	WD	\$10,600.0	\$53,000	\$29,500	55.66	\$59,030	\$12,849	
*	41-16-427-024	1872 SPRINGFIELD ST	06/07/19	\$75,000	MLC	\$15,000.0	\$75,000	\$29,500	39.33	\$59,030	\$12,849	
*	41-16-428-017	3737 KENT ST	05/14/19	\$52,900	WD	\$10,580.0	\$52,900	\$20,100	38.00	\$40,126	\$8,928	
*	41-16-428-027	1813 SPRINGFIELD ST	03/29/19	\$88,000	WD	\$17,600.0	\$88,000	\$29,400	33.41	\$58,763	\$8,775	
*	41-16-428-037	3839 KENT ST	06/08/20	\$60,000	WD	\$12,000.0	\$60,000	\$26,900	44.83	\$53,770	\$12,153	
*	41-16-451-001	3450 KENT ST	01/21/20	\$25,000	QCD	\$5,000.0	\$25,000	\$21,400	85.60	\$42,740	\$10,910	
*	41-16-476-008	3742 KENT ST	04/22/19	\$41,000	WD	\$8,200.0	\$41,000	\$22,900	55.85	\$45,822	\$8,418	
*	41-16-476-027	3801 GLOUCESTER ST	02/14/20	\$42,000	WD	\$8,400.0	\$42,000	\$21,400	50.95	\$42,710	\$8,100	
*	41-16-476-035	3841 GLOUCESTER ST	07/31/19	\$53,000	WD	\$10,600.0	\$53,000	\$23,700	44.72	\$47,417	\$11,615	
*	41-16-479-012	3822 EVERGREEN PKWY	02/06/20	\$32,000	WD	\$6,400.0	\$32,000	\$18,900	59.06	\$37,889	\$8,775	
ent	41-16-480-003	ECKLEY AVE	06/29/20	\$4,800	WD	\$800.0	\$4,000	\$4,400	110.00	\$8,873	\$8,873	
*	41-16-480-019	1923 ECKLEY AVE	11/15/19	\$13,000	WD	\$2,600.0	\$13,000	\$15,200	116.92	\$30,382	\$7,394	
*	41-16-482-006	3824 PROVIDENCE ST	01/24/20	\$67,900	WD	\$13,580.0	\$67,900	\$23,800	35.05	\$47,688	\$9,450	
Totals:				\$711,700			\$711,700	\$308,300		\$616,557	\$137,584	
									Sale. Ratio =>	43.32		
									Std. Dev. =>	28.58		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 505.R-505, Last Edited: 11/19/2020

Frontages:	
Frontage 'A': Description: '100 DEPTH	' FF Rate: 145
Standard Frontage: 0	Standard Depth : 100
Frontage 'B': Description: '140 DEPTH	' FF Rate: 165
Standard Frontage: 0	Standard Depth : 140
Frontage 'C': Description: 'MILLER RD	' FF Rate: 190
Standard Frontage: 0	Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 505.NEIGHBORHOOD 505, Last Edited: 11/07/2019

Frontages:
Frontage 'A': Description: '100 DEPTH
Standard Frontage: 0
FF Rate: 125
Standard Depth: 100
Frontage 'B': Description: '140 DEPTH
Standard Frontage: 0
FF Rate: 165
Standard Depth: 140
Frontage 'C': Description: 'MILLER RD
Standard Frontage: 0
FF Rate: 170
Standard Depth: 100

281' y ak
100 depth around \$10,000 150
140 dep' around \$10,000 175
note around \$15,000 200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. F
40-13-361-010	1305 IDA AVE	09/13/19	\$69,000	WD	\$13,800.0	\$69,000	\$34,100	49.42	\$68,215	\$9,672	58.6
40-23-161-010	3205 CHICAGO BLVD	04/30/19	\$21,500	WD	\$4,300.0	\$21,500	\$14,200	66.05	\$28,473	\$6,250	50.0
40-23-161-015	3105 CHICAGO BLVD	10/18/19	\$25,000	PTA	\$5,000.0	\$25,000	\$16,800	67.20	\$33,641	\$6,250	50.0
40-23-162-013	3205 BRANDON ST	11/22/19	\$30,500	WD	\$6,100.0	\$30,500	\$16,000	52.46	\$31,919	\$6,250	50.0
40-23-162-015	3117 BRANDON ST	10/10/19	\$19,000	WD	\$3,800.0	\$19,000	\$12,200	64.21	\$24,345	\$6,250	50.0
40-23-180-005	2825 CHICAGO BLVD	02/28/20	\$44,000	WD	\$8,800.0	\$44,000	\$20,600	46.82	\$41,112	\$6,250	50.0
40-23-180-014	1611 KNIGHT AVE	04/23/19	\$51,000	WD	\$10,200.0	\$51,000	\$23,500	46.08	\$47,037	\$6,250	50.0
40-23-181-026	1716 KNIGHT AVE	07/01/20	\$30,000	WD	\$6,000.0	\$30,000	\$15,300	51.00	\$30,694	\$6,250	50.0
40-23-183-006	3005 YALE ST	12/04/19	\$55,000	WD	\$11,000.0	\$55,000	\$19,800	36.00	\$39,512	\$6,250	50.0
40-23-183-007	3001 YALE ST	01/29/19	\$60,500	WD	\$12,100.0	\$60,500	\$24,600	40.66	\$49,145	\$6,250	50.0
40-23-183-018	2926 MILLER RD	10/25/19	\$45,000	WD	\$9,000.0	\$45,000	\$27,700	61.56	\$55,472	\$17,000	100.0
40-23-184-021	2822 MILLER RD	05/30/19	\$35,000	WD	\$7,000.0	\$35,000	\$22,100	63.14	\$44,144	\$10,830	63.7
40-23-207-003	1409 BEAVER AVE	06/26/20	\$72,200	WD	\$14,440.0	\$72,200	\$24,000	33.24	\$48,023	\$5,809	46.9
40-23-207-004	1413 BEAVER AVE	05/16/19	\$23,500	WD	\$4,700.0	\$23,500	\$13,700	58.30	\$27,410	\$5,809	46.9
40-23-207-011	1414 BRADLEY AVE	07/22/19	\$43,000	WD	\$8,342.0	\$41,710	\$21,600	51.79	\$43,201	\$7,022	42.6
40-23-208-004	2646 CHICAGO BLVD	05/13/19	\$29,000	WD	\$5,800.0	\$29,000	\$18,400	63.45	\$36,758	\$13,037	104.0
40-23-208-004	2646 CHICAGO BLVD	05/05/20	\$41,500	WD	\$8,300.0	\$41,500	\$18,400	44.34	\$36,758	\$13,037	104.0
40-23-208-007	1414 MONTERAY AVE	06/24/19	\$45,000	WD	\$9,000.0	\$45,000	\$29,800	66.22	\$59,581	\$10,000	80.0
40-23-208-007	1414 MONTERAY AVE	01/01/20	\$63,800	WD	\$12,760.0	\$63,800	\$29,800	46.71	\$59,581	\$10,000	80.0
40-23-212-006	1531 MONTERAY AVE	07/29/19	\$42,000	WD	\$8,400.0	\$42,000	\$17,600	41.90	\$35,189	\$10,040	60.9
40-23-213-011	1516 IRENE AVE	08/28/20	\$70,810	WD	\$14,162.0	\$70,810	\$19,000	26.83	\$37,981	\$5,796	46.4
40-23-228-001	1401 IRENE AVE	12/23/19	\$42,500	WD	\$8,500.0	\$42,500	\$18,800	44.24	\$37,656	\$6,595	52.8
40-23-228-005	1419 IRENE AVE	09/14/20	\$40,000	PTA	\$8,000.0	\$40,000	\$16,900	42.25	\$33,875	\$5,244	42.0
40-23-229-007	1421 BRABYN AVE	11/25/19	\$22,000	PTA	\$4,400.0	\$22,000	\$14,000	63.64	\$27,916	\$5,477	43.8
40-23-229-021	1430 LINCOLN DR	02/15/19	\$27,500	WD	\$5,500.0	\$27,500	\$13,000	47.27	\$25,975	\$5,659	45.0
40-23-231-006	1417 LINCOLN DR	02/22/19	\$25,500	WD	\$5,100.0	\$25,500	\$16,400	64.31	\$32,786	\$5,477	43.8
40-23-232-026	2204 MILLER RD	08/24/20	\$174,900	WD	\$34,980.0	\$174,900	\$62,800	35.91	\$125,646	\$28,524	167.0
40-23-233-016	1500 DURAND ST	09/06/19	\$51,000	WD	\$10,200.0	\$51,000	\$28,800	56.47	\$57,646	\$6,988	55.9
40-23-252-038	2745 BRANDON ST	03/20/20	\$54,500	WD	\$10,900.0	\$54,500	\$18,400	33.76	\$36,727	\$10,000	80.0
40-23-253-001	2769 YALE ST	01/07/19	\$42,500	WD	\$8,500.0	\$42,500	\$16,600	39.06	\$33,166	\$5,000	40.0
40-23-253-011	2717 YALE ST	08/11/20	\$30,500	PTA	\$6,100.0	\$30,500	\$16,800	55.08	\$33,583	\$5,000	40.0
40-23-253-018	2754 MILLER RD	08/24/20	\$99,500	WD	\$19,900.0	\$99,500	\$19,000	19.10	\$38,012	\$11,198	65.9
40-23-253-023	2734 MILLER RD	10/29/19	\$38,159	WD	\$7,631.8	\$38,159	\$10,500	27.52	\$21,086	\$5,610	33.0
40-23-254-007	1522 MONTERAY AVE	08/19/20	\$31,900	CD	\$6,380.0	\$31,900	\$19,700	61.76	\$39,364	\$7,866	62.0
40-23-254-010	1534 MONTERAY AVE	08/07/20	\$80,000	WD	\$16,000.0	\$80,000	\$22,600	28.25	\$45,202	\$6,555	52.4
40-23-301-023	3502 BRANDON ST	06/15/20	\$45,000	WD	\$9,000.0	\$45,000	\$25,100	55.78	\$50,249	\$6,250	50.0
40-23-301-027	3406 BRANDON ST	02/22/19	\$25,000	WD	\$5,000.0	\$25,000	\$15,200	60.80	\$30,394	\$6,250	50.0
40-23-302-021	3518 YALE ST	12/23/19	\$53,000	WD	\$10,600.0	\$53,000	\$22,900	43.21	\$45,847	\$6,250	50.0
40-23-302-030	3406 YALE ST	04/29/20	\$67,000	WD	\$13,400.0	\$67,000	\$22,400	33.43	\$44,717	\$6,250	50.0
40-23-305-031	3017 MILLER RD	10/21/19	\$70,000	WD	\$14,000.0	\$70,000	\$25,400	36.29	\$50,864	\$11,918	70.0
40-23-305-033	3007 MILLER RD	02/25/19	\$70,000	WD	\$14,000.0	\$70,000	\$26,100	37.29	\$52,156	\$13,408	78.0
40-23-305-080	3225 MILLER RD	06/28/19	\$95,000	WD	\$19,000.0	\$95,000	\$35,100	36.95	\$70,112	\$11,174	65.0
40-24-101-014	1308 IDA AVE	06/27/19	\$30,000	WD	\$6,000.0	\$30,000	\$24,400	81.33	\$48,728	\$10,082	61.0
40-24-101-017	1320 IDA AVE	08/30/19	\$67,000	WD	\$13,400.0	\$67,000	\$25,600	38.21	\$51,146	\$9,006	54.0
Totals:			\$2,198,769			\$2,197,479	\$955,700		\$1,911,044	\$370,083	2,639
								Sale. Ratio =>	43.49	Average	
								Std. Dev. =>	13.64	per FF=>	#RE

