

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 100.R-100, Last Edited: 12/05/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 90
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.R-100, Last Edited: 12/17/2021

Frontages:

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

100 high
90

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	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efrec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Gravel	Paved
46-26-128-015	6729 FLEMING RD	02/08/21	QC	\$4,200.0	\$21,000	\$12,100	57.62	\$24,263	\$3,035	\$6,298	84.0	70.0	0.16	0.16	\$50	\$25,926	\$0.60	100.00	100	R-100	0	0
46-26-178-020	1617 BARBARA DR	05/01/20	LC	\$4,600.0	\$23,000	\$13,300	57.83	\$26,651	\$195	\$3,846	51.3	105.2	0.12	0.12	\$90	\$38,017	\$0.87	50.00	100	R-100	0	1
46-26-154-012	6310 KAREN DR	10/29/20	WD	\$4,601.0	\$23,005	\$12,800	55.64	\$25,500	\$2,005	\$4,500	60.0	100.0	0.14	0.14	\$77	\$33,341	\$0.77	60.00	100	R-100	0	1
46-26-177-019	6501 FLEMING RD	07/17/20	WD	\$4,800.0	\$24,000	\$14,300	59.58	\$28,584	\$175	\$4,759	63.5	107.7	0.16	0.16	\$76	\$30,968	\$0.71	58.09	100	R-100	0	1
46-26-176-068	1610 BARBARA DR	03/11/21	WD	\$5,400.0	\$27,000	\$12,700	47.04	\$25,383	\$6,574	\$4,957	66.1	105.0	0.16	0.16	\$82	\$34,839	\$0.80	64.50	100	R-100	0	1
46-26-155-010	2017 CHATEAU DR	09/24/21	WD	\$6,000.0	\$30,000	\$10,700	35.67	\$21,426	\$12,417	\$3,843	51.2	105.0	0.12	0.12	\$117	\$49,587	\$1.14	50.00	100	R-100	0	1
46-26-176-041	6621 FLEMING RD	09/23/21	WD	\$6,200.0	\$31,000	\$10,000	32.26	\$20,071	\$15,459	\$4,530	60.4	100.0	0.14	0.14	\$103	\$44,928	\$1.03	60.92	100	R-100	0	1
46-26-153-005	6502 VALORIE LN	09/28/21	WD	\$8,000.0	\$40,000	\$16,000	40.00	\$31,976	\$11,774	\$3,750	50.0	100.0	0.12	0.12	\$160	\$69,565	\$1.60	50.00	100	R-100	0	1
46-26-128-008	6809 FLEMING RD	05/27/21	WD	\$8,700.0	\$43,500	\$11,900	27.36	\$23,776	\$23,474	\$3,750	50.0	100.0	0.12	0.12	\$174	\$75,652	\$1.74	50.00	100	R-100	0	0
46-26-155-024	2106 BARBARA DR	10/07/21	WD	\$9,000.0	\$45,000	\$11,600	25.78	\$23,151	\$26,230	\$4,381	58.4	105.0	0.14	0.14	\$154	\$65,693	\$1.51	57.00	100	R-100	0	1
46-26-155-023	2110 BARBARA DR	02/10/22	WD	\$9,600.0	\$48,000	\$17,600	36.67	\$35,239	\$17,142	\$4,381	58.4	105.0	0.14	0.14	\$164	\$70,073	\$1.61	57.00	100	R-100	0	1
46-26-177-015	1606 BARBARA DR	12/06/21	WD	\$11,500.0	\$57,500	\$14,000	24.35	\$27,938	\$35,004	\$5,442	72.6	65.0	0.13	0.13	\$158	\$85,821	\$1.97	90.00	100	R-100	0	1
46-26-156-030	6113 OXLEY DR	08/11/20	WD	\$13,980.0	\$69,900	\$20,200	28.90	\$40,309	\$35,832	\$6,241	83.2	61.3	0.15	0.15	\$168	\$93,826	\$2.15	106.90	100	R-100	0	0
Totals:					\$482,905	\$177,200		\$354,267	\$189,316	\$60,678	809.0		1.78	1.78								
						Sale. Ratio =>	36.69			Average			Average									
						Std. Dev. =>	13.29			per Ft=>	\$234		per Net Acre=>	#####			Average					
																	per SqFt=>	\$2.45				

Median 6,200
Mode #N/A
Mean 7,429

22 \$161,000

Rates/Values for Neighborhood 105.R-105, Last Edited: 12/05/2022

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

FF Rate: 75

Standard Depth : 100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 105.R-105, Last Edited: 12/17/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: ~~85~~ ^{100 high} ~~80~~ 100
Standard Frontage: 0 Standard Depth : 100

~~85 100 100 100 100 100 100 100 100 100~~
75

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Use Code	Class
46-26-202-034	6801 PARKBELT DR	04/25/22	WD	\$4,000.0	\$20,000	\$9,800	49.00	\$19,660	\$3,915	\$3,575	55.0	100.0	0.13	0.13	\$73	R-105	BROWNELL HOLMES	401
46-26-206-009	1302 BANBURY PL	04/28/22	WD	\$13,000.0	\$65,000	\$16,300	25.08	\$32,638	\$42,122	\$9,760	150.1	186.8	0.47	0.47	\$87	R-105	BROWNELL HOLMES	401
46-26-206-071	6622 SALLY CT	04/29/22	WD	\$14,000.0	\$70,000	\$15,500	22.14	\$31,034	\$43,513	\$4,547	70.0	161.8	0.20	0.20	\$200	R-105	BROWNELL HOLMES	401
46-26-202-011	6714 FLEMING RD	09/07/20	LC	\$9,400.0	\$47,000	\$8,100	17.23	\$16,159	\$34,091	\$3,250	50.0	100.0	0.12	0.12	\$188	R-105		401
46-26-203-041	6621 ORANGE LN	08/02/21	WD	\$6,600.0	\$33,000	\$11,800	35.76	\$23,594	\$13,956	\$4,550	70.0	100.0	0.16	0.16	\$94	R-105		401
46-26-254-022	6107 SALLY CT	03/23/21	WD	\$11,400.0	\$57,000	\$11,700	20.53	\$23,496	\$39,020	\$5,516	84.9	71.8	0.17	0.17	\$134	R-105		401
Totals:					\$292,000	\$73,200		\$146,581	\$176,617	\$31,198	480.0		1.24	1.24	\$129			
						Sale. Ratio =>	25.07			Average								
						Std. Dev. =>	11.96			per FF=>	\$368		Average	per Net Acre=>	142,089.30			

22861000

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 70
                Standard Frontage: 0        Standard Depth : 100
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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.R-110, Last Edited: 12/17/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: ~~50~~ **75** **600** **high**
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

70

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-26-227-045	6911 CRANWOOD DR	09/22/21	WD	\$2,000.0	\$10,000	\$5,600	56.00	\$11,162	\$1,829	\$2,991	59.8	137.6	0.16	0.16	\$33	51.00	R-110
46-26-228-017	6908 CRANWOOD DR	04/09/21	WD	\$5,700.0	\$28,500	\$10,500	36.84	\$21,055	\$11,360	\$3,915	78.3	72.2	0.15	0.15	\$73	92.12	R-110
46-26-230-046	6523 CRANWOOD DR	06/24/21	WD	\$5,800.0	\$29,000	\$6,500	22.41	\$12,901	\$18,749	\$2,650	53.0	100.0	0.12	0.12	\$109	53.00	R-110
46-26-231-005	711 W BUNDY AVE	05/27/22	WD	\$11,000.0	\$58,000	\$8,400	14.48	\$16,772	\$44,563	\$3,335	66.7	135.4	0.18	0.18	\$174	57.33	R-110
46-26-231-006	707 W BUNDY AVE	09/30/21	WD	\$7,000.0	\$35,000	\$8,600	24.57	\$17,181	\$21,181	\$3,362	67.2	118.0	0.17	0.17	\$104	61.89	R-110
46-26-231-016	6710 CRANWOOD DR	12/16/21	WD	\$11,400.0	\$57,000	\$8,600	15.09	\$17,131	\$42,444	\$2,575	51.5	100.0	0.12	0.12	\$221	51.50	R-110
46-26-231-058	6507 DUPONT ST	09/29/21	QC	\$7,000.0	\$35,000	\$7,400	21.14	\$14,806	\$22,744	\$2,550	51.0	100.0	0.12	0.12	\$137	51.00	R-110
46-26-276-003	829 CHATHAM DR	06/01/21	WD	\$5,300.0	\$26,500	\$8,800	33.21	\$17,697	\$11,819	\$3,016	60.3	115.0	0.15	0.15	\$88	56.24	R-110
Totals:		Avg	Mode	\$6,975.0	\$279,000	\$64,400	23.08	\$128,705	\$174,689	\$24,394	487.9		1.17	1.17			
										Average	per Net Acre=>						
										\$21,836	per FF=>						
										\$358	149,947.64						

5,000
1,000
5,000
22

Rates/Values for Neighborhood 115.R-115, Last Edited: 12/05/2022

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Frontage 'A': Description: 'STANDARD'      FF Rate: 50
Standard Frontage: 0                        Standard Depth : 0
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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.R-115, Last Edited: 12/17/2021