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 505.R-505, Last Edited: 10/22/2020

Frontages:		
Frontage 'A':	Description: '100 DEPTH	FF Rate: 150
	Standard Frontage: 0	Standard Depth: 100
Frontage 'B':	Description: '140 DEPTH	FF Rate: 175
	Standard Frontage: 0	Standard Depth: 140
Frontage 'C':	Description: 'MILLER RD	FF Rate: 200
	Standard Frontage: 0	Standard Depth: 100

140

165

190

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

Unit: 54 - CITY OF FLINT

Rates/Values for Neighborhood 510.R-510, Last Edited: 10/08/2020

Values for Square Footage Table: **

2,500 Sq Ft: 5,000	25,000 Sq Ft: 43,750	174,240 Sq Ft: 139,392
5,000 Sq Ft: 10,000	30,000 Sq Ft: 52,500	217,800 Sq Ft: 174,240
7,500 Sq Ft: 15,000	40,000 Sq Ft: 60,000	435,600 Sq Ft: 348,480
10,000 Sq Ft: 20,000	50,000 Sq Ft: 62,500	653,400 Sq Ft: 457,380
12,500 Sq Ft: 25,000	60,000 Sq Ft: 75,000	871,200 Sq Ft: 609,840
15,000 Sq Ft: 30,000	87,120 Sq Ft: 78,408	1,089,000 Sq Ft: 653,400
20,000 Sq Ft: 40,000	130,680 Sq Ft: 117,612	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 510-NEIGHBORHOOD 510, Last Edited: 11/07/2019

Values for Square Footage Table: "

2,500 Sq Ft: 5,000	25,000 Sq Ft: 43,750	174,240 Sq Ft: 139,392
5,000 Sq Ft: 10,000	30,000 Sq Ft: 52,500	217,800 Sq Ft: 174,240
7,500 Sq Ft: 15,000	40,000 Sq Ft: 60,000	435,600 Sq Ft: 348,480
10,000 Sq Ft: 20,000	50,000 Sq Ft: 62,500	653,400 Sq Ft: 457,380
12,500 Sq Ft: 25,000	60,000 Sq Ft: 75,000	871,200 Sq Ft: 609,840
15,000 Sq Ft: 30,000	87,120 Sq Ft: 78,408	1,089,000 Sq Ft: 653,400
20,000 Sq Ft: 40,000	130,680 Sq Ft: 117,612	

Current \$2.00
NE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-23-305-048	3312 HAWTHORNE DR	09/25/20	\$150,500	PTA	\$30,100.0	\$150,500	\$75,100	49.90	\$150,265	\$31,974	
40-23-326-006	3211 HAWTHORNE DR	09/20/19	\$145,000	WD	\$29,000.0	\$145,000	\$71,500	49.31	\$143,013	\$38,420	
40-23-327-008	2014 OXFORD LN	02/10/20	\$130,000	WD	\$26,000.0	\$130,000	\$48,400	37.23	\$96,753	\$28,140	
40-23-327-020	2040 OXFORD LN	12/30/19	\$168,000	WD	\$33,600.0	\$168,000	\$87,000	51.79	\$174,091	\$42,838	
40-23-351-010	3325 WESTWOOD PKWY	09/04/20	\$216,000	WD	\$43,200.0	\$216,000	\$90,000	41.67	\$180,057	\$42,675	
40-23-351-023	2142 BRIAR HILL RD	07/27/20	\$290,000	WD	\$58,000.0	\$290,000	\$122,700	42.31	\$245,350	\$56,397	
40-23-401-019	1910 HAMPDEN RD	07/24/19	\$189,000	WD	\$37,800.0	\$189,000	\$62,500	33.07	\$125,045	\$27,182	
40-23-402-003	1730 OVERHILL DR	03/22/19	\$189,000	WD	\$37,800.0	\$189,000	\$79,600	42.12	\$159,200	\$34,064	
40-23-404-001	2001 COLCHESTER RD	08/03/20	\$205,000	WD	\$41,000.0	\$205,000	\$105,500	51.46	\$210,961	\$47,187	
Totals:			\$1,682,500			\$1,682,500	\$742,300		\$1,484,735	\$348,877	1.
								Sale. Ratio =>	44.12		
								Std. Dev. =>	6.67		

mid
\$39,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 515.R-515, Last Edited: 11/19/2020

Values for Square Footage Table:			Price/SF*		
2,500 Sq Ft:	5,625	25,000 Sq Ft:	42,187	174,240 Sq Ft:	0
5,000 Sq Ft:	11,250	30,000 Sq Ft:	44,000	217,800 Sq Ft:	0
7,500 Sq Ft:	16,875	40,000 Sq Ft:	47,250	435,600 Sq Ft:	0
10,000 Sq Ft:	22,500	50,000 Sq Ft:	47,500	653,400 Sq Ft:	0
12,500 Sq Ft:	28,125	60,000 Sq Ft:	50,000	871,200 Sq Ft:	0
15,000 Sq Ft:	30,375	87,120 Sq Ft:	72,600	1,089,000 Sq Ft:	0
20,000 Sq Ft:	33,750	130,680 Sq Ft:	115,000		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 515.Neighborhood 515, Last Edited: 11/21/2017

Values for Square Footage Table: 'Price/SF'		
2,500 Sq Ft: 4,750 5,250	25,000 Sq Ft: 32,500	174,240 Sq Ft: 0
5,000 Sq Ft: 9,500	30,000 Sq Ft: 39,000	217,800 Sq Ft: 0
7,500 Sq Ft: 14,250	40,000 Sq Ft: 48,000	435,600 Sq Ft: 0
10,000 Sq Ft: 18,000	50,000 Sq Ft: 55,000	653,400 Sq Ft: 0
12,500 Sq Ft: 21,875	60,000 Sq Ft: 60,000	871,200 Sq Ft: 0
15,000 Sq Ft: 22,500	87,120 Sq Ft: 78,408	1,089,000 Sq Ft: 0
20,000 Sq Ft: 28,000	130,680 Sq Ft: 104,544	

\$1.90/w

\$2.25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
40-23-234-004	2225 MILLER RD	03/12/20	\$90,000	WD	\$18,000.0	\$90,000	\$44,300	49.22	\$88,635	\$21,067	
40-23-234-006	2209 MILLER RD	07/16/20	\$140,000	WD	\$28,000.0	\$140,000	\$64,200	45.86	\$128,410	\$21,067	
40-23-234-007	2201 MILLER RD	02/17/20	\$155,000	WD	\$31,000.0	\$155,000	\$49,200	31.74	\$98,377	\$21,067	
40-23-234-009	2320 RADCLIFFE AVE	10/04/19	\$157,000	WD	\$31,400.0	\$157,000	\$69,500	44.27	\$138,948	\$29,484	
40-24-106-003	2213 RADCLIFFE AVE	07/10/20	\$160,000	WD	\$32,000.0	\$160,000	\$43,600	27.25	\$87,254	\$15,153	
40-24-107-006	1919 MILLER RD	07/10/20	\$154,900	WD	\$30,980.0	\$154,900	\$63,600	41.06	\$127,193	\$22,962	
40-24-152-005	1810 CAMBRIDGE AVE	02/21/20	\$120,000	WD	\$24,000.0	\$120,000	\$49,200	41.00	\$98,375	\$15,153	
40-24-153-002	1911 CAMBRIDGE AVE	08/23/19	\$92,500	WD	\$18,500.0	\$92,500	\$39,900	43.14	\$79,727	\$19,583	
Totals:			\$1,069,400			\$1,069,400	\$423,500		\$846,919	\$165,536	
								Sale. Ratio =>	39.60		
								Std. Dev. =>	7.36		

1530,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 520.R-520, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 65
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 520.NEIGHBORHOOD 520, Last Edited: 11/07/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 65 65
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
40-24-231-007	1025 W TWELFTH ST	08/07/20	\$22,500	WD	\$4,500.0	\$22,500	\$12,200	54.22	\$24,449	\$6,537	100.6
40-24-231-011	1030 BARLOW AVE	11/15/19	\$69,444	QC	\$2,899.4	\$14,497	\$7,900	54.49	\$15,816	\$3,240	49.8
40-24-231-027	1022 BARLOW AVE	09/08/20	\$35,000	PTA	\$7,000.0	\$35,000	\$17,200	49.14	\$34,450	\$5,748	57.4
41-19-132-011	632 MONROE ST	01/18/19	\$11,900	WD	\$2,380.0	\$11,900	\$7,300	61.34	\$14,502	\$3,134	48.2
41-19-160-007	843 REMINGTON AVE	10/18/19	\$13,000	WD	\$2,600.0	\$13,000	\$7,400	56.92	\$14,851	\$2,888	44.4
41-19-160-007	843 REMINGTON AVE	03/06/20	\$13,000	WD	\$2,600.0	\$13,000	\$7,400	56.92	\$14,851	\$2,888	44.4
41-19-161-010	927 OSSINGTON AVE	12/31/19	\$55,556	WD	\$11,111.2	\$55,556	\$8,000	14.40	\$16,034	\$2,294	35.3
41-19-162-006	843 OSSINGTON AVE	08/16/19	\$21,000	WD	\$4,200.0	\$21,000	\$6,700	31.90	\$13,301	\$2,277	35.0
41-19-162-012	815 OSSINGTON AVE	03/02/20	\$10,000	QC	\$2,000.0	\$10,000	\$7,600	76.00	\$15,190	\$2,242	34.5
41-19-301-005	936 BLOOR AVE	06/14/19	\$31,000	WD	\$6,200.0	\$31,000	\$7,900	25.48	\$15,747	\$2,731	42.0
41-19-301-008	924 BLOOR AVE	12/03/19	\$20,000	WD	\$4,000.0	\$20,000	\$7,200	36.00	\$14,396	\$2,705	41.6
41-19-303-008	929 BLOOR AVE	12/05/19	\$19,000	WD	\$3,800.0	\$19,000	\$7,900	41.58	\$15,862	\$2,925	45.0
41-19-328-039	2807 CAMDEN AVE	08/01/19	\$10,500	WD	\$2,100.0	\$10,500	\$6,600	62.86	\$13,125	\$4,430	68.1
Totals:			\$331,900			\$276,953	\$111,300		\$222,574	\$44,039	646.5
							Sale. Ratio =>	40.19			
							Std. Dev. =>	17.09			

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 525.R-525, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 ' FF Rate: 70
Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 525.R-525, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 70
Standard Depth : 100

70

Values for Acreage Table		2: 'EXCESS ACERAGE'	
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 525, NEIGHBORHOOD 525, Last Edited: 10/30/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0 FF Rate: 70
Standard Depth: 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

1	Acre: 3,800	3	Acre: 11,400	10	Acre: 0	30	Acre: 0
1.5	Acre: 5,700	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 7,600	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 9,500	7	Acre: 0	25	Acre: 0	100	Acre: 0

20

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
41-19-207-044	2103 CHURCH ST	08/28/20	\$42,000	WD	\$8,400.0	\$42,000	\$12,400	29.52	\$24,821	\$5,600	
41-19-252-039	2500 S SAGINAW ST	08/26/20	\$44,000	WD	\$8,800.0	\$44,000	\$13,700	31.14	\$27,408	\$5,643	
41-19-254-016	2613 DAWSON ST	03/07/19	\$11,750	WD	\$2,350.0	\$11,750	\$6,800	57.87	\$13,684	\$2,504	
41-19-255-056	2716 S SAGINAW ST	05/22/19	\$7,000	WD	\$1,400.0	\$7,000	\$4,000	57.14	\$7,935	\$7,935	
41-19-278-006	112 E LINSEY BLVD	07/29/20	\$13,000	PTA	\$2,600.0	\$13,000	\$4,900	37.69	\$9,787	\$3,067	
41-19-402-014	217 W BELVIDERE AVE	09/15/19	\$7,500	QC	\$1,500.0	\$7,500	\$6,200	82.67	\$12,360	\$2,649	
41-19-432-027	3202 COLLINGWOOD PKWY	08/21/20	\$41,000	WD	\$8,200.0	\$41,000	\$12,600	30.73	\$25,132	\$4,759	
41-19-434-022	131 E LAKEVIEW AVE	06/26/20	\$15,000	WD	\$3,000.0	\$15,000	\$8,800	58.67	\$17,665	\$2,800	
41-19-434-023	137 E LAKEVIEW AVE	06/26/20	\$17,250	WD	\$3,450.0	\$17,250	\$11,300	65.51	\$22,638	\$2,800	
41-19-437-007	128 E LAKEVIEW AVE	08/15/19	\$19,900	WD	\$3,980.0	\$19,900	\$13,000	65.33	\$26,082	\$3,052	
Totals:			\$218,400			\$218,400	\$93,700		\$187,512	\$40,809	
								Sale. Ratio =>	42.90	Average	
								Std. Dev. =>	18.26	per FF=>	#RE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
41-19-254-016	2613 DAWSON ST	03/07/19	\$11,750	WD	\$2,350.0	\$11,750	\$6,800	57.87	\$13,684	\$2,504	
41-19-255-056	2716 S SAGINAW ST	05/22/19	\$7,000	WD	\$1,400.0	\$7,000	\$4,000	57.14	\$7,935	\$7,935	
41-19-278-006	112 E LINSEY BLVD	07/29/20	\$13,000	PTA	\$2,600.0	\$13,000	\$4,900	37.69	\$9,787	\$3,067	
41-19-432-027	3202 COLLINGWOOD PKWY	08/21/20	\$41,000	WD	\$8,200.0	\$41,000	\$12,600	30.73	\$25,132	\$4,759	
41-19-434-022	131 E LAKEVIEW AVE	06/26/20	\$15,000	WD	\$3,000.0	\$15,000	\$8,800	58.67	\$17,665	\$2,800	
41-19-434-023	137 E LAKEVIEW AVE	06/26/20	\$17,250	WD	\$3,450.0	\$17,250	\$11,300	65.51	\$22,638	\$2,800	
41-19-437-007	128 E LAKEVIEW AVE	08/15/19	\$19,900	WD	\$3,980.0	\$19,900	\$13,000	65.33	\$26,082	\$3,052	
Totals:			\$124,900			\$124,900	\$61,400		\$122,923	\$26,917	
								Sale. Ratio =>	49.16		
								Std. Dev. =>	13.61		

NV
3000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 530.R-530, Last Edited: 11/11/2020

Frontage:		
Frontage 'A':	Description: '100 DEPTH	' FF Rate: 115
	Standard Frontage: 0	Standard Depth : 100
Frontage 'B':	Description: '150 DEPTH	' FF Rate: 155
	Standard Frontage: 0	Standard Depth : 175

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 530.R-530, Last Edited: 10/29/2020

Frontages:
Frontage 'A': Description: '100 DEPTH' FF Rate: 110
Standard Frontage: 0 Standard Depth: 100
Frontage 'B': Description: '150 DEPTH' FF Rate: 150
Standard Frontage: 0 Standard Depth: 175

115
155

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 530.Neighborhood 530, Last Edited: 10/30/2019

Frontages:		
Frontage 'A':	Description: '100 DEPTH	FF Rate: 115
	Standard Frontage: 0	Standard Depth: 100
Frontage 'B':	Description: '150 DEPTH	FF Rate: 158
	Standard Frontage: 0	Standard Depth: 175

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
40-24-376-012	1723 CARMANBROOK PKWY	06/07/19	\$58,000	WD	\$11,600.0	\$58,000	\$23,900	41.21	\$47,895	\$21,228	\$11,123
40-24-376-018	1807 CARMANBROOK PKWY	07/26/19	\$84,900	WD	\$16,980.0	\$84,900	\$61,100	71.97	\$58,535	\$33,379	\$7,014
40-24-376-041	1822 BRIARWOOD DR	07/02/20	\$41,000	WD	\$8,200.0	\$41,000	\$17,800	43.41	\$35,525	\$11,840	\$6,365
40-24-376-043	1814 BRIARWOOD DR	08/07/19	\$72,000	WD	\$14,400.0	\$72,000	\$18,600	25.83	\$37,234	\$41,131	\$6,365
40-24-376-044	1810 BRIARWOOD DR	08/19/20	\$58,300	WD	\$11,660.0	\$58,300	\$15,900	27.27	\$31,844	\$32,821	\$6,365
40-24-376-045	1806 BRIARWOOD DR	03/20/19	\$51,000	WD	\$10,200.0	\$51,000	\$20,400	40.00	\$40,806	\$18,663	\$8,469
40-24-376-065	3401 BRIARWOOD DR	07/30/19	\$69,000	MLC	\$13,800.0	\$69,000	\$20,900	30.29	\$41,879	\$34,271	\$7,150
40-24-376-081	3713 BRIARWOOD DR	03/15/19	\$36,500	WD	\$7,300.0	\$36,500	\$20,700	56.71	\$41,498	\$2,633	\$7,631
40-24-377-001	1938 BAYBERRY LN	01/29/19	\$38,500	WD	\$7,700.0	\$38,500	\$18,900	49.09	\$37,825	\$9,267	\$8,592
40-24-377-003	1926 BAYBERRY LN	06/14/19	\$38,000	WD	\$7,600.0	\$38,000	\$18,900	49.74	\$37,801	\$8,729	\$8,530
40-24-377-005	1912 BAYBERRY LN	01/25/19	\$37,000	WD	\$7,400.0	\$37,000	\$19,700	53.24	\$39,315	\$5,599	\$7,914
40-24-377-020	1718 BAYBERRY LN	05/03/19	\$44,900	WD	\$8,980.0	\$44,900	\$20,500	45.66	\$41,016	\$11,868	\$7,984
40-24-377-032	3112 BRIARWOOD DR	07/10/19	\$53,000	WD	\$10,600.0	\$53,000	\$20,900	39.43	\$41,708	\$19,163	\$7,871
Totals:			\$682,100			\$682,100	\$298,200		\$532,881	\$250,592	\$101,373
								Sale. Ratio ==>	43.72		
								Std. Dev. ==>	12.69		

Not
for

12,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 535.R-535, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 85
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 535.NEIGHBORHOOD 535, Last Edited: 11/30/2017

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
' FF Rate: 75
Standard Depth : 100
85