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: ~~70~~ *too high*
Standard Frontage: 0 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

50

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
46-25-102-011	7002 COLLEGE ST	07/12/21	WD	\$7,000.0	\$35,000	\$5,800	16.57	\$11,644	\$25,798	\$2,442	54.3	150.0	0.19	0.19	\$129	\$139,449	\$3.20	55.50	R-115
46-25-106-005	513 W YORK AVE	01/05/21	WD	\$2,800.0	\$14,000	\$5,000	35.71	\$9,988	\$5,812	\$1,800	40.0	104.0	0.10	0.10	\$70	\$60,542	\$1.39	40.00	R-115
46-25-110-018	518 W FOSS AVE	03/15/22	WD	\$5,800.0	\$29,000	\$7,000	24.14	\$14,045	\$17,340	\$2,385	53.0	111.0	0.14	0.14	\$109	\$128,444	\$2.95	53.00	R-115
46-25-154-005	509 W LORADO AVE	06/15/21	WD	\$5,224.0	\$26,120	\$6,200	23.74	\$12,479	\$17,691	\$4,050	90.0	208.0	0.22	0.12	\$58	\$82,284	\$1.89	90.00	R-115
46-25-156-021	430 W AUSTIN AVE	08/27/21	WD	\$3,000.0	\$15,000	\$4,500	30.00	\$8,923	\$7,877	\$1,800	40.0	109.0	0.10	0.10	\$75	\$78,770	\$1.81	40.00	R-115
Totals:					\$119,120	\$28,500	23.93	\$57,079	\$74,518	\$12,477	277.3		0.73	0.64	\$88				
						Sale. Ratio =>	7.21			Average									
						Std. Dev. =>				per FF=>	\$269		Average						
													per Net Acre=>	101,939.81			Average		
																		\$2.34	

224,000

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 90
                Standard Frontage: 0        Standard Depth : 100
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Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 120.R-120, Last Edited: 12/17/2021

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

FF Rate: ~~100~~
Standard Depth : 100

too high
90

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Curr. Asmt.	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Actual Front	ECF Area	Land Table	Use Code	Class
46-26-302-014	5905 CLOVERLAWN DR	05/24/21	WD	\$6,000.0	\$30,000	\$9,000	30.00	\$16,075	\$15,495	\$3,570	51.0	100.0	0.12	0.12	\$118	51.00	120	R-120	BROWNELL HOLMES	401
46-26-302-025	5805 CLOVERLAWN DR	12/01/21	WD	\$6,000.0	\$30,000	\$8,600	28.67	\$17,139	\$16,431	\$3,570	51.0	100.0	0.12	0.12	\$118	51.00	120	R-120		401
46-26-303-014	5713 OXLEY DR	10/09/20	WD	\$9,000.2	\$45,001	\$21,900	48.67	\$43,721	\$5,550	\$4,270	61.0	100.0	0.14	0.14	\$148	61.00	120	R-120		401
46-26-303-031	5914 CLOVERLAWN DR	04/23/21	WD	\$7,000.0	\$35,000	\$8,500	24.29	\$16,982	\$21,518	\$3,500	50.0	100.0	0.12	0.12	\$140	50.00	120	R-120		401
46-26-326-015	1622 W HOME AVE	02/17/21	WD	\$4,800.0	\$24,000	\$11,100	46.25	\$22,183	\$5,855	\$4,038	57.7	110.0	0.14	0.14	\$83	55.00	120	R-120		401
46-26-327-006	1901 W HOME AVE	04/29/21	WD	\$6,300.0	\$31,500	\$15,000	47.62	\$30,035	\$5,870	\$4,405	62.9	110.0	0.15	0.15	\$100	60.00	120	R-120		401
46-26-329-004	5906 MARLOWE DR	05/13/22	WD	\$13,780.0	\$68,900	\$15,000	21.77	\$30,074	\$42,606	\$3,780	54.0	100.0	0.12	0.12	\$255	54.00	120	R-120		401
46-26-329-012	5710 MARLOWE DR	09/09/20	WD	\$4,980.0	\$24,900	\$10,200	40.96	\$20,404	\$8,311	\$3,815	54.5	100.0	0.13	0.13	\$91	54.50	120	R-120		401
46-26-329-034	5601 GRIGGS DR	09/10/21	WD	\$10,400.0	\$52,000	\$12,200	23.46	\$24,410	\$31,812	\$4,222	60.3	92.3	0.13	0.13	\$172	62.78	120	R-120		401
46-26-330-015	5702 GRIGGS DR	06/18/21	WD	\$10,840.0	\$54,200	\$12,600	23.25	\$25,217	\$33,842	\$4,859	68.4	148.3	0.19	0.19	\$156	57.00	120	R-120		401
46-26-331-037	5805 FLEMING RD	10/26/21	WD	\$6,300.0	\$31,500	\$10,600	33.65	\$21,226	\$13,985	\$3,711	53.0	101.6	0.12	0.12	\$119	52.60	120	R-120		401
46-26-377-030	1820 OXLEY DR	06/23/21	WD	\$7,500.0	\$37,500	\$12,600	33.60	\$25,229	\$16,537	\$4,266	60.9	108.5	0.14	0.14	\$123	65.00	120	R-120		401
46-26-378-007	1723 GRIGGS DR	08/18/21	WD	\$8,000.0	\$40,000	\$10,600	26.50	\$21,226	\$22,975	\$4,201	60.0	126.6	0.16	0.16	\$133	53.33	120	R-120		401
46-26-378-021	1720 MARLOWE DR	10/30/20	WD	\$4,400.0	\$22,000	\$11,600	52.73	\$23,217	\$2,600	\$3,817	54.5	109.9	0.13	0.13	\$81	52.00	120	R-120		401
46-26-379-017	5329 SUSSEX DR	10/12/20	QC	\$6,000.0	\$30,000	\$11,700	39.00	\$23,475	\$11,253	\$4,728	67.5	104.8	0.16	0.16	\$89	66.00	120	R-120		401
46-26-380-025	5417 FLEMING RD	02/17/21	WD	\$4,800.0	\$24,000	\$10,400	43.33	\$20,782	\$7,036	\$3,818	54.5	110.0	0.13	0.13	\$88	52.00	120	R-120		401
46-26-380-028	5405 FLEMING RD	02/17/21	WD	\$4,800.0	\$24,000	\$10,300	42.92	\$20,568	\$7,250	\$3,818	54.5	110.0	0.13	0.13	\$88	52.00	120	R-120		401
46-26-451-006	5418 FLEMING RD	08/02/20	WD	\$6,400.0	\$32,000	\$12,300	38.44	\$24,605	\$11,560	\$4,165	59.5	130.9	0.16	0.16	\$108	52.00	120	R-120		401
Totals:				\$7,072.2	\$636,501	\$214,200	33.65	\$428,568	\$280,486	\$72,553	1,036.4		Average per FF=>				Average per Net Acres=>			
				\$6,300.0			9.92				\$271			113,099.19						

005912500

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Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 85
              Standard Frontage: 0          Standard Depth : 100
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Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 125.R-125, Last Edited: 12/17/2021

Frontages:

Frontage 'A': Description: 'STANDARD' FF Rate: ~~10~~ 100 ~~to~~ ~~100~~ ~~h~~ ~~u~~ ~~e~~ ~~r~~ ~~1~~