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
40-24-429-017	1013 SIMCOE AVE	09/10/20	\$75,000	PTA	\$15,000.0	\$75,000	\$19,700	26.27	\$39,325	\$4,286	
40-24-428-020	1138 SIMCOE AVE	07/10/20	\$26,000	WD	\$5,200.0	\$26,000	\$8,000	30.77	\$16,092	\$3,241	
40-24-429-012	1029 SIMCOE AVE	07/09/20	\$22,857	PTA	\$4,571.4	\$22,857	\$7,300	31.94	\$14,514	\$3,266	
40-24-482-015	1205 PETTIBONE AVE	07/09/20	\$22,857	PTA	\$4,571.4	\$22,857	\$9,700	42.44	\$19,472	\$3,000	
40-24-453-075	1634 PETTIBONE AVE	07/08/20	\$20,000	WD	\$4,000.0	\$20,000	\$15,200	76.00	\$30,451	\$10,125	1
40-24-478-007	1309 VERMILYA AVE	06/10/20	\$34,000	WD	\$6,800.0	\$34,000	\$10,400	30.59	\$20,825	\$3,000	
40-24-479-032	1126 LINCOLN AVE	04/23/20	\$13,000	WD	\$2,600.0	\$13,000	\$9,600	73.85	\$19,196	\$3,000	
40-24-483-001	1133 PETTIBONE AVE	04/14/20	\$19,900	WD	\$3,980.0	\$19,900	\$9,100	45.73	\$18,182	\$6,000	
40-24-453-026	1425 LINCOLN AVE	04/06/20	\$20,500	WD	\$4,100.0	\$20,500	\$13,600	66.34	\$27,214	\$6,000	
40-24-453-015	1533 LINCOLN AVE	03/23/20	\$13,500	WD	\$2,700.0	\$13,500	\$7,300	54.07	\$14,669	\$3,000	
40-24-453-017	1525 LINCOLN AVE	02/26/20	\$12,500	WD	\$2,500.0	\$12,500	\$8,000	64.00	\$16,040	\$3,000	
40-24-480-007	1305 LINCOLN AVE	01/29/20	\$68,881	WD	\$2,149.0	\$10,745	\$8,800	81.90	\$15,697	\$2,600	
40-24-485-013	1027 WALDMAN AVE	01/29/20	\$68,881	WD	\$2,259.2	\$11,296	\$8,200	72.59	\$17,456	\$3,388	
40-24-476-012	1221 NEUBERT AVE	01/17/20	\$15,000	WD	\$3,000.0	\$15,000	\$7,600	50.67	\$15,163	\$3,010	
40-24-451-001	1509 NEUBERT AVE	11/06/19	\$37,000	WD	\$7,400.0	\$37,000	\$13,900	37.57	\$27,898	\$4,594	
40-24-279-001	1133 OSSINGTON AVE	11/01/19	\$29,000	WD	\$5,800.0	\$29,000	\$9,400	32.41	\$18,714	\$2,894	
40-24-431-007	1119 EDITH AVE	08/08/19	\$21,000	WD	\$4,200.0	\$21,000	\$12,900	61.43	\$25,705	\$5,446	
40-24-451-017	1418 VERMILYA AVE	08/07/19	\$13,000	WD	\$2,600.0	\$13,000	\$5,900	45.38	\$11,839	\$3,000	
40-24-430-015	1015 VICTORIA AVE	08/02/19	\$40,000	WD	\$8,000.0	\$40,000	\$31,200	78.00	\$62,391	\$2,625	
40-24-452-009	1417 VERMILYA AVE	07/17/19	\$25,000	WD	\$5,000.0	\$25,000	\$10,800	43.20	\$21,621	\$3,000	
40-24-429-046	1026 VICTORIA AVE	07/01/19	\$18,711	WD	\$3,742.2	\$18,711	\$10,700	57.19	\$21,376	\$5,171	
40-24-485-017	1134 W ATHERTON RD	05/29/19	\$10,000	WD	\$2,000.0	\$10,000	\$5,600	56.00	\$11,299	\$3,000	
40-24-476-009	1229 NEUBERT AVE	05/14/19	\$9,500	WD	\$1,900.0	\$9,500	\$6,000	63.16	\$11,962	\$3,002	
40-24-453-052	1514 PETTIBONE AVE	05/08/19	\$30,000	WD	\$6,000.0	\$30,000	\$14,400	48.00	\$28,799	\$4,380	
40-24-455-046	1410 W ATHERTON RD	05/08/19	\$35,000	WD	\$7,000.0	\$35,000	\$19,500	55.71	\$38,900	\$6,000	
40-24-483-004	1121 PETTIBONE AVE	05/08/19	\$27,000	WD	\$5,400.0	\$27,000	\$10,900	40.37	\$21,794	\$3,000	
40-24-278-035	2602 FENTON RD	02/28/19	\$15,000	WD	\$3,000.0	\$15,000	\$9,800	65.33	\$19,699	\$3,751	
40-24-453-030	1405 LINCOLN AVE	02/28/19	\$20,000	WD	\$4,000.0	\$20,000	\$12,800	64.00	\$25,602	\$3,000	
40-24-431-004	1133 EDITH AVE	02/08/19	\$23,000	WD	\$4,600.0	\$23,000	\$11,200	48.70	\$22,343	\$4,079	
40-24-452-011	1405 VERMILYA AVE	01/30/19	\$19,895	PTA	\$3,979.0	\$19,895	\$16,100	80.92	\$32,159	\$6,000	
40-24-428-033	1022 SIMCOE AVE	01/29/19	\$21,000	WD	\$3,318.0	\$16,590	\$11,100	66.91	\$22,193	\$6,513	
40-24-483-012	1035 PETTIBONE AVE	01/22/19	\$20,000	WD	\$4,000.0	\$20,000	\$8,700	43.50	\$17,433	\$3,000	
40-24-427-013	1029 BLOOR AVE	01/01/19	\$15,000	LC	\$3,000.0	\$15,000	\$10,000	66.67	\$19,977	\$3,000	
Totals:			\$861,982			\$741,851	\$373,400		\$746,000	\$132,371	1.7
								Sale. Ratio =>	50.33		
								Std. Dev. =>	15.91		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 540.R-540, Last Edited: 11/20/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 540.NEIGHBORHOOD 540, Last Edited: 10/30/2019

Frontages:
Frontage 'A': Description: *STANDARD
Standard Frontage: 0

FF Rate: 80
Standard Depth: 100

95000 high
950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. F
41-19-304-016	836 BARRIE AVE	12/13/19	\$26,000	WD	\$5,200.0	\$26,000	\$9,800	37.69	\$19,544	\$3,600	
41-19-306-018	824 SIMCOE AVE	01/29/20	\$68,881	WD	\$2,562.4	\$12,812	\$8,200	64.00	\$19,242	\$3,388	
41-19-306-027	802 SIMCOE AVE	06/29/20	\$26,000	WD	\$5,200.0	\$26,000	\$10,200	39.23	\$20,379	\$4,000	
41-19-307-003	949 SIMCOE AVE	01/10/20	\$15,000	QC	\$3,000.0	\$15,000	\$10,300	68.67	\$20,581	\$3,303	
41-19-328-021	752 BARRIE AVE	08/29/19	\$15,000	WD	\$3,000.0	\$15,000	\$7,700	51.33	\$15,307	\$2,800	
41-19-328-035	736 BARRIE AVE	03/24/20	\$25,000	WD	\$5,000.0	\$25,000	\$10,700	42.80	\$21,306	\$4,400	
41-19-331-028	612 SIMCOE AVE	04/14/20	\$15,000	LC	\$3,000.0	\$15,000	\$8,700	58.00	\$17,454	\$2,800	
41-19-332-002	3009 CAMDEN AVE	06/29/20	\$25,500	WD	\$5,100.0	\$25,500	\$14,200	55.69	\$28,309	\$5,291	
41-19-332-010	725 SIMCOE AVE	10/02/19	\$12,000	LC	\$2,400.0	\$12,000	\$5,700	47.50	\$11,419	\$2,800	
41-19-332-015	701 SIMCOE AVE	03/04/19	\$21,000	WD	\$4,200.0	\$21,000	\$10,800	51.43	\$21,529	\$2,800	
41-19-332-015	701 SIMCOE AVE	05/22/20	\$22,500	WD	\$4,500.0	\$22,500	\$10,800	48.00	\$21,529	\$2,800	
41-19-333-006	635 SIMCOE AVE	07/09/20	\$22,857	PTA	\$4,571.4	\$22,857	\$8,700	38.06	\$17,416	\$4,200	
41-19-334-023	730 FREEMAN AVE	09/18/19	\$17,500	QC	\$5,400.0	\$27,000	\$10,000	37.04	\$19,948	\$2,800	
41-19-335-036	615 VICTORIA AVE	04/04/19	\$12,900	WD	\$2,580.0	\$12,900	\$11,600	89.92	\$23,164	\$5,600	
41-19-336-022	714 NEUBERT AVE	10/11/19	\$40,000	WD	\$8,000.0	\$40,000	\$13,600	34.00	\$27,246	\$5,600	
41-19-337-022	632 NEUBERT AVE	01/09/19	\$27,000	WD	\$5,400.0	\$27,000	\$9,100	33.70	\$18,207	\$2,831	
41-19-337-022	632 NEUBERT AVE	08/08/19	\$27,000	WD	\$5,400.0	\$27,000	\$9,100	33.70	\$18,207	\$2,831	
41-19-337-024	624 NEUBERT AVE	01/29/20	\$68,881	WD	\$4,353.2	\$21,766	\$8,800	40.43	\$29,577	\$2,600	
41-19-351-007	923 NEUBERT AVE	03/18/20	\$20,000	WD	\$4,000.0	\$20,000	\$13,700	68.50	\$27,432	\$3,176	
41-19-354-021	826 LINCOLN AVE	03/23/20	\$26,500	WD	\$5,300.0	\$26,500	\$14,000	52.83	\$27,966	\$5,600	
41-19-355-027	926 PETTIBONE AVE	06/05/19	\$20,000	WD	\$4,000.0	\$20,000	\$9,700	48.50	\$19,366	\$2,800	
41-19-355-042	936 PETTIBONE AVE	07/09/20	\$22,857	PTA	\$4,571.4	\$22,857	\$11,800	51.63	\$23,586	\$5,600	
41-19-357-020	3618 BRUNSWICK AVE	05/15/19	\$18,000	WD	\$3,600.0	\$18,000	\$11,100	61.67	\$22,228	\$4,800	
41-19-358-020	822 WALDMAN AVE	02/11/20	\$20,000	QC	\$4,000.0	\$20,000	\$10,400	52.00	\$20,791	\$3,760	
41-19-358-020	822 WALDMAN AVE	03/10/20	\$20,000	QC	\$4,000.0	\$20,000	\$10,400	52.00	\$20,791	\$3,760	
41-19-359-002	917 WALDMAN AVE	01/29/20	\$68,881	WD	\$3,995.0	\$19,975	\$8,200	41.05	\$28,776	\$3,388	
41-19-360-009	839 WALDMAN AVE	11/01/19	\$29,000	WD	\$5,800.0	\$29,000	\$10,800	37.24	\$21,607	\$3,760	
41-19-360-024	820 W ATHERTON RD	06/04/19	\$21,000	WD	\$4,200.0	\$21,000	\$10,100	48.10	\$20,218	\$5,600	
41-19-360-024	820 W ATHERTON RD	01/06/20	\$26,000	WD	\$5,200.0	\$26,000	\$10,100	38.85	\$20,218	\$5,600	
41-19-376-004	747 NEUBERT AVE	01/29/20	\$68,881	WD	\$2,190.4	\$10,952	\$8,200	74.87	\$16,381	\$3,388	
41-19-377-029	643 NEUBERT AVE	04/10/19	\$15,000	WD	\$3,000.0	\$15,000	\$8,800	58.67	\$17,502	\$4,402	
Totals:			\$864,138			\$663,619	\$315,300		\$657,226	\$120,078	1.5
								Sale. Ratio =>	47.51		
								Std. Dev. =>	13.32		

5400
2500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 545.R-545, Last Edited: 11/05/2020

Frontages:

Frontage 'A': Description: '115 AVG DEPTH' FF Rate: 225
Standard Frontage: 0 Standard Depth: 115
Frontage 'B': Description: '200 AVG DEPTH' FF Rate: 235
Standard Frontage: 0 Standard Depth: 200
Frontage 'C': Description: '150 AVG DEPTH' FF Rate: 200
Standard Frontage: 0 Standard Depth: 150
Frontage 'D': Description: 'LARGE DEPTH' FF Rate: 225
Standard Frontage: 0 Standard Depth: 300

Values for Acreage Table 2: 'EXCESS ACERAGE'

1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 545.NEIGHBORHOOD 545, Last Edited: 11/07/2019

Frontages:			
Frontage 'A':	Description: '115 AVG DEPTH	FF Rate: 215	225
	Standard Frontage: 0	Standard Depth: 115	
Frontage 'B':	Description: '200 AVG DEPTH	FF Rate: 225	235
	Standard Frontage: 0	Standard Depth: 200	
Frontage 'C':	Description: '150 AVG DEPTH	FF Rate: 175	200
	Standard Frontage: 0	Standard Depth: 150	
Frontage 'D':	Description: 'LARGE DEPTH	FF Rate: 200	225
	Standard Frontage: 0	Standard Depth: 300	

Values for Acreage Table 2: 'EXCESS ACERAGE'			
1 Acre: 3,800	3 Acre: 11,400	10 Acre: 0	30 Acre: 0
1.5 Acre: 5,700	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 7,600	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,500	7 Acre: 0	25 Acre: 0	100 Acre: 0

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
41-20-151-006	2650 LAKEWOOD CT	12/12/19	\$175,000	WD	\$35,000.0	\$175,000	\$79,800	45.60	\$159,654	\$24,047	10
41-20-151-016	2629 LAKEWOOD CT	12/12/19	\$187,500	WD	\$37,500.0	\$187,500	\$127,200	67.84	\$254,491	\$27,994	12
41-20-151-017	2710 LAKEWOOD CT	12/06/19	\$231,000	WD	\$46,200.0	\$231,000	\$111,900	48.44	\$223,748	\$75,048	19
41-20-176-007	1301 WOODSLEA DR	12/17/19	\$162,500	CD	\$32,500.0	\$162,500	\$83,900	51.63	\$167,794	\$27,149	12
41-20-178-021	2822 CIRCLE DR	01/30/20	\$132,900	WD	\$26,580.0	\$132,900	\$64,300	48.38	\$128,572	\$31,318	13
41-20-254-010	2721 HILLCREST AVE	11/18/19	\$116,000	WD	\$23,200.0	\$116,000	\$46,100	39.74	\$92,176	\$18,097	10
41-20-254-012	2801 HILLCREST AVE	09/26/19	\$110,000	WD	\$22,000.0	\$110,000	\$43,100	39.18	\$86,115	\$16,320	7
41-20-254-017	2610 PINETREE DR	07/10/19	\$83,500	WD	\$16,700.0	\$83,500	\$48,100	57.60	\$96,208	\$18,123	8
41-20-254-026	2660 PINETREE DR	08/26/19	\$133,000	WD	\$26,600.0	\$133,000	\$53,000	39.85	\$105,927	\$17,438	8
41-20-277-036	1831 TERRACE CT	05/29/19	\$106,800	PTA	\$21,360.0	\$106,800	\$41,200	38.58	\$82,345	\$15,527	7
41-20-277-039	1836 TERRACE CT	03/25/19	\$102,000	WD	\$20,400.0	\$102,000	\$77,400	75.88	\$154,705	\$19,288	8
41-20-376-009	3702 CIRCLE DR	05/22/20	\$75,000	LC	\$15,000.0	\$75,000	\$40,900	54.53	\$81,870	\$14,792	6
41-20-403-006	3029 CIRCLE DR	07/02/19	\$108,500	WD	\$21,700.0	\$108,500	\$35,100	32.35	\$70,157	\$21,357	9
Totals:			\$1,723,700			\$1,723,700	\$852,000		\$1,703,762	\$326,498	1.34
								Sale. Ratio =>	49.43		
								Std. Dev. =>	12.43		

25000
11350

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 550, NEIGHBORHOOD 550, Last Edited: 10/30/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0
FF Rate: 120
Standard Depth: 120

Values for Acreage Table 2: 'EXCESS ACERAGE'
1 Acre: 3,800 3 Acre: 11,400 10 Acre: 0 30 Acre: 0
1.5 Acre: 5,700 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 7,600 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 9,500 7 Acre: 0 25 Acre: 0 100 Acre: 0

\$150



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effe
41-20-402-006	2806 DEARBORN ST	08/12/19	\$60,000	WD	\$12,000.0	\$60,000	\$17,400	29.00	\$34,734	\$7,363	
41-20-402-031	3107 COMANCHE AVE	01/15/20	\$37,000	WD	\$7,400.0	\$37,000	\$15,700	42.43	\$31,327	\$5,874	
41-20-404-004	2913 DEARBORN ST	01/11/19	\$86,000	WD	\$17,200.0	\$86,000	\$23,500	27.33	\$47,007	\$7,044	
41-20-453-006	3401 DEARBORN ST	08/01/19	\$110,000	WD	\$22,000.0	\$110,000	\$50,900	46.27	\$101,854	\$13,375	
41-20-453-018	3310 COMANCHE AVE	01/06/20	\$30,000	WD	\$6,000.0	\$30,000	\$16,900	56.33	\$33,868	\$5,794	
41-20-453-022	3406 COMANCHE AVE	08/10/20	\$49,900	PTA	\$9,980.0	\$49,900	\$15,600	31.26	\$31,113	\$5,788	
41-20-453-027	3502 COMANCHE AVE	06/18/20	\$59,900	WD	\$11,980.0	\$59,900	\$18,300	30.55	\$36,646	\$5,781	
41-20-454-006	3606 OGEMA AVE	10/04/19	\$69,900	WD	\$13,980.0	\$69,900	\$25,000	35.77	\$49,942	\$8,374	
41-20-455-001	3601 OGEMA AVE	06/21/19	\$53,000	WD	\$10,600.0	\$53,000	\$22,800	43.02	\$45,640	\$14,534	
41-20-455-006	3605 OGEMA AVE	02/26/19	\$34,750	WD	\$6,950.0	\$34,750	\$19,100	54.96	\$38,195	\$9,579	
41-20-456-015	3614 COMANCHE AVE	12/13/19	\$43,000	WD	\$8,600.0	\$43,000	\$16,700	38.84	\$33,316	\$5,765	
41-20-456-020	3710 COMANCHE AVE	03/19/19	\$69,000	WD	\$13,800.0	\$69,000	\$20,000	28.99	\$40,008	\$5,757	
41-20-457-001	3301 COMANCHE AVE	09/04/20	\$54,900	PTA	\$10,980.0	\$54,900	\$16,700	30.42	\$33,419	\$7,726	
Totals:			\$757,350			\$757,350	\$278,600		\$557,069	\$102,754	
								Sale. Ratio =>	36.79		
								Std. Dev. =>	9.91		

10,000 -
13,000

03/01/2021
10:22 AM

Detailed Land Table Printout

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DB: City Of Flint 2021

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 555.R-555, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 90
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 555, NEIGHBORHOOD 555, Last Edited: 10/30/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 80
Standard Depth : 100

90

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Fr
41-20-427-014	3109 CHEROKEE AVE	08/01/19	\$31,000	WD	\$6,200.0	\$31,000	\$10,000	32.26	\$20,066	\$4,303	53.8
41-20-427-022	2910 SHAWNEE AVE	06/28/19	\$28,000	WD	\$5,600.0	\$28,000	\$13,500	48.21	\$26,992	\$4,263	53.3
41-20-427-032	3106 SHAWNEE AVE	07/24/20	\$21,180	WD	\$4,236.0	\$21,180	\$12,200	57.60	\$24,349	\$4,263	53.3
41-20-429-018	3205 CHEYENNE AVE	08/14/20	\$44,000	WD	\$8,800.0	\$44,000	\$14,000	31.82	\$27,929	\$4,263	53.3
41-20-457-034	3310 CHEROKEE AVE	12/27/19	\$30,000	WD	\$6,000.0	\$30,000	\$10,300	34.33	\$20,635	\$4,199	52.5
41-20-457-045	3514 CHEROKEE AVE	07/16/20	\$20,000	WD	\$4,000.0	\$20,000	\$9,700	48.50	\$19,335	\$4,186	52.3
41-20-476-002	3301 CHEROKEE AVE	05/31/19	\$47,000	WD	\$9,400.0	\$47,000	\$14,900	31.70	\$29,733	\$5,920	74.0
41-20-476-003	3305 CHEROKEE AVE	08/01/19	\$17,000	QC	\$3,400.0	\$17,000	\$10,600	62.35	\$21,264	\$4,240	53.0
41-20-476-017	3521 CHEROKEE AVE	11/22/19	\$26,000	WD	\$5,200.0	\$26,000	\$13,300	51.15	\$26,562	\$4,800	60.0
Totals:			\$264,180			\$264,180	\$108,500		\$216,865	\$40,437	505.5
								Sale. Ratio =>	41.07		
								Std. Dev. =>	11.95		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 560.R-560, Last Edited: 12/15/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 55
Standard Frontage: 0 Standard Depth : 125

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 560.NEIGHBORHOOD 560, Last Edited: 11/07/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 40
Standard Depth : 125

45 to Low
55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. F
41-21-351-019	1543 E ATHERTON RD	08/07/20	\$38,000	WD	\$7,600.0	\$38,000	\$12,400	32.63	\$24,777	\$4,455	11
41-21-376-018	3322 KLEINPELL ST	07/16/20	\$7,000	QC	\$1,400.0	\$7,000	\$6,600	94.29	\$13,143	\$1,800	4
41-21-378-024	3610 KLEINPELL ST	01/10/20	\$17,000	QC	\$3,400.0	\$17,000	\$4,700	27.65	\$9,471	\$1,800	4
Totals:			\$62,000			\$62,000	\$23,700		\$47,391	\$8,055	20
								Sale. Ratio =>	38.23		
								Std. Dev. =>	37.12		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 563.R-563, Last Edited: 11/05/2020

Sites:	Description:	SITE VALUE	Value:
Site 'A':			9,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 563.Neighborhood 563, Last Edited: 11/07/2019

Sites:
Site 'A':

Description: * SITE VALUE *

Value: 8,000

9000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur Asmnt	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Valu
40-24-351-021	1829 WILLOW BROOK CIR	11/27/19	\$41,000	WD	\$8,200.0	\$41,000	\$23,400	57.07	\$46,792	\$2,208	\$8,000
40-24-379-003	1805 TIMBERLANE DR	09/24/19	\$51,800	WD	\$10,360.0	\$51,800	\$25,100	48.46	\$50,155	\$9,645	\$8,000
40-24-379-003	1805 TIMBERLANE DR	01/31/20	\$62,700	WD	\$12,540.0	\$62,700	\$25,100	40.03	\$50,155	\$20,545	\$8,000
40-24-380-012	1806 TIMBERLANE DR	03/25/20	\$49,000	WD	\$9,800.0	\$49,000	\$25,400	51.84	\$50,708	\$6,292	\$8,000
40-25-101-012	3830 PARK FOREST DR	04/18/19	\$39,000	WD	\$7,800.0	\$39,000	\$17,800	45.64	\$35,530	\$11,470	\$8,000
40-25-101-022	3848 PARK FOREST DR	04/18/19	\$39,000	WD	\$7,800.0	\$39,000	\$17,500	44.87	\$35,067	\$11,933	\$8,000
40-25-101-030	4014 PARK FOREST DR	02/26/20	\$45,000	WD	\$9,000.0	\$45,000	\$18,400	40.89	\$36,775	\$16,225	\$8,000
40-25-101-034	4110 PARK FOREST DR	04/10/19	\$45,000	WD	\$9,000.0	\$45,000	\$19,600	43.56	\$39,153	\$13,847	\$8,000
40-25-101-046	4312 PARK FOREST DR	03/29/19	\$50,000	WD	\$10,000.0	\$50,000	\$18,500	37.00	\$36,958	\$21,042	\$8,000
40-25-101-053	4322 PARK FOREST DR	11/25/19	\$64,000	WD	\$12,800.0	\$64,000	\$19,600	30.63	\$39,192	\$32,808	\$8,000
40-25-101-078	3918 PARK FOREST DR	08/27/19	\$36,000	WD	\$7,200.0	\$36,000	\$18,200	50.56	\$36,313	\$7,687	\$8,000
40-25-126-031	2008 CRESTBROOK LN	09/10/19	\$40,000	WD	\$8,000.0	\$40,000	\$22,700	56.75	\$45,380	\$2,620	\$8,000
40-25-127-021	2010 STONEY BROOK CT	10/04/19	\$54,500	WD	\$10,900.0	\$54,500	\$21,100	38.72	\$42,230	\$20,270	\$8,000
40-25-127-025	2004 STONEY BROOK CT	12/13/19	\$45,000	WD	\$9,000.0	\$45,000	\$21,900	48.67	\$43,759	\$9,241	\$8,000
40-25-127-033	2015 CRESTBROOK LN	04/12/19	\$64,000	WD	\$12,800.0	\$64,000	\$21,900	34.22	\$43,707	\$28,293	\$8,000
40-25-127-051	2105 STONEY BROOK CT	01/23/20	\$32,979	WD	\$6,595.8	\$32,979	\$24,800	75.20	\$49,592	(\$8,613)	\$8,000
40-25-153-001	1965 LAUREL OAK DR	01/28/19	\$48,500	WD	\$9,700.0	\$48,500	\$21,100	43.51	\$42,132	\$14,368	\$8,000
40-25-153-002	1963 LAUREL OAK DR	08/08/19	\$40,000	WD	\$8,000.0	\$40,000	\$19,600	49.00	\$39,280	\$8,720	\$8,000
40-25-153-022	1813 LAUREL OAK DR	02/26/20	\$45,000	PTA	\$9,000.0	\$45,000	\$21,800	48.44	\$43,587	\$9,413	\$8,000
40-25-153-049	1815 LAUREL OAK DR	01/30/20	\$36,000	WD	\$7,200.0	\$36,000	\$20,700	57.50	\$41,494	\$2,506	\$8,000
Totals:			\$928,479			\$928,479	\$424,200		\$847,959	\$240,520	\$160,000
								Sale. Ratio =>	45.69	Average	
								Std. Dev. =>	9.91	per FF=>	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 565.R-565, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'DEPTH <=120' ' FF Rate: 190
Standard Frontage: 0 Standard Depth: 110
Frontage 'B': Description: 'DEPTH >120' ' FF Rate: 170
Standard Frontage: 0 Standard Depth: 130