Standard Frontage: 0 Standard Depth : 100

85

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Use Code
46-26-401-022	6019 SALLY CT	08/20/20	WD	\$11,600.0	\$58,000	\$17,300	29.83	\$34,553	\$28,856	\$5,409	77.3	100.1	0.18	0.18	\$150	75.00	R-125	
46-26-403-009	1506 RANDY CT	06/16/22	WD	\$6,800.0	\$34,000	\$17,400	51.18	\$34,715	\$6,786	\$7,501	107.2	143.4	0.38	0.38	\$63	40.00	R-125	BROWNELL HOLMES
46-26-403-013	1509 RANDY CT	03/25/22	WD	\$11,400.0	\$57,000	\$15,500	27.19	\$30,949	\$29,691	\$3,640	52.0	100.0	0.12	0.12	\$219	52.00	R-125	
46-26-403-056	5705 MARIA ST	12/03/20	WD	\$9,200.0	\$46,000	\$13,700	29.78	\$27,372	\$22,271	\$3,643	52.0	100.1	0.12	0.12	\$177	52.00	R-125	
46-26-403-058	5619 MARIA ST	10/13/20	QC	\$5,000.0	\$5,000	\$1,800	36.00	\$3,641	\$5,000	\$3,641	52.0	100.1	0.12	0.12	\$96	52.00	R-125	
46-26-404-002	6010 MARIA ST	06/22/20	MLC	\$6,000.0	\$30,000	\$10,400	34.67	\$20,760	\$12,946	\$3,706	52.9	105.0	0.12	0.12	\$113	55.00	R-125	BROWNELL HOLMES
46-26-405-002	6022 SUSAN ST	06/03/21	WD	\$6,600.0	\$33,000	\$11,400	34.55	\$22,765	\$16,237	\$6,002	85.7	75.0	0.16	0.16	\$77	107.00	R-125	
46-26-405-003	1313 W HOME AVE	08/14/20	WD	\$11,600.0	\$58,000	\$16,500	28.45	\$33,060	\$29,856	\$4,916	70.2	88.2	0.14	0.14	\$165	85.65	R-125	
46-26-405-010	6014 SUSAN ST	05/02/22	WD	\$5,600.0	\$28,000	\$11,500	41.07	\$22,965	\$9,183	\$4,148	59.3	91.1	0.12	0.12	\$95	70.00	R-125	
46-26-407-005	5908 SALLY CT	11/01/21	WD	\$10,800.0	\$54,000	\$14,300	26.48	\$28,537	\$31,796	\$6,333	90.5	144.2	0.29	0.29	\$119	50.00	R-125	
46-26-407-006	5816 SUSAN ST	02/16/22	WD	\$12,200.0	\$61,000	\$15,800	25.90	\$31,583	\$34,971	\$5,554	79.3	78.2	0.19	0.19	\$154	60.08	R-125	
46-26-452-021	5501 LAURENE ST	02/09/22	WD	\$8,000.0	\$40,000	\$12,800	32.00	\$25,552	\$18,034	\$3,586	51.2	105.0	0.12	0.12	\$156	50.00	R-125	
46-26-452-026	5401 LAURENE ST	06/02/21	WD	\$4,200.0	\$21,000	\$8,000	38.10	\$16,018	\$8,568	\$3,586	51.2	105.0	0.12	0.12	\$82	50.00	R-125	
46-26-453-007	5418 LAURENE ST	11/17/21	WD	\$4,600.0	\$23,000	\$12,400	53.91	\$24,899	\$2,242	\$4,141	59.2	140.0	0.16	0.16	\$78	50.00	R-125	
46-26-453-018	5302 LAURENE ST	08/25/21	WD	\$4,200.0	\$21,000	\$9,700	46.19	\$19,414	\$5,961	\$4,375	62.5	100.0	0.14	0.14	\$67	62.50	R-125	BROWNELL HOLMES
46-26-476-003	5514 SUSAN ST	03/23/22	WD	\$5,400.0	\$27,000	\$8,200	30.37	\$16,425	\$14,353	\$3,778	54.0	116.5	0.13	0.13	\$100	50.00	R-125	
Totals:		Ave		\$7,700.0	\$596,000	\$196,700		\$393,208	\$276,751	\$73,959	1,056.6		Average					
		Mode		\$11,600		Sale, Ratio =>	33.00						Average					
		Median		\$6,700.0		Std. Dev. =>	8.69				\$262		per Net Acre=>	105,751.24				

226000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 130.R-130, Last Edited: 12/02/2022

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

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	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table
46-25-203-018	223 E ALMA AVE	05/19/22	WD	\$8,400.0	\$42,000	\$6,700	15.95	\$13,302	\$30,483	\$1,785	51.0	104.0	0.12	0.12	\$165	R-130
46-25-204-010	336 E YORK AVE	05/06/22	WD	\$44,000.0	\$70,000	\$7,200	10.29	\$14,304	\$58,551	\$2,855	81.6	104.0	0.19	0.19	\$177	R-130
46-25-251-014	250 E FOSS AVE	11/12/21	WD	\$5,620.0	\$28,100	\$7,600	27.05	\$15,178	\$14,350	\$1,428	40.8	104.0	0.10	0.10	\$138	R-130
46-25-252-031	349 E LORADO AVE	06/01/21	WD	\$2,600.0	\$13,000	\$8,100	62.31	\$16,219	(\$1,791)	\$1,428	40.8	104.0	0.10	0.10	\$64	R-130
46-25-257-008	226 E AUSTIN AVE	12/30/21	WD	\$46,000.0	\$50,000	\$5,000	10.00	\$10,959	\$41,964	\$2,923	83.5	109.0	0.20	0.20	\$120	R-130
46-25-278-016	526 E LORADO AVE	04/27/22	WD	\$3,600.0	\$18,000	\$7,100	39.44	\$14,249	\$5,179	\$1,428	40.8	104.0	0.10	0.10	\$88	R-130
46-25-327-011	141 E PIPER AVE	11/29/21	WD	\$6,700.0	\$33,500	\$4,800	14.33	\$9,680	\$25,278	\$1,458	41.7	108.5	0.10	0.10	\$161	R-130
46-25-327-016	121 E PIPER AVE	07/08/21	WD	\$4,800.0	\$24,000	\$8,500	35.42	\$17,043	\$9,877	\$2,920	83.4	108.7	0.20	0.20	\$58	R-130
46-25-329-035	109 E HOME AVE	01/20/22	QC	\$3,000.0	\$15,000	\$7,800	52.00	\$15,573	\$3,731	\$4,304	123.0	105.0	0.29	0.29	\$24	R-130
46-25-428-026	429 E HOME AVE	07/23/21	WD	\$2,800.0	\$14,000	\$5,000	35.71	\$9,947	\$5,488	\$1,435	41.0	105.0	0.10	0.10	\$68	R-130
46-25-428-026	429 E HOME AVE	11/04/21	QC	\$3,800.0	\$19,000	\$5,000	26.32	\$9,947	\$10,488	\$1,435	41.0	105.0	0.10	0.10	\$93	R-130
Totals:		avg		\$5,938.2	\$326,600	\$72,800		\$146,401	\$203,598	\$23,399	668.5		1.58	1.58		
		median		\$4,800.0		Sale. Ratio =>	22.29		Average							
						Std. Dev. =>	17.13		per FF=>		\$305		Average	per Net Acre=>	128,941.10	

225,000

Unit: 54 - CITY OF FLINT

Rates/Values for Neighborhood 135.R-135, Last Edited: 08/08/2022

Frontages:

Frontage 'A': Description: 'STANDARD

FF Rate: 75

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
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1.5 Acre: 2,850	4 Acre: 0	15 Acre: 0	40 Acre: 0
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2	Acre: 3,800	5	Acre: 0	20	Acre: 0	50	Acre: 0
0.5	1,550	7	0	25	0	100	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.R-135, Last Edited: 12/16/2021

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

FF Rate: ~~55~~ 100
Standard Depth : 100

too high

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			

75

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
47-30-130-017	938 E YORK AVE	01/05/22	WD	\$4,000.0	\$20,000	\$12,600	63.00	\$25,244	\$1,487	\$6,731	122.4	104.0	0.29	0.29	\$175	\$5,181	\$0.12	120.00	R-135
47-30-134-036	933 E FOSS AVE	08/20/20	M/C	\$4,600.0	\$23,000	\$7,700	33.48	\$15,300	\$11,225	\$6,525	64.1	114.1	0.16	0.16	\$175	\$71,497	\$1.64	60.00	R-135
47-30-177-042	1022 E FOSS AVE	05/03/21	WD	\$3,000.0	\$15,000	\$8,700	58.00	\$17,334	\$4,397	\$6,731	122.4	104.0	0.29	0.29	\$36	\$15,321	\$0.55	120.00	R-135
47-30-210-006	1178 E HOLBROOK AVE	02/19/21	WD	\$4,000.0	\$20,000	\$6,200	31.00	\$12,476	\$9,730	\$2,206	40.1	100.5	0.09	0.09	\$243	\$105,761	\$2.43	40.00	R-135
47-30-229-010	1238 E ALMA AVE	09/16/20	OC	\$4,200.0	\$21,000	\$5,900	28.10	\$11,783	\$11,461	\$2,244	40.8	104.0	0.10	0.10	\$281	\$119,385	\$2.74	40.00	R-135
47-30-229-010	1238 E ALMA AVE	04/05/22	WD	\$6,000.0	\$30,000	\$7,600	25.33	\$15,219	\$21,513	\$6,732	122.4	312.0	0.29	0.10	\$176	\$74,698	\$1.71	120.00	R-135
47-30-252-023	1179 E LORADO AVE	10/29/21	WD	\$3,000.0	\$15,000	\$5,400	36.00	\$10,883	\$6,361	\$2,244	40.8	104.0	0.10	0.10	\$156	\$66,260	\$1.52	40.00	R-135
47-30-254-038	1187 E RUTH AVE	08/27/21	WD	\$17,000.0	\$85,000	\$16,900	19.88	\$33,806	\$60,006	\$8,812	160.2	104.0	0.38	0.38	\$375	\$160,016	\$3.67	157.10	R-135
47-30-258-033	1156 E AUSTIN AVE	04/08/20	WD	\$7,000.0	\$35,000	\$13,600	38.86	\$27,266	\$11,179	\$3,445	62.6	109.0	0.15	0.15	\$178	\$74,527	\$1.71	60.00	R-135
47-30-404-020	1175 E HOME AVE	09/28/21	WD	\$5,200.0	\$26,000	\$6,700	25.77	\$13,369	\$15,258	\$2,627	47.8	95.0	0.11	0.11	\$309	\$142,598	\$3.27	49.00	R-135
47-30-404-026	1221 E HOME AVE	09/10/21	WD	\$8,800.0	\$44,000	\$15,900	36.14	\$31,829	\$22,232	\$10,061	182.9	217.5	0.46	0.26	\$122	\$47,914	\$1.10	153.47	R-135
47-30-406-029	1217 E HOBSON AVE	09/23/20	WD	\$3,300.0	\$16,500	\$5,900	35.76	\$11,740	\$7,387	\$2,627	47.8	95.0	0.11	0.11	\$155	\$69,037	\$1.58	49.00	R-135
47-30-406-039	1164 E HOME AVE	04/15/21	WD	\$4,400.0	\$22,000	\$8,700	39.55	\$17,432	\$9,566	\$4,998	90.9	84.9	0.19	0.19	\$105	\$49,565	\$1.14	99.00	R-135
47-30-406-041	1167 E HOBSON AVE	09/10/21	WD	\$8,800.0	\$44,000	\$15,900	36.14	\$31,829	\$22,232	\$10,061	182.9	217.5	0.46	0.20	\$122	\$47,914	\$1.10	153.47	R-135
47-30-408-012	1218 E HOBSON AVE	09/23/20	WD	\$3,300.0	\$16,500	\$7,700	46.67	\$15,494	\$3,633	\$2,627	47.8	95.0	0.11	0.11	\$76	\$33,953	\$0.78	49.00	R-135
47-30-452-025	1122 E MOTT AVE	04/30/21	WD	\$6,780.0	\$33,900	\$7,300	21.53	\$14,522	\$22,368	\$2,990	54.4	97.7	0.12	0.12	\$27	\$181,854	\$4.17	55.00	R-135
47-30-452-025	1122 E MOTT AVE	03/01/21	WD	\$2,600.0	\$13,000	\$7,300	56.15	\$14,522	\$1,468	\$2,990	54.4	97.7	0.12	0.12	\$27	\$11,935	\$0.27	55.00	R-135
47-30-452-025	1122 E MOTT AVE	03/15/22	WD	\$6,200.0	\$31,000	\$7,300	23.55	\$14,522	\$19,468	\$2,990	54.4	97.7	0.12	0.12	\$358	\$158,276	\$3.63	55.00	R-135
47-30-460-018	1125 FAIRFAX ST	08/13/21	WD	\$3,000.0	\$15,000	\$12,200	81.33	\$24,406	\$1,594	\$11,000	200.0	500.0	0.46	0.09	\$8	\$3,465	\$0.08	200.00	R-135
Totals:				avg	\$5,535.8	\$525,900	\$179,500												
				Med	\$4,400.0		Sale. Ratio =>												
							Std. Dev. =>												
								34.13		Average	1,738.8		4.10	3.08		Average	\$1.47		
								15.99		per Ft=>	\$151		per Net Acre=>	64,055.87		per SqFt=>			