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 565, NEIGHBORHOOD 565, Last Edited: 10/30/2019

Frontages:

Frontage 'A': Description: 'DEPTH <=120
Standard Frontage: 0
Frontage 'B': Description: 'DEPTH >120
Standard Frontage: 0

FF Rate: 200
Standard Depth : 110
FF Rate: 180
Standard Depth : 130

196

170

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
40-25-104-010	1930 WINDSOR LN	03/20/19	\$45,000	WD	\$9,000.0	\$45,000	\$23,700	52.67	\$47,362	\$15,013	\$17,375
40-25-105-011	1901 WINDSOR LN	04/02/20	\$73,000	CD	\$14,600.0	\$73,000	\$24,900	34.11	\$49,790	\$37,581	\$14,371
40-25-106-017	1821 GREENBRIAR LN	08/17/20	\$79,900	WD	\$15,980.0	\$79,900	\$25,800	32.29	\$51,624	\$41,639	\$13,363
40-25-126-021	2140 CRESTBROOK LN	05/21/20	\$73,000	WD	\$14,600.0	\$73,000	\$32,600	44.66	\$65,299	\$21,506	\$13,805
40-25-151-020	4202 GREENBROOK LN	05/05/20	\$84,900	WD	\$16,980.0	\$84,900	\$27,200	32.04	\$54,406	\$45,633	\$15,139
40-25-151-027	1918 LYNBROOK DR	03/30/20	\$86,900	WD	\$17,380.0	\$86,900	\$33,900	39.01	\$67,755	\$32,145	\$13,000
40-25-152-012	1829 LYNBROOK DR	11/19/19	\$179,900	WD	\$35,980.0	\$179,900	\$60,200	33.46	\$120,426	\$74,944	\$15,470
40-25-152-039	1808 LAUREL OAK DR	11/15/19	\$115,000	WD	\$23,000.0	\$115,000	\$44,600	38.78	\$89,269	\$42,077	\$16,346
40-25-152-054	1834 LAUREL OAK DR	06/25/19	\$124,600	WD	\$24,920.0	\$124,600	\$43,400	34.83	\$86,826	\$50,734	\$12,960
40-25-153-069	1801 LAUREL OAK DR	06/18/19	\$81,500	WD	\$16,300.0	\$81,500	\$37,700	46.26	\$75,343	\$27,582	\$21,425
40-25-176-017	1718 LYNBROOK DR	04/17/19	\$94,000	WD	\$18,800.0	\$94,000	\$54,800	58.30	\$109,508	\$1,492	\$17,000
40-25-177-024	1702 LAUREL OAK DR	04/29/19	\$95,000	WD	\$19,000.0	\$95,000	\$47,200	49.68	\$94,437	\$18,373	\$17,810
40-25-178-002	1745 LAUREL OAK DR	04/01/19	\$81,000	CD	\$16,200.0	\$81,000	\$38,800	47.90	\$77,655	\$18,906	\$15,561
40-25-178-013	1705 LAUREL OAK DR	02/13/19	\$140,000	WD	\$28,000.0	\$140,000	\$52,800	37.71	\$105,669	\$51,874	\$17,543
40-25-178-091	4722 CRESTBROOK LN	03/20/19	\$200,000	WD	\$40,000.0	\$200,000	\$76,700	38.35	\$153,431	\$84,069	\$37,500
Totals:			\$1,553,700			\$1,553,700	\$624,300		\$1,248,800	\$563,568	\$258,668
							Sale. Ratio =>	40.18			
							Std. Dev. =>	8.12			

17000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 570.R-570, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD LOTS' FF Rate: 135
Standard Frontage: 0 Standard Depth: 100
Frontage 'B': Description: '<.2 AC' FF Rate: 125
Standard Frontage: 0 Standard Depth: 170

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 570.NEIGHBORHOOD 570, Last Edited: 10/30/2019

Frontages:	
Frontage 'A': Description: 'STANDARD LOTS'	
Standard Frontage: 0	FF Rate: 125
Standard Frontage: 0	Standard Depth : 100
Frontage 'B': Description: '<.2 AC'	
Standard Frontage: 0	FF Rate: 115
Standard Frontage: 0	Standard Depth : 170

135

125

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% alloation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eff
40-25-204-005	1509 BLUEBERRY LN	05/15/20	\$38,000	WD	\$7,600.0	\$38,000	\$14,800	38.95	\$29,555	\$14,695	\$6,250	
40-25-251-027	1830 GREENBROOK LN	04/21/20	\$48,900	WD	\$9,780.0	\$48,900	\$18,800	38.45	\$37,668	\$18,225	\$6,993	
40-25-203-009	1521 MULBERRY LN	04/07/20	\$57,000	WD	\$11,400.0	\$57,000	\$15,400	27.02	\$30,785	\$32,465	\$6,250	
40-25-204-012	1407 BLUEBERRY LN	01/09/20	\$36,500	WD	\$7,300.0	\$36,500	\$16,000	43.84	\$32,069	\$12,060	\$7,629	
40-25-254-024	1609 RASPBERRY LN	01/02/20	\$40,000	WD	\$9,000.0	\$45,000	\$18,200	40.44	\$36,382	\$15,173	\$6,555	
40-25-203-031	1418 BLUEBERRY LN	12/30/19	\$37,400	WD	\$7,480.0	\$37,400	\$15,100	40.37	\$30,163	\$13,487	\$6,250	
40-25-201-048	1410 BERRYWOOD LN	09/27/19	\$37,000	WD	\$7,400.0	\$37,000	\$16,400	44.32	\$32,727	\$10,962	\$6,689	
40-25-253-002	4313 HUCKLEBERRY LN	07/30/19	\$44,500	WD	\$8,600.0	\$43,000	\$18,700	43.49	\$37,412	\$13,892	\$8,304	
40-25-255-010	1610 GREENBROOK LN	05/06/19	\$42,000	WD	\$8,400.0	\$42,000	\$14,800	35.24	\$29,622	\$19,607	\$7,229	
40-25-202-005	1609 BERRYWOOD LN	04/30/19	\$50,000	WD	\$10,000.0	\$50,000	\$18,000	36.00	\$36,045	\$20,571	\$6,616	
40-25-204-007	1501 BLUEBERRY LN	04/29/19	\$38,500	WD	\$7,700.0	\$38,500	\$15,000	38.96	\$29,974	\$14,776	\$6,250	
40-25-203-010	1517 MULBERRY LN	01/22/19	\$35,000	WD	\$7,000.0	\$35,000	\$14,700	42.00	\$29,348	\$11,902	\$6,250	
Totals:			\$504,800			\$508,300	\$195,900		\$391,750	\$197,815	\$81,265	
								Sale. Ratio =>	38.54	Average		
								Std. Dev. =>	4.78	per FF=>		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 575.R-575, Last Edited: 11/23/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 85
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 575, NEIGHBORHOOD 575, Last Edited: 10/30/2019

Frontages:

Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 85
Standard Depth: 100

95 testiest

NO

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20 % Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. P
41-30-104-034	809 CAMPBELL ST	07/14/20	\$15,000	WD	\$3,000.00	\$15,000	\$10,300	68.67	\$20,554	\$6,097	
41-30-157-016	952 MARKHAM ST	05/22/20	\$26,000	WD	\$5,200.00	\$26,000	\$10,900	41.92	\$21,723	\$2,999	
41-30-108-004	4109 BRUNSWICK AVE	02/07/20	\$20,000	QC	\$4,000.00	\$20,000	\$10,100	50.50	\$20,295	\$3,400	
41-30-110-006	853 ALVORD AVE	01/31/20	\$18,000	WD	\$3,600.00	\$18,000	\$10,200	56.67	\$20,316	\$2,975	
40-25-227-018	1028 CAMPBELL ST	01/29/20	\$68,881	WD	\$1,997.60	\$9,988	\$8,800	88.11	\$14,408	\$2,600	
41-30-102-003	3809 BRUNSWICK AVE	01/29/20	\$24,900	WD	\$4,980.00	\$24,900	\$11,400	45.78	\$22,755	\$3,400	
41-30-106-002	4005 BRUNSWICK AVE	01/29/20	\$68,881	WD	\$2,769.00	\$13,845	\$8,200	59.23	\$20,634	\$3,388	
41-30-108-028	806 ALVORD AVE	01/29/20	\$68,881	WD	\$2,934.40	\$14,672	\$8,800	59.98	\$21,622	\$2,600	
40-25-280-025	1238 PINEHURST AVE	12/23/19	\$16,500	WD	\$3,300.00	\$16,500	\$9,200	55.76	\$18,479	\$2,890	
41-30-157-030	4618 BRUNSWICK AVE	12/09/19	\$17,800	WD	\$3,560.00	\$17,800	\$11,700	65.73	\$23,434	\$3,671	
40-25-281-005	1115 INGLESIDE AVE	08/26/19	\$18,000	WD	\$3,600.00	\$18,000	\$14,600	81.11	\$29,256	\$5,100	
41-30-102-028	822 CAMPBELL ST	08/23/19	\$24,000	WD	\$4,800.00	\$24,000	\$8,800	36.67	\$17,542	\$3,048	
41-30-106-022	842 CRAWFORD ST	08/20/19	\$24,000	WD	\$4,800.00	\$24,000	\$14,100	58.75	\$28,207	\$4,573	
40-25-229-029	1022 LELAND ST	08/14/19	\$20,000	LC	\$4,000.00	\$20,000	\$6,100	30.50	\$12,241	\$3,120	
40-25-280-025	1238 PINEHURST AVE	08/10/19	\$11,900	WD	\$2,380.00	\$11,900	\$9,200	77.31	\$18,479	\$2,890	
40-25-231-036	1114 CRAWFORD ST	07/16/19	\$15,000	WD	\$3,000.00	\$15,000	\$13,400	89.33	\$26,776	\$3,246	
40-25-228-001	3907 HARGOTT AVE	06/26/19	\$47,500	WD	\$9,500.00	\$47,500	\$13,900	29.26	\$27,819	\$4,572	
40-25-276-009	1221 ALVORD AVE	06/21/19	\$16,500	WD	\$3,300.00	\$16,500	\$10,300	62.42	\$20,584	\$4,359	
40-25-228-011	1211 CAMPBELL ST	05/24/19	\$56,000	WD	\$5,600.00	\$28,000	\$10,300	36.79	\$20,449	\$3,120	
41-30-106-018	801 LELAND ST	05/10/19	\$25,000	WD	\$5,000.00	\$25,000	\$8,900	35.60	\$17,871	\$3,048	
41-30-151-029	920 HURON ST	03/29/19	\$20,000	WD	\$4,000.00	\$20,000	\$13,400	67.00	\$26,845	\$5,950	
Totals:			\$622,743		\$4,062.90	\$426,605	\$222,600		\$450,289	\$77,046	9
								Sale. Ratio =>	52.18		
								Std. Dev. =>	18.05		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 580.R-580, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 100
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 580.NEIGHBORHOOD 580, Last Edited: 10/30/2019