224,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 145.R-145, Last Edited: 07/29/2022

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 55
 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 145.R-145, Last Edited: 12/17/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: ~~10~~ **50** **SS**
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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-29-126-006	7021 CECIL DR	06/26/20	LC	\$3,600.0	\$18,000	\$7,700	42.78	\$15,302	\$4,796	\$2,098	52.4	110.0	0.13	0.13	\$69	50.00	R-145
47-29-126-007	7017 CECIL DR	10/15/20	WD	\$3,300.0	\$16,500	\$7,300	44.24	\$14,552	\$4,046	\$2,098	52.4	110.0	0.13	0.13	\$63	50.00	R-145
47-29-126-013	6913 CECIL DR	07/08/21	WD	\$2,200.0	\$11,000	\$6,800	61.82	\$13,587	\$190	\$2,777	69.4	103.4	0.16	0.16	\$32	68.33	R-145
47-29-127-009	7002 CECIL DR	06/15/20	LC	\$3,000.0	\$15,000	\$6,600	44.00	\$13,203	\$3,797	\$2,000	50.0	100.0	0.12	0.12	\$60	50.00	R-145
47-29-181-010	6618 HILLCROFT DR	03/29/22	WD	\$3,000.0	\$15,000	\$7,100	47.33	\$14,202	\$2,863	\$2,065	51.6	106.6	0.12	0.12	\$58	50.00	R-145
47-29-181-014	6602 HILLCROFT DR	01/26/21	WD	\$2,600.0	\$13,000	\$8,000	61.54	\$16,050	(\$969)	\$2,081	52.0	108.3	0.12	0.12	\$50	50.00	R-145
Totals:		avg		\$2,950.0	\$88,500	\$43,500	49.15	\$86,896	\$14,723	\$13,119	328.0		0.78	0.78			
		med		\$3,000.0						Average							
						Sale. Ratio =>	8.95			per FF=>	\$45		Average	per Net Acre=>	18,997.42		
						Std. Dev. =>											

223000

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

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

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

FF Rate: ~~100~~ 100
Standard Depth : 100

No Sales
Reduce

```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 125
                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.R-155, Last Edited: 10/04/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 00
Standard Frontage: 0 Standard Depth : 100

125

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	Instr.	20% Allocation	Adj. Sale \$	Cur. Assmnt.	Assd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
47-28-301-020	2837 HAMPSSTEAD DR	05/19/72	WD	\$18,000.0	\$90,000	\$13,700	15.22	\$27,495	\$67,005	\$4,500	50.0	100.0	0.12	0.12	\$360	\$582,652	\$13.38	50.00	R-155
47-28-303-005	2828 HAMPSSTEAD DR	10/04/71	WD	\$13,780.0	\$68,900	\$17,200	24.86	\$34,410	\$41,690	\$7,200	80.0	100.0	0.18	0.18	\$172	\$226,576	\$5.20	80.00	R-155
47-28-303-044	2840 HAMPSSTEAD DR	06/11/71	WD	\$9,000.0	\$45,000	\$16,700	37.11	\$33,343	\$23,506	\$11,849	131.7	99.5	0.30	0.30	\$68	\$78,093	\$1.79	132.00	R-155
47-28-304-005	5708 WESTERN RD	07/24/71	LC	\$5,000.0	\$25,000	\$14,200	56.80	\$28,350	\$2,050	\$5,400	60.0	100.0	0.14	0.14	\$83	\$14,855	\$0.34	60.00	R-155
47-28-305-009	5805 BRANCH RD	12/07/71	WD	\$14,400.0	\$72,000	\$15,500	21.53	\$31,026	\$45,904	\$4,930	54.8	120.0	0.14	0.14	\$263	\$332,638	\$7.64	50.00	R-155
47-28-305-014	5705 BRANCH RD	07/16/71	WD	\$8,500.0	\$42,500	\$13,200	31.06	\$26,339	\$21,091	\$4,930	54.8	120.0	0.14	0.14	\$155	\$152,833	\$3.51	50.00	R-155
47-28-351-015	2723 TIPTREE PATH	12/10/71	LC	\$5,600.0	\$28,000	\$13,900	49.64	\$27,747	\$5,253	\$5,000	55.6	102.0	0.13	0.13	\$101	\$40,721	\$0.93	55.00	R-155
47-28-351-020	2811 TIPTREE PATH	05/03/72	CD	\$5,000.0	\$25,000	\$12,300	49.20	\$24,690	\$4,810	\$4,500	50.0	100.0	0.12	0.12	\$100	\$41,826	\$0.96	50.00	R-155
47-28-356-015	5217 BRANCH RD	05/02/72	WD	\$17,000.0	\$85,000	\$16,300	19.18	\$32,650	\$57,280	\$4,930	54.8	120.0	0.14	0.14	\$310	\$415,072	\$9.53	50.00	R-155
47-29-478-015	2718 EATON PL	05/09/72	WD	\$7,200.0	\$36,000	\$12,800	35.56	\$25,603	\$14,987	\$4,590	51.0	100.0	0.12	0.12	\$141	\$128,094	\$2.94	51.00	R-155
47-29-478-016	2714 EATON PL	04/18/72	WD	\$6,000.0	\$30,000	\$12,200	40.67	\$24,413	\$10,177	\$4,590	51.0	100.0	0.12	0.12	\$118	\$86,983	\$2.00	51.00	R-155
47-29-480-006	2718 E PIERSON RD	12/10/71	WD	\$5,400.0	\$27,000	\$18,700	69.26	\$37,447	(\$5,506)	\$4,941	54.9	120.6	0.14	0.14	\$98	(\$39,899)	(\$0.92)	50.00	R-155
47-29-480-008	2710 E PIERSON RD	04/23/71	WD	\$5,525.0	\$27,625	\$15,700	56.83	\$31,323	\$1,431	\$5,129	57.0	120.4	0.14	0.14	\$97	\$9,938	\$0.23	51.93	R-155
47-32-226-020	2605 ALPHA WAY	07/28/71	LC	\$5,400.0	\$27,000	\$14,300	52.96	\$28,686	\$4,107	\$5,793	64.4	115.1	0.16	0.16	\$84	\$25,830	\$0.59	60.00	R-155
47-32-227-007	2721 ALPHA WAY	01/04/71	WD	\$8,200.0	\$41,000	\$12,900	31.46	\$25,757	\$20,068	\$4,825	53.6	114.9	0.13	0.13	\$153*	\$152,030	\$3.49	50.00	R-155
47-32-227-007	2721 ALPHA WAY	05/24/72	WD	\$10,000.0	\$50,000	\$12,900	25.80	\$25,757	\$29,068	\$4,825	53.6	114.9	0.14	0.14	\$187	\$220,212	\$5.06	60.00	R-155
47-32-228-006	5002 ALPHA WAY	07/26/71	WD	\$13,700.0	\$68,500	\$18,200	26.57	\$36,435	\$37,465	\$5,400	60.0	100.0	0.14	0.14	\$228	\$271,486	\$6.23	60.00	R-155
47-32-228-013	2514 ALPHA WAY	03/05/71	WD	\$8,000.0	\$40,000	\$13,700	34.25	\$27,461	\$18,072	\$5,533	61.5	105.0	0.15	0.15	\$130*	\$124,634	\$2.86	60.00	R-155
47-32-228-026	2415 BETA LN	11/19/71	WD	\$6,600.0	\$33,000	\$12,900	30.00	\$25,837	\$22,326	\$5,163	57.4	108.8	0.14	0.14	\$150	\$162,964	\$3.74	55.00	R-155
47-32-229-002	2408 BETA LN	12/15/70	WD	\$3,600.0	\$18,000	\$10,300	57.22	\$20,607	\$1,893	\$4,500	50.0	100.0	0.12	0.12	\$72	\$16,461	\$0.38	50.00	R-155
47-32-229-021	2501 PLAINFIELD AVE	10/16/70	WD	\$7,200.0	\$36,000	\$13,000	36.11	\$26,058	\$15,612	\$5,670	63.0	100.0	0.15	0.15	\$114	\$107,669	\$2.47	63.00	R-155
47-32-232-011	4908 WESTERN RD	06/24/71	WD	\$16,000.0	\$80,000	\$19,500	24.38	\$38,909	\$52,193	\$11,102	123.4	90.0	0.27	0.27	\$130	\$194,026	\$4.45	130.00	R-155
47-32-233-004	2714 EPSILON TR	05/14/71	WD	\$8,000.0	\$40,000	\$14,400	36.00	\$28,858	\$15,937	\$4,795	53.3	101.1	0.12	0.12	\$150	\$129,569	\$2.97	53.00	R-155
47-32-234-018	2508 PLAINFIELD AVE	11/04/71	WD	\$7,800.0	\$39,000	\$13,700	35.13	\$27,402	\$16,998	\$5,400	60.0	100.0	0.14	0.14	\$130	\$123,174	\$2.83	60.00	R-155
47-33-101-012	2913 ALPHA WAY	07/09/71	WD	\$7,000.0	\$35,000	\$11,700	33.43	\$23,369	\$16,459	\$4,828	53.6	115.1	0.13	0.13	\$130	\$124,689	\$2.86	50.00	R-155
47-33-101-018	2937 ALPHA WAY	02/04/72	WD	\$9,180.0	\$45,900	\$17,400	37.91	\$34,839	\$18,389	\$7,328	81.4	148.2	0.23	0.23	\$113	\$80,654	\$1.85	66.89	R-155
47-33-101-032	5007 BRANCH RD	09/27/71	WD	\$6,600.0	\$33,000	\$12,500	37.88	\$25,092	\$12,728	\$4,820	53.6	110.0	0.13	0.13	\$123	\$98,667	\$2.27	51.06	R-155
47-33-101-034	2813 ALPHA WAY	08/07/70	WD	\$7,200.0	\$36,000	\$14,700	40.83	\$29,352	\$12,905	\$6,257	69.5	115.1	0.17	0.17	\$104	\$75,468	\$1.73	64.80	R-155
47-33-101-036	2829 ALPHA WAY	08/17/70	WD	\$7,600.0	\$38,000	\$15,900	41.84	\$31,956	\$18,021	\$11,977	133.1	230.2	0.33	0.33	\$57	\$54,942	\$1.26	124.03	R-155
47-33-101-038	2833 ALPHA WAY	12/17/71	WD	\$6,800.0	\$34,000	\$13,600	40.00	\$27,258	\$12,649	\$5,907	65.6	115.1	0.16	0.16	\$104	\$78,080	\$1.79	61.17	R-155
47-33-102-008	2814 ALPHA WAY	12/02/70	WD	\$7,100.0	\$35,500	\$13,600	38.31	\$27,138	\$13,292	\$4,930	54.8	120.0	0.14	0.14	\$130	\$96,319	\$2.21	50.00	R-155
47-33-103-004	2728 GAMMA LN	09/29/71	WD	\$8,000.0	\$40,000	\$13,600	34.00	\$27,154	\$17,647	\$4,801	53.3	111.5	0.13	0.13	\$165	\$136,798	\$3.14	50.51	R-155
47-33-103-020	2922 GAMMA LN	05/07/71	WD	\$14,200.0	\$71,000	\$13,000	18.31	\$26,086	\$49,740	\$4,826	53.6	115.0	0.13	0.13	\$265	\$376,818	\$8.65	50.00	R-155
47-33-103-038	2913 EPSILON TR	08/28/70	M.L.C	\$6,980.0	\$34,900	\$15,500	44.41	\$31,050	\$8,676	\$4,826	53.6	115.0	0.13	0.13	\$130	\$65,727	\$1.51	50.00	R-155
47-33-103-039	2917 EPSILON TR	06/24/71	WD	\$11,000.0	\$55,000	\$16,100	29.27	\$32,278	\$27,548	\$4,826	53.6	115.0	0.13	0.13	\$205	\$208,697	\$4.79	50.00	R-155
47-33-103-043	4907 DELTA DR	08/07/70	M.L.C	\$4,980.0	\$24,900	\$11,400	45.78	\$22,767	\$6,633	\$4,500	50.0	100.0	0.12	0.12	\$100	\$57,678	\$1.32	50.00	R-155
47-33-103-044	2927 EPSILON TR	02/02/72	WD	\$15,980.0	\$79,900	\$16,100	20.15	\$32,162	\$32,377	\$5,639	62.7	93.1	0.14	0.14	\$255	\$384,007	\$8.82	65.00	R-155
47-33-104-002	2726 EPSILON TR	06/30/71	WD	\$11,000.0	\$55,000	\$16,000	29.09	\$31,915	\$27,954	\$4,869	54.1	108.5	0.13	0.13	\$203	\$216,698	\$4.97	51.93	R-155
47-33-104-006	2921 PLAINFIELD AVE	05/04/72	WD	\$10,000.0	\$50,000	\$14,600	29.20	\$29,172	\$25,595	\$4,767	53.0	112.2	0.13	0.13	\$189	\$198,411	\$4.55	50.00	R-155
Totals:				\$6,987.8	\$1,752,625	\$563,900	32.17	\$1,128,191	\$845,030	\$220,596	2,451.0	Average per FF=>	5.87	5.70	Average per Net Acre=>	143,957.41	Average per SqFt=>	\$3.30	
				\$8,000.0		Sale Ratio =>	Std. Dev. =>				12.05								

2200


```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 100
              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.R-160, Last Edited: 12/16/2021

Frontages:

Frontage 'A': Description: 'STANDARD' FF Rate: ~~60~~ 100
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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-28-301-020	2837 HAMPSTEAD DR	05/19/22	WD	\$18,000.0	\$90,000	\$13,700	15.22	\$27,495	\$67,005	\$4,500	50.0	100.0	0.12	0.12	\$360	50.00	R-155
47-28-303-005	2828 HAMPSTEAD DR	10/04/21	WD	\$13,780.0	\$68,900	\$17,200	24.96	\$34,410	\$41,690	\$7,200	80.0	100.0	0.18	0.18	\$172	80.00	R-155
47-28-303-044	2840 HAMPSTEAD DR	06/11/21	WD	\$9,000.0	\$45,000	\$16,700	37.11	\$33,343	\$23,506	\$11,849	131.7	99.5	0.30	0.30	\$68	132.00	R-155
47-28-304-005	5708 WESTERN RD	07/24/21	LC	\$5,000.0	\$25,000	\$14,200	56.80	\$28,350	\$2,050	\$5,400	60.0	100.0	0.14	0.14	\$83	60.00	R-155
47-28-305-009	5805 BRANCH RD	12/07/21	WD	\$14,400.0	\$72,000	\$15,500	21.53	\$31,026	\$45,904	\$4,930	54.8	120.0	0.14	0.14	\$263	50.00	R-155
47-28-305-014	5705 BRANCH RD	07/16/21	WD	\$8,500.0	\$42,500	\$13,200	31.06	\$26,339	\$21,091	\$4,930	54.8	120.0	0.14	0.14	\$155	50.00	R-155
47-28-351-015	2723 TTPTREE PATH	12/10/21	LC	\$5,600.0	\$28,000	\$13,900	49.64	\$27,747	\$5,253	\$5,000	55.6	102.0	0.13	0.13	\$101	55.00	R-155
47-28-351-020	2811 TTPTREE PATH	05/03/22	CD	\$5,000.0	\$25,000	\$12,300	49.20	\$24,690	\$4,810	\$4,500	50.0	100.0	0.12	0.12	\$100	50.00	R-155
47-28-356-015	5217 BRANCH RD	05/02/22	WD	\$17,000.0	\$85,000	\$16,300	19.18	\$32,650	\$57,280	\$4,930	54.8	120.0	0.14	0.14	\$310	50.00	R-155
47-29-478-015	2718 EATON PL	05/09/22	WD	\$7,200.0	\$36,000	\$12,800	35.56	\$25,603	\$14,987	\$4,590	51.0	100.0	0.12	0.12	\$141	51.00	R-155
47-29-478-016	2714 EATON PL	04/18/22	WD	\$6,000.0	\$30,000	\$12,200	40.67	\$24,413	(\$5,506)	\$4,590	51.0	100.0	0.12	0.12	\$118	51.00	R-155
47-29-480-006	2718 E PIERSON RD	12/10/21	WD	\$5,400.0	\$27,000	\$18,700	69.26	\$37,447		\$4,941	54.9	120.6	0.14	0.14	\$98	50.00	R-155
47-29-480-008	2710 E PIERSON RD	04/23/21	WD	\$5,525.0	\$27,625	\$15,700	56.83	\$31,323	\$1,431	\$5,129	57.0	120.4	0.14	0.14	\$97	51.93	R-155
47-32-226-020	2605 ALPHA WAY	07/28/21	LC	\$5,400.0	\$27,000	\$14,300	52.96	\$28,686	\$4,107	\$5,793	64.4	115.1	0.16	0.16	\$84	60.00	R-155
47-32-227-007	2721 ALPHA WAY	01/04/21	WD	\$8,200.0	\$41,000	\$12,900	31.46	\$25,757	\$20,068	\$4,825	53.6	114.9	0.13	0.13	\$153	50.00	R-155
47-32-227-007	2721 ALPHA WAY	05/24/22	WD	\$10,000.0	\$50,000	\$12,900	25.80	\$25,757	\$29,068	\$4,825	53.6	114.9	0.13	0.13	\$187	50.00	R-155
47-32-228-006	5002 ALPHA WAY	07/26/21	WD	\$13,700.0	\$68,500	\$18,200	26.57	\$36,435	\$37,465	\$5,400	60.0	100.0	0.14	0.14	\$228	60.00	R-155
47-32-228-013	2514 ALPHA WAY	03/05/21	WD	\$8,000.0	\$40,000	\$13,700	34.25	\$27,461	\$18,072	\$5,533	61.5	105.0	0.15	0.15	\$130	60.00	R-155
47-32-228-026	2415 BETA LN	11/19/21	WD	\$8,600.0	\$43,000	\$12,900	30.00	\$25,837	\$22,326	\$5,163	57.4	108.8	0.14	0.14	\$150	55.00	R-155
47-32-229-002	2408 BETA LN	12/15/20	WD	\$3,600.0	\$18,000	\$10,300	57.22	\$20,607	\$1,893	\$4,500	50.0	100.0	0.12	0.12	\$72	50.00	R-155
47-32-229-021	2501 PLAINFIELD AVE	10/16/20	WD	\$7,200.0	\$36,000	\$13,000	36.11	\$26,058	\$15,612	\$5,670	63.0	100.0	0.15	0.15	\$114	63.00	R-155
47-32-232-011	4908 WESTERN RD	06/24/21	WD	\$16,000.0	\$80,000	\$19,500	24.38	\$38,909	\$52,193	\$11,102	123.4	90.0	0.27	0.27	\$130	130.00	R-155
47-32-233-004	2714 EPSILON TR	05/14/21	WD	\$8,000.0	\$40,000	\$14,400	36.00	\$28,858	\$15,937	\$4,795	53.3	101.1	0.12	0.12	\$150	53.00	R-155
47-32-234-018	2508 PLAINFIELD AVE	11/04/21	WD	\$7,800.0	\$39,000	\$13,700	35.13	\$27,402	\$16,998	\$5,400	60.0	100.0	0.14	0.14	\$130	60.00	R-155
47-33-101-012	2913 ALPHA WAY	07/09/21	WD	\$7,000.0	\$35,000	\$11,700	33.43	\$23,369	\$16,459	\$4,828	53.6	115.1	0.13	0.13	\$130	50.00	R-155
47-33-101-018	2937 ALPHA WAY	02/04/22	WD	\$9,180.0	\$45,900	\$17,400	37.91	\$34,839	\$18,389	\$7,328	81.4	148.2	0.23	0.23	\$113	66.89	R-155
47-33-101-032	5007 BRANCH RD	09/27/21	WD	\$6,600.0	\$33,000	\$12,500	37.88	\$25,092	\$12,728	\$4,820	53.6	110.0	0.13	0.13	\$123	51.06	R-155
47-33-101-034	2813 ALPHA WAY	08/07/20	WD	\$7,200.0	\$36,000	\$14,700	40.83	\$29,352	\$12,905	\$6,257	69.5	115.1	0.17	0.17	\$104	64.80	R-155
47-33-101-036	2829 ALPHA WAY	08/17/20	WD	\$7,600.0	\$38,000	\$15,900	41.84	\$31,956	\$18,021	\$11,977	133.1	230.2	0.33	0.16	\$57	124.03	R-155
47-33-101-038	2833 ALPHA WAY	12/17/21	WD	\$6,800.0	\$34,000	\$13,600	40.00	\$27,258	\$12,649	\$5,907	65.6	115.1	0.16	0.16	\$104	61.17	R-155
47-33-102-008	2814 ALPHA WAY	12/02/20	WD	\$7,100.0	\$35,500	\$13,600	38.31	\$27,138	\$13,292	\$4,930	54.8	120.0	0.14	0.14	\$130	50.00	R-155
47-33-103-004	2728 GAMMA LN	09/29/21	WD	\$8,000.0	\$40,000	\$13,600	34.00	\$27,154	\$17,647	\$4,801	53.3	111.5	0.13	0.13	\$150	50.51	R-155
47-33-103-020	2922 GAMMA LN	05/07/21	WD	\$14,200.0	\$71,000	\$13,000	18.31	\$26,086	\$49,740	\$4,826	53.6	115.0	0.13	0.13	\$265	50.00	R-155
47-33-103-038	2913 EPSILON TR	08/28/20	MLC	\$6,980.0	\$34,900	\$15,500	44.41	\$31,050	\$8,676	\$4,826	53.6	115.0	0.13	0.13	\$130	50.00	R-155
47-33-103-039	2917 EPSILON TR	06/24/21	WD	\$11,000.0	\$55,000	\$16,100	29.27	\$32,278	\$27,548	\$4,826	53.6	115.0	0.13	0.13	\$205	50.00	R-155
47-33-103-043	4907 DELTA DR	08/07/20	MLC	\$4,980.0	\$24,900	\$11,400	45.78	\$22,767	\$6,633	\$4,500	50.0	100.0	0.12	0.12	\$100	50.00	R-155
47-33-103-044	2927 EPSILON TR	02/02/22	WD	\$15,980.0	\$79,900	\$16,100	20.15	\$32,162	\$53,377	\$5,639	62.7	93.1	0.14	0.14	\$255	65.00	R-155
47-33-104-002	2726 EPSILON TR	06/30/21	WD	\$11,000.0	\$55,000	\$16,000	29.09	\$31,915	\$27,954	\$4,869	54.1	108.5	0.13	0.13	\$203	51.93	R-155
47-33-104-056	2921 PLAINFIELD AVE	05/04/22	WD	\$10,000.0	\$50,000	\$14,600	29.20	\$29,172	\$25,595	\$4,767	53.0	112.2	0.13	0.13	\$189	50.00	R-155
Totals:				\$8,987.8	\$1,752,625	\$563,900	32.17	\$1,128,191	\$845,030	\$120,596	2,451.0	Average		5.87	5.70	Average	
				\$8,000.0		\$563,900	12.05				\$345	per Net Acre=>		143,957.41			

27 600

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Frontages:
Frontage 'A': Description: '125 FT DEPTH'      '      FF Rate: 55
              Standard Frontage: 0              Standard Depth : 125
Frontage 'B': Description: '100 FT DEPTH'      '      FF Rate: 65
              Standard Frontage: 0              Standard Depth : 100
Frontage 'C': Description: '140 FT DEPTH'      '      FF Rate: 45
              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.R-165, Last Edited: 10/04/2021

Frontages:			
Frontage 'A':	Description: '125 FT DEPTH	'	FF Rate: 35 <i>65</i> <i>600 W/L</i> <i>55</i>
	Standard Frontage: 0		Standard Depth : 125
Frontage 'B':	Description: '100 FT DEPTH	'	FF Rate: 50 <i>75</i> <i>65</i>
	Standard Frontage: 0		Standard Depth : 100
Frontage 'C':	Description: '140 FT DEPTH	'	FF Rate: 45 <i>NC</i> <i>45</i>
	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