Frontages:
Frontage 'A': Description: *STANDARD
Standard Frontage: 0
FF Rate: 100
Standard Depth : 100

100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec.
41-19-383-006	631 PETTIBONE AVE	03/09/20	\$40,000	WD	\$8,000.0	\$40,000	\$14,000	35.00	\$28,004	\$4,500	45
41-19-384-007	727 WALDMAN AVE	05/29/19	\$14,500	WD	\$2,900.0	\$14,500	\$14,000	96.55	\$27,974	\$4,340	43
41-19-452-015	501 PETTIBONE AVE	03/15/19	\$57,000	WD	\$11,400.0	\$57,000	\$22,100	38.77	\$44,241	\$9,500	95
41-19-452-015	501 PETTIBONE AVE	03/13/19	\$28,000	WD	\$5,600.0	\$28,000	\$22,100	78.93	\$44,241	\$9,500	95
41-30-127-002	649 W ATHERTON RD	12/17/19	\$20,000	MLC	\$4,000.0	\$20,000	\$13,500	67.50	\$27,049	\$4,500	45
41-30-128-008	725 CAMPBELL ST	08/09/19	\$22,500	QC	\$4,500.0	\$22,500	\$11,400	50.67	\$22,707	\$4,611	46
41-30-129-003	643 CAMPBELL ST	03/06/20	\$29,000	WD	\$5,800.0	\$29,000	\$15,400	53.10	\$30,829	\$8,710	87
41-30-130-031	729 LELAND ST	03/22/19	\$25,000	LC	\$5,000.0	\$25,000	\$15,000	60.00	\$29,924	\$9,222	92
41-30-131-016	628 CRAWFORD ST	04/09/20	\$52,000	WD	\$10,400.0	\$52,000	\$17,000	32.69	\$34,059	\$4,611	46
41-30-132-001	749 CRAWFORD ST	09/24/19	\$29,000	WD	\$5,800.0	\$29,000	\$13,500	46.55	\$26,977	\$5,000	50
41-30-133-023	612 ALVORD AVE	06/24/19	\$35,000	MLC	\$7,000.0	\$35,000	\$16,400	46.86	\$32,746	\$4,500	45
41-30-152-018	830 HURON ST	01/31/20	\$23,000	WD	\$4,600.0	\$23,000	\$7,300	31.74	\$14,516	\$3,500	35
41-30-156-011	829 INGLESIDE AVE	03/20/20	\$13,000	WD	\$2,600.0	\$13,000	\$8,200	63.08	\$16,362	\$3,500	35
41-30-158-027	818 MARKHAM ST	03/13/20	\$19,900	MLC	\$3,980.0	\$19,900	\$6,000	30.15	\$12,073	\$3,772	37
41-30-159-048	810 W HEMPHILL RD	12/17/19	\$30,000	QC	\$6,000.0	\$30,000	\$14,400	48.00	\$28,828	\$5,321	53
41-30-177-001	651 CLINTON ST	12/13/19	\$21,500	WD	\$4,300.0	\$21,500	\$13,300	61.86	\$26,583	\$5,000	50
41-30-177-009	619 CLINTON ST	05/28/19	\$38,000	WD	\$7,600.0	\$38,000	\$13,700	36.05	\$27,455	\$4,500	45
41-30-177-023	612 HURON ST	04/10/19	\$14,900	WD	\$2,980.0	\$14,900	\$7,900	53.02	\$15,835	\$4,500	45
41-30-178-026	710 INGLESIDE AVE	04/12/19	\$23,000	WD	\$4,600.0	\$23,000	\$11,100	48.26	\$22,178	\$4,500	45
41-30-206-038	4401 CUTHBERTSON ST	04/04/19	\$37,500	WD	\$7,500.0	\$37,500	\$15,300	40.80	\$30,624	\$4,930	49
41-30-206-043	4413 CUTHBERTSON ST	10/04/19	\$35,000	WD	\$7,000.0	\$35,000	\$11,800	33.71	\$23,556	\$4,930	49
41-30-251-020	524 HURON ST	02/04/19	\$23,500	WD	\$4,700.0	\$23,500	\$12,200	51.91	\$24,448	\$4,500	45
41-30-252-011	523 HURON ST	04/12/19	\$20,500	WD	\$4,100.0	\$20,500	\$11,900	58.05	\$23,779	\$4,500	45
41-19-384-002	747 WALDMAN AVE	04/15/19	\$22,838	CD	\$4,567.6	\$22,838	\$11,100	48.60	\$22,285	\$4,822	48
41-19-381-019	624 PETTIBONE AVE	07/28/20	\$24,000	WD	\$4,800.0	\$24,000	\$10,300	42.92	\$20,597	\$4,500	45
41-30-132-002	745 CRAWFORD ST	06/26/20	\$15,000	WD	\$3,000.0	\$15,000	\$11,300	75.33	\$22,631	\$4,500	45
41-30-134-008	717 ALVORD AVE	08/06/20	\$40,000	WD	\$8,000.0	\$40,000	\$14,800	37.00	\$29,548	\$4,500	45
41-30-158-033	806 MARKHAM ST	06/30/20	\$50,000	WD	\$10,000.0	\$50,000	\$18,600	37.20	\$37,205	\$7,604	76
41-30-159-027	817 MARKHAM ST	08/11/20	\$47,000	PTA	\$9,400.0	\$47,000	\$28,500	60.64	\$56,918	\$9,440	94
41-30-179-018	620 INGLESIDE AVE	11/08/19	\$23,000	WD	\$4,600.0	\$23,000	\$12,600	54.78	\$25,126	\$4,500	45
Totals:			\$873,638			\$873,638	\$414,700		\$829,298	\$162,313	1.62
								Sale. Ratio =>	47.47	Average	
								Std. Dev. =>	15.44	per FF=>	#R

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 585.R-585, Last Edited: 11/23/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 110
Standard Frontage: 0 Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 585.NEIGHBORHOOD 585, Last Edited: 10/30/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 90
Standard Depth : 100

140

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front
41-29-152-021	4519 MILTON DR	08/06/20	WD	\$10,400.0	\$52,000	\$14,400	27.69	\$28,762	\$5,617	62.4
41-29-153-006	4526 MILTON DR	06/23/20	QC	\$5,000.0	\$25,000	\$11,900	47.60	\$23,774	\$4,077	45.3
41-29-151-030	4225 PENGELLY RD	05/29/20	PTA	\$5,800.0	\$29,000	\$11,700	40.34	\$23,356	\$4,050	45.0
41-30-278-032	4614 BRYANT ST	01/07/20	WD	\$10,000.0	\$50,000	\$16,700	33.40	\$33,391	\$8,100	90.0
41-29-154-028	323 BROWNING AVE	12/23/19	WD	\$6,800.0	\$34,000	\$11,400	33.53	\$22,823	\$4,944	54.9
41-29-159-009	244 TENNYSON AVE	09/16/19	WD	\$8,000.0	\$40,000	\$17,400	43.50	\$34,736	\$8,772	97.5
41-30-227-018	4006 MILTON DR	08/28/19	WD	\$10,000.0	\$50,000	\$31,400	62.80	\$62,754	\$4,230	47.0
41-29-152-033	4613 MILTON DR	06/26/19	WD	\$4,200.0	\$21,000	\$15,200	72.38	\$30,355	\$4,950	55.0
41-29-151-041	4409 PENGELLY RD	05/21/19	LC	\$4,980.0	\$24,900	\$16,600	66.67	\$33,293	\$4,050	45.0
41-29-151-020	4121 PENGELLY RD	04/18/19	WD	\$5,700.0	\$28,500	\$13,600	47.72	\$27,173	\$4,050	45.0
41-29-159-001	202 TENNYSON AVE	03/28/19	WD	\$6,660.0	\$33,300	\$9,600	28.83	\$25,456	\$4,720	90.4
Totals:					\$387,700	\$169,900		\$345,873	\$57,560	677.5
							Sale. Ratio =>	43.82	Average	
							Std. Dev. =>	15.47	per FF=>	#REF!