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-35-104-032	4735 BIRCHCREST DR	03/01/22	WD	\$5,400.0	\$27,000	\$8,500	31.48	\$17,073	\$13,239	\$3,312	55.2	101.8	0.13	0.13	\$98	54.72	R-160
46-35-105-015	4738 BIRCHCREST DR	10/12/20	QC	\$3,700.0	\$18,500	\$9,000	48.65	\$17,971	\$3,743	\$3,214	53.6	100.8	0.12	0.12	\$69	53.34	R-160
46-35-105-018	4726 BIRCHCREST DR	08/20/20	WD	\$4,000.0	\$20,000	\$10,500	52.50	\$21,016	\$2,257	\$3,273	54.6	104.1	0.13	0.13	\$73	53.47	R-160
46-35-126-007	1902 SHAMROCK LN	03/04/21	WD	\$5,200.0	\$26,000	\$9,800	37.69	\$19,520	\$9,901	\$3,421	57.0	130.0	0.15	0.15	\$91	50.00	R-160
46-35-126-021	1710 SHAMROCK LN	05/02/22	WD	\$4,200.0	\$21,000	\$10,100	48.10	\$20,189	\$4,232	\$3,421	57.0	130.0	0.15	0.15	\$74	50.00	R-160
46-35-127-020	1709 SHAMROCK LN	05/18/22	WD	\$5,000.0	\$25,000	\$11,300	45.20	\$22,550	\$5,450	\$3,000	50.0	100.0	0.12	0.12	\$100	50.00	R-160
46-35-129-030	4901 MIAMI LN	05/05/20	WD	\$4,000.0	\$20,000	\$10,300	51.50	\$20,509	\$2,791	\$3,300	55.0	100.0	0.13	0.13	\$73	55.00	R-160
46-35-154-013	2217 CANNIFF ST	05/27/21	WD	\$4,400.0	\$22,000	\$8,900	40.45	\$17,870	\$7,130	\$3,000	50.0	100.0	0.12	0.12	\$88	50.00	R-160
46-35-154-023	2109 CANNIFF ST	10/28/21	QC	\$9,800.0	\$49,000	\$9,500	19.39	\$19,027	\$32,973	\$3,000	50.0	100.0	0.12	0.12	\$196	50.00	R-160
46-35-154-031	2314 SANTA BARBARA DR	02/18/21	WD	\$8,000.0	\$40,000	\$14,700	36.75	\$29,300	\$14,073	\$3,373	56.2	107.0	0.13	0.13	\$142	54.34	R-160
46-35-155-056	1922 W STEWART AVE	08/27/21	WD	\$4,000.0	\$20,000	\$12,300	61.50	\$24,585	(\$1,299)	\$3,286	54.8	120.0	0.14	0.14	\$73	50.00	R-160
46-35-157-003	2307 W STEWART AVE	01/07/22	WD	\$7,000.0	\$35,000	\$11,700	33.43	\$23,326	\$15,248	\$3,574	59.6	98.5	0.14	0.14	\$118	60.01	R-160
46-35-179-020	4513 FLEMING RD	10/25/21	WD	\$3,200.0	\$16,000	\$7,900	49.38	\$15,703	\$3,717	\$3,420	57.0	83.8	0.12	0.12	\$56	62.27	R-160
46-35-251-024	1502 LAKE FOREST DR	03/29/22	WD	\$5,400.0	\$27,000	\$8,900	32.96	\$17,740	\$12,746	\$3,486	58.1	135.0	0.16	0.16	\$93	50.00	R-160
46-35-253-013	1414 BENT DR	07/01/20	WD	\$3,200.0	\$16,000	\$9,000	56.25	\$18,035	\$1,039	\$3,074	51.2	105.0	0.12	0.12	\$62	50.00	R-160
46-35-255-017	1313 BENT DR	10/12/20	WD	\$4,400.0	\$22,000	\$9,000	40.91	\$18,068	\$7,294	\$3,362	56.0	113.2	0.14	0.14	\$79	52.67	R-160
46-35-255-017	1313 BENT DR	09/30/21	WD	\$3,600.0	\$18,000	\$9,000	50.00	\$18,068	\$3,294	\$3,362	56.0	113.2	0.14	0.14	\$64	52.67	R-160
Totals:				\$4,970.6	\$422,500	\$170,400	40.33	\$340,550	\$137,828	\$55,878	931.3		2.23	2.23			
				\$4,400.0		Sale. Ratio =>	10.58			Average per FF=>	\$148		Average per Net Acre=>	61,945.17			
						Std. Dev. =>											

224500

```
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 170.R-170, Last Edited: 12/16/2021

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

FF Rate: ~~60~~ 70 too Low
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

80

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	Land Table
46-35-235-011	4820 EDWARDS AVE	03/04/22	WD	\$2,800.0	\$14,000	\$6,400	45.71	\$12,738	\$3,262	\$2,000	40.0 100.0	0.09	0.09	\$70	\$35,457	\$0.81	40.00	R-165
46-35-278-035	4706 BALDWIN BLVD	06/29/21	WD	\$9,480.0	\$47,400	\$7,800	16.46	\$15,603	\$36,497	\$4,700	94.0 100.0	0.22	0.22	\$101	\$168,968	\$3.88	94.00	R-165
Totals:					\$61,400	\$14,200		\$28,341	\$39,759	Average per FF=>	134.0	Average per Net Acre=>	0.31		Average per Sqft=>			
										\$297			129,087.66			\$2.96		

```

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.R-173, Last Edited: 12/12/2020

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

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

2750

Parcel Number	Street Address	Sale Date	Inst.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Class
46-25-331-019	121 E GRACELAWN AVE	05/25/21	WD	\$2,200.0	\$11,000	\$4,200	38.18	\$8,432	\$4,208	\$1,640	41.0	105.0	0.10	0.10	\$54	40.00	R-173	401
46-25-331-019	121 E GRACELAWN AVE	12/28/21	QC	\$1,800.0	\$9,000	\$4,200	46.67	\$8,432	\$2,208	\$1,640	41.0	105.0	0.10	0.10	\$44	40.00	R-173	401
46-25-407-032	257 E GRACELAWN AVE	08/20/21	WD	\$3,000.0	\$3,000	\$4,000	133.33	\$8,031	(\$1,751)	\$3,280	82.0	210.0	0.19	0.10	\$37	80.00	R-173	402
46-25-454-023	335 E RIDGEWAY AVE	01/13/21	WD	\$3,000.0	\$15,000	\$5,200	34.67	\$10,453	\$6,344	\$1,797	44.9	120.0	0.11	0.11	\$67	41.00	R-173	401
46-25-478-003	410 E LYNDON AVE	06/17/20	QC	\$1,000.0	\$5,000	\$4,300	86.00	\$8,650	(\$1,853)	\$1,797	44.9	120.0	0.11	0.11	\$22	41.00	R-173	401
46-25-482-034	422 E RIDGEWAY AVE	12/04/20	WD	\$3,400.0	\$17,000	\$6,500	38.24	\$12,958	\$7,521	\$3,479	87.0	112.5	0.21	0.21	\$39	82.00	R-173	401
46-25-483-001	5212 FULTON ST	04/20/21	WD	\$1,600.0	\$8,000	\$5,700	71.25	\$11,349	(\$1,228)	\$2,121	53.0	112.5	0.13	0.13	\$30	50.00	R-173	401
Totals:		avg		\$2,285.7	\$68,000	\$34,100		\$68,305	\$15,449	\$15,754	393.8		0.95	0.86				
		med		\$2,200.0		Sale. Ratio =>	50.15		Average		\$39		Average					
						Std. Dev. =>	36.14		per FF=>				per Net Acre=>	16,245.01				

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: 15 75 too high
	Standard Frontage: 0	Standard Depth : 100

65

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-36-226-043	501 E PULASKI ST	08/31/21	WD	\$5,800.00	\$29,000	\$5,900	20.34	\$11,778	\$19,022	\$1,800	40.0	100.0	0.09	0.09	\$145	40.00	R-175
46-36-226-056	633 E PULASKI ST	08/21/20	WD	\$9,500.00	\$47,500	\$5,400	11.37	\$10,887	\$38,413	\$1,800	40.0	100.0	0.09	0.09	\$238	40.00	R-175
46-36-227-023	630 E PULASKI ST	12/30/21	WD	\$8,000.00	\$40,000	\$7,000	17.50	\$14,060	\$27,740	\$1,800	40.0	100.0	0.09	0.09	\$200	40.00	R-175
46-36-281-007	622 E ELDRIDGE AVE	03/22/21	WD	\$4,160.00	\$20,800	\$6,800	32.69	\$13,640	\$9,424	\$2,264	50.3	125.0	0.13	0.13	\$83	45.00	R-175
Totals:					\$137,300	\$25,100		\$50,365	\$94,599	\$7,664	170.3		0.41	0.41			
					Sale. Ratio =>		18.28	Average		\$7,664	Average		0.41	Average			
					Std. Dev. =>		8.96	per FF=>		\$555	per Net Acre=>		233,577.78				

274,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 180.R-180, Last Edited: 12/06/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 35
 Standard Depth : 100
 Standard Frontage: 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 180.R-180, Last Edited: 10/04/2021