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 590.R-590, Last Edited: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 125
Standard Frontage: 0 Standard Depth : 115

08/27/2020
11:45 AM

Detailed Land Table Printout

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DB: City Of Flint 2021

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 590.NEIGHBORHOOD 590, Last Edited: 11/04/2019

Frontages:
Frontage 'A': Description: "STANDARD
Standard Frontage: 0
FF Rate: 125
Standard Depth : 115

125

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect
41-29-257-010	542 MC KEIGHAN AVE	07/30/20	\$32,500	WD	\$6,500.0	\$32,500	\$11,000	33.85	\$21,981	\$5,501	44
41-29-104-014	3918 RED ARROW RD	07/20/20	\$65,000	WD	\$13,000.0	\$65,000	\$21,500	33.08	\$42,997	\$6,308	50
41-29-127-008	432 BUCKINGHAM AVE	07/14/20	\$31,248	PTA	\$6,249.6	\$31,248	\$21,600	69.12	\$43,272	\$6,625	53
41-29-179-012	522 DELL AVE	07/06/20	\$56,000	WD	\$11,200.0	\$56,000	\$17,100	30.54	\$34,147	\$5,625	45
41-29-179-057	4402 CIRCLE DR	07/06/20	\$26,000	LC	\$5,200.0	\$26,000	\$12,200	46.92	\$24,397	\$8,162	65
41-29-104-034	4130 RED ARROW RD	07/02/20	\$51,400	WD	\$10,280.0	\$51,400	\$16,000	31.13	\$31,947	\$5,609	44
41-29-126-025	439 BUCKINGHAM AVE	07/02/20	\$60,900	WD	\$12,180.0	\$60,900	\$23,100	37.93	\$46,145	\$6,250	50
41-29-179-011	518 DELL AVE	06/29/20	\$38,000	WD	\$7,600.0	\$38,000	\$14,500	38.16	\$28,929	\$5,625	45
41-29-203-045	4018 OGEMA AVE	06/18/20	\$31,500	WD	\$6,300.0	\$31,500	\$19,900	63.17	\$39,875	\$8,668	65
41-29-127-008	432 BUCKINGHAM AVE	06/15/20	\$25,000	WD	\$5,000.0	\$25,000	\$21,600	86.40	\$43,272	\$6,625	53
41-29-251-018	629 LOCHHEAD AVE	04/22/20	\$50,000	MLC	\$10,000.0	\$50,000	\$18,300	36.60	\$36,512	\$6,250	50
41-29-201-038	621 BUCKINGHAM AVE	03/24/20	\$35,000	WD	\$7,000.0	\$35,000	\$17,100	48.86	\$34,131	\$6,250	50
41-29-203-027	523 LETA AVE	03/23/20	\$60,000	WD	\$12,000.0	\$60,000	\$21,500	35.83	\$42,932	\$6,250	50
41-29-103-015	317 LETA AVE	03/04/20	\$44,400	WD	\$8,880.0	\$44,400	\$17,000	38.29	\$33,960	\$6,056	41
41-29-179-055	4418 CIRCLE DR	01/14/20	\$40,000	MLC	\$8,000.0	\$40,000	\$15,200	38.00	\$30,310	\$9,106	72
41-29-203-005	514 BURROUGHS AVE	01/07/20	\$44,000	WD	\$8,800.0	\$44,000	\$20,000	45.45	\$39,955	\$6,487	51
41-29-251-016	621 LOCHHEAD AVE	12/31/19	\$55,556	WD	\$11,111.2	\$55,556	\$8,000	14.40	\$25,272	\$2,294	45
41-29-256-026	715 MC KEIGHAN AVE	12/16/19	\$46,500	QC	\$9,300.0	\$46,500	\$25,600	55.05	\$51,267	\$5,625	41
41-29-179-027	4408 CIRCLE DR	12/09/19	\$27,000	WD	\$5,400.0	\$27,000	\$15,500	57.41	\$30,988	\$6,290	50
41-29-203-036	617 LETA AVE	12/03/19	\$59,000	WD	\$7,600.0	\$38,000	\$18,800	49.47	\$37,596	\$6,250	50
41-29-178-035	4122 CIRCLE DR	11/22/19	\$32,000	WD	\$6,400.0	\$32,000	\$25,000	78.13	\$50,031	\$12,777	10
41-29-104-026	4030 RED ARROW RD	11/20/19	\$28,000	WD	\$5,600.0	\$28,000	\$18,100	64.64	\$36,180	\$6,249	51
41-29-202-001	3901 CIRCLE DR	11/14/19	\$36,000	WD	\$7,200.0	\$36,000	\$20,400	56.67	\$40,893	\$8,300	61
41-29-256-004	4415 OGEMA AVE	10/31/19	\$39,900	WD	\$7,980.0	\$39,900	\$19,400	48.62	\$38,866	\$8,265	61
41-29-102-020	301 BURROUGHS AVE	10/22/19	\$33,400	WD	\$6,680.0	\$33,400	\$19,900	59.58	\$39,820	\$7,761	61
41-29-178-036	4126 CIRCLE DR	09/13/19	\$29,000	WD	\$5,800.0	\$29,000	\$15,900	54.83	\$31,895	\$6,384	51
41-29-127-018	425 BURROUGHS AVE	08/15/19	\$54,000	WD	\$10,800.0	\$54,000	\$20,000	37.04	\$40,083	\$6,113	41
41-29-127-024	3910 CIRCLE DR	07/30/19	\$28,000	WD	\$5,600.0	\$28,000	\$16,300	58.21	\$32,528	\$5,682	41
41-29-251-018	629 LOCHHEAD AVE	07/30/19	\$38,000	WD	\$7,600.0	\$38,000	\$18,300	48.16	\$36,512	\$6,250	51
41-29-251-003	608 MC KINLEY AVE	07/18/19	\$27,250	CD	\$5,450.0	\$27,250	\$17,100	62.75	\$34,149	\$6,121	41
41-29-251-015	617 LOCHHEAD AVE	07/16/19	\$59,000	WD	\$11,800.0	\$59,000	\$24,400	41.36	\$48,760	\$11,250	91
41-29-253-017	632 LOCHHEAD AVE	07/15/19	\$57,000	WD	\$11,400.0	\$57,000	\$23,900	41.93	\$47,703	\$11,680	91
41-29-202-032	549 BURROUGHS AVE	06/20/19	\$50,000	WD	\$8,820.0	\$44,100	\$14,700	33.33	\$37,883	\$3,912	41
41-29-202-033	BURROUGHS AVE	06/20/19	\$50,000	WD	\$1,180.0	\$5,900	\$2,000	33.90	\$3,912	\$3,912	41
41-29-201-021	3817 CIRCLE DR	06/07/19	\$38,000	WD	\$7,600.0	\$38,000	\$19,700	51.84	\$39,358	\$8,938	71
41-29-102-007	332 BUCKINGHAM AVE	05/31/19	\$40,200	WD	\$8,040.0	\$40,200	\$15,200	37.81	\$30,374	\$6,250	51
41-29-251-008	628 MC KINLEY AVE	05/02/19	\$25,000	WD	\$5,000.0	\$25,000	\$14,400	57.60	\$28,827	\$5,625	41
41-29-256-003	4411 OGEMA AVE	04/18/19	\$38,750	WD	\$7,750.0	\$38,750	\$16,600	42.84	\$33,250	\$6,358	51
41-29-176-028	316 LETA AVE	04/03/19	\$55,000	WD	\$11,000.0	\$55,000	\$27,700	50.36	\$55,349	\$6,352	51
41-29-128-011	442 BURROUGHS AVE	03/25/19	\$64,000	WD	\$12,800.0	\$64,000	\$24,000	37.50	\$48,005	\$6,250	51
41-29-257-040	617 MACDONALD AVE	02/22/19	\$40,000	WD	\$7,520.0	\$37,600	\$15,600	41.49	\$38,068	\$3,521	41
41-29-257-041	MACDONALD AVE	02/22/19	\$40,000	WD	\$480.0	\$2,400	\$900	37.50	\$1,760	\$1,760	21
41-29-258-020	641 E HEMPILL RD	01/18/19	\$48,600	WD	\$9,720.0	\$48,600	\$16,900	34.77	\$33,851	\$6,354	51
41-29-177-050	4302 MENTON AVE	01/14/19	\$48,000	WD	\$9,600.0	\$48,000	\$12,700	26.46	\$25,312	\$5,428	41
Totals:			\$1,878,104			\$1,767,104	\$774,600		\$1,573,254	\$287,348	2.3
							Sale. Ratio =>	43.83		Average	
							Std. Dev. =>	14.04		per FF=>	#1

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 595.R-595, Last Edited: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 165
Standard Frontage: 0 Standard Depth : 115

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 595.NEIGHBORHOOD 595, Last Edited: 11/04/2019

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 0

FF Rate: 145
Standard Depth : 115

165

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Eff
41-29-205-026	901 BUCKINGHAM AVE	05/14/20	\$53,000	WD	\$10,600.0	\$53,000	\$21,300	40.19	\$42,517	\$7,685	
41-29-226-006	3901 CHEROKEE AVE	09/06/19	\$54,900	WD	\$10,980.0	\$54,900	\$26,400	48.09	\$52,747	\$7,374	
41-29-226-013	3902 SHAWNEE AVE	10/31/19	\$53,100	WD	\$10,620.0	\$53,100	\$24,400	45.95	\$48,820	\$7,374	
41-29-228-012	1104 SOUTHLAWN AVE	04/16/20	\$44,000	WD	\$8,800.0	\$44,000	\$19,300	43.86	\$38,565	\$7,127	
41-29-252-023	715 LOCHHEAD AVE	04/11/19	\$53,000	LC	\$10,600.0	\$53,000	\$21,500	40.57	\$43,054	\$6,505	
41-29-252-031	813 LOCHHEAD AVE	02/18/20	\$58,500	WD	\$11,700.0	\$58,500	\$25,700	43.93	\$51,332	\$7,348	
41-29-252-032	817 LOCHHEAD AVE	04/18/19	\$38,750	WD	\$7,750.0	\$38,750	\$20,400	52.65	\$40,735	\$7,348	
41-29-252-034	905 LOCHHEAD AVE	06/04/20	\$75,900	WD	\$15,180.0	\$75,900	\$34,600	45.59	\$69,254	\$7,348	
41-29-252-038	1005 LOCHHEAD AVE	05/03/19	\$65,000	WD	\$13,000.0	\$65,000	\$29,500	45.38	\$58,914	\$7,538	
41-29-252-039	714 MC KINLEY AVE	03/28/19	\$90,000	WD	\$6,300.0	\$31,500	\$16,300	51.75	\$32,315	\$4,720	
41-29-254-021	1006 LOCHHEAD AVE	01/23/20	\$64,900	WD	\$12,980.0	\$64,900	\$20,600	31.74	\$41,264	\$8,900	
41-29-256-018	914 DELL AVE	06/27/19	\$31,000	WD	\$6,200.0	\$31,000	\$19,700	63.55	\$39,464	\$7,458	
41-29-276-012	910 MC KEIGHAN AVE	07/31/20	\$40,250	PTA	\$8,200.0	\$41,000	\$18,100	44.15	\$36,171	\$7,157	
41-29-276-016	1006 MC KEIGHAN AVE	05/08/19	\$40,000	WD	\$8,000.0	\$40,000	\$21,400	53.50	\$42,860	\$7,757	
41-29-276-081	1009 MACDONALD AVE	09/06/19	\$57,500	WD	\$11,500.0	\$57,500	\$22,200	38.61	\$44,388	\$6,891	
41-29-278-052	1021 E HEMPHILL RD	04/11/19	\$41,500	WD	\$8,300.0	\$41,500	\$20,500	49.40	\$41,094	\$7,540	
Totals:			\$861,300			\$803,550	\$361,900		\$723,494	\$116,070	8
								Sale. Ratio =>	45.04		
								Std. Dev. =>	7.26		

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1/

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 600.R-600, Last Edited: 11/23/2020

Sites:		
Site 'A':	Description: 'CONDO	Value: 9,000