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

FF Rate: 30
Standard Depth : 100

sd way to ship
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: 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	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-31-102-030	741 E MARENGO AVE	12/30/21	WD	\$2,000	\$10,000	\$5,000	50.00	\$11,062	\$1,861	\$2,923	40.0	100.0	0.20	0.09	\$50	40.00	R-180
47-31-102-031	745 E MARENGO AVE	12/30/21	WD	\$2,000	\$10,000	\$5,000	50.00	\$9,852	\$3,071	\$2,923	40.0	100.0	0.20	0.09	\$50	40.00	R-180
47-31-104-009	716 E PHILADELPHIA BLVD	06/14/22	QC	\$1,000	\$1,000	\$600	60.00	\$1,200	\$1,000	\$1,200	40.0	100.0	0.09	0.09	\$25	40.00	R-180
47-31-104-016	740 E PHILADELPHIA BLVD	02/22/22	WD	\$7,000	\$35,000	\$4,800	13.71	\$9,635	\$26,565	\$1,200	40.0	100.0	0.09	0.09	\$175	40.00	R-180
47-31-104-019	752 E PHILADELPHIA BLVD	10/25/21	WD	\$2,400	\$12,000	\$5,900	49.17	\$11,717	\$1,483	\$1,200	40.0	100.0	0.09	0.09	\$60	40.00	R-180
47-31-105-032	755 WAGER AVE	12/30/21	WD	\$2,000	\$10,000	\$5,000	50.00	\$11,834	\$1,089	\$2,923	40.0	100.0	0.20	0.09	\$50	40.00	R-180
47-31-179-012	4510 INDUSTRIAL AVE	03/17/22	WD	\$3,400	\$17,000	\$4,500	26.47	\$9,065	\$9,211	\$1,276	42.5	113.1	0.10	0.10	\$80	40.00	R-180
47-31-180-007	4602 MAINES ST	12/30/21	WD	\$2,000	\$10,000	\$5,000	50.00	\$10,994	\$1,929	\$2,923	41.5	107.5	0.20	0.10	\$48	40.00	R-180
47-31-180-029	4501 GRANT ST	05/14/21	WD	\$5,100	\$25,500	\$7,200	28.24	\$14,382	\$12,362	\$1,244	41.5	107.5	0.10	0.10	\$123	40.00	R-180
47-31-181-009	4318 NORTH ST	12/01/21	WD	\$3,000	\$15,000	\$6,400	42.67	\$12,839	\$3,720	\$1,559	52.0	108.0	0.12	0.12	\$58	50.00	R-180
Totals:		avg		\$2,990	\$145,500	\$49,400		\$102,580	\$62,291	\$19,371	417.4		1.40	0.98			
		med		\$2,200		Sale. Ratio =>	33.95										
		mode		\$2,000		Std. Dev. =>	14.39			Average	\$149		Average				
										per FF=>			per Net Acre=>	44,398.43			

27080

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 183.R-183, Last Edited: 12/06/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 90
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.R-183, Last Edited: 12/13/2020

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

too low
90

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	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-35-182-008	4229 LE ERDA AVE	06/17/22	WD	\$6,000	\$30,000	\$9,400	31.33	\$18,746	\$14,665	\$3,411	48.7	95.0	0.11	0.11	\$123	50.00	R-183
46-35-305-013	4201 WINONA ST	07/30/21	WD	\$9,400	\$47,000	\$9,900	21.06	\$19,797	\$31,053	\$3,850	55.0	100.0	0.13	0.13	\$171	55.00	R-183
46-35-327-012	4012 WINONA ST	06/19/20	MLC	\$9,400	\$47,000	\$10,600	22.55	\$21,113	\$29,730	\$3,843	54.9	107.3	0.13	0.13	\$171	53.00	R-183
46-35-327-013	4008 WINONA ST	02/18/21	WD	\$3,700	\$18,500	\$8,900	48.11	\$17,775	\$4,570	\$3,845	54.9	107.4	0.13	0.13	\$67	53.00	R-183
46-35-329-017	4014 COMSTOCK AVE	06/07/22	WD	\$14,400	\$72,000	\$14,200	19.72	\$28,429	\$49,534	\$5,963	85.2	105.3	0.20	0.20	\$169	83.00	R-183
46-35-330-001	4226 LE ERDA AVE	05/09/22	QC	\$5,000	\$25,000	\$13,800	55.20	\$27,565	\$935	\$3,500	50.0	100.0	0.12	0.12	\$100	50.00	R-183
46-35-333-020	4113 FLEMING RD	06/01/22	WD	\$9,900	\$49,500	\$7,300	14.75	\$14,639	\$37,590	\$2,729	39.0	95.0	0.09	0.09	\$254	40.00	R-183
46-35-352-028	3717 WISNER ST	11/04/21	WD	\$4,500	\$22,500	\$9,000	40.00	\$17,910	\$7,390	\$2,800	40.0	100.0	0.09	0.09	\$113	40.00	R-183
46-35-355-009	3810 KELLAR AVE	05/17/22	WD	\$6,400	\$32,000	\$9,100	28.44	\$18,144	\$17,356	\$3,500	50.0	100.0	0.12	0.12	\$128	50.00	R-183
46-35-358-011	3621 SENECA ST	03/26/21	WD	\$4,400	\$22,000	\$9,100	41.36	\$18,223	\$9,377	\$5,600	80.0	100.0	0.18	0.18	\$55	80.00	R-183
46-35-360-002	3618 KELLAR AVE	11/30/20	WD	\$3,400	\$17,000	\$6,500	38.24	\$12,952	\$6,848	\$2,800	40.0	100.0	0.09	0.09	\$85	40.00	R-183
46-35-382-011	3506 BROWNELL BLVD	10/07/21	WD	\$3,300	\$16,500	\$6,400	38.79	\$12,727	\$7,165	\$3,392	48.5	130.0	0.13	0.13	\$68	42.50	R-183
46-35-383-030	3419 LE ERDA AVE	08/17/20	WD	\$2,900	\$14,500	\$7,300	50.34	\$14,614	\$2,874	\$2,988	42.7	113.9	0.11	0.11	\$68	40.00	R-183
46-35-383-036	1806 W PASADENA AVE	01/21/22	WD	\$3,100	\$15,500	\$6,800	43.87	\$13,630	\$5,020	\$3,150	45.0	100.0	0.10	0.10	\$69	45.00	R-183
46-35-384-001	3622 LE ERDA AVE	11/03/21	WD	\$5,200	\$26,000	\$7,200	27.69	\$14,324	\$12,561	\$885	12.6	10.0	0.01	0.01	\$411	40.00	R-183
Totals:		avg	med	\$6,067	\$455,000	\$135,500	29.78	\$270,588	\$236,668	\$52,256	746.5		1.73	1.73	\$137		
				\$5,000		Sale. Ratio =>	12.21		Average	\$52,256	\$317	Average		137,039.95	\$113		
						Std. Dev. =>			per FF=>				per Net Acre=>				

22
\$5,000

```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 80
                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.R-185, Last Edited: 12/16/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: ~~55~~ 80
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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-35-408-010	4102 LAWNDAL AVE	09/15/21	WD	\$6,000.0	\$30,000	\$7,800	26.00	\$15,609	\$17,305	\$2,914	53.0	105.8	0.13	0.13	\$113	51.50	R-185
46-35-408-011	4034 LAWNDAL AVE	01/10/22	WD	\$2,400.0	\$12,000	\$8,100	67.50	\$16,190	(\$1,281)	\$2,909	52.9	105.5	0.13	0.13	\$45	51.50	R-185
46-35-429-011	4102 MILBOURNE AVE	01/22/21	WD	\$3,200.0	\$16,000	\$10,600	66.25	\$21,147	(\$2,397)	\$2,750	50.0	100.0	0.12	0.12	\$64	50.00	R-185
46-35-429-018	4014 MILBOURNE AVE	06/17/21	WD	\$6,000.0	\$30,000	\$8,200	27.33	\$16,416	\$16,334	\$2,750	50.0	100.0	0.12	0.12	\$120	50.00	R-185
46-35-429-028	4113 DONNELLY ST	12/23/20	WD	\$10,000.0	\$50,000	\$14,500	29.00	\$28,910	\$23,840	\$2,750	50.0	100.0	0.12	0.12	\$200	50.00	R-185
46-35-432-003	4130 RACE ST	04/21/21	WD	\$6,500.0	\$32,500	\$7,400	22.77	\$14,834	\$20,416	\$2,750	50.0	100.0	0.12	0.12	\$130	50.00	R-185
46-35-432-003	4130 RACE ST	04/21/21	WD	\$3,000.0	\$15,000	\$7,400	49.33	\$14,834	\$2,916	\$2,750	50.0	100.0	0.12	0.12	\$60	50.00	R-185
46-35-432-043	4137 DUPONT ST	02/08/22	CD	\$4,000.0	\$20,000	\$11,200	56.00	\$22,470	\$830	\$3,300	60.0	100.0	0.14	0.14	\$67	60.00	R-185
46-35-451-007	3802 FLEMING RD	06/04/21	WD	\$3,000.0	\$15,000	\$9,600	64.00	\$19,273	(\$99)	\$4,174	75.9	90.0	0.17	0.17	\$40	80.00	R-185
46-35-454-014	3714 STERLING ST	01/12/22	WD	\$5,600.0	\$28,000	\$6,100	21.79	\$12,228	\$18,079	\$2,307	42.0	110.0	0.10	0.10	\$133	40.00	R-185
46-35-454-033	3701 LAWNDAL AVE	09/15/20	WD	\$4,500.0	\$22,500	\$8,300	36.89	\$16,697	\$8,547	\$2,744	49.9	108.0	0.12	0.12	\$90	48.00	R-185
46-35-456-025	3505 BURGESS ST	04/07/21	WD	\$5,200.0	\$26,000	\$8,400	32.31	\$16,803	\$11,394	\$2,197	39.9	99.7	0.09	0.09	\$130	40.00	R-185
46-35-457-020	3617 FOREST HILL AVE	02/16/21	WD	\$4,600.0	\$23,000	\$6,900	30.00	\$13,882	\$11,318	\$2,200	40.0	100.0	0.09	0.09	\$115	40.00	R-185
46-35-457-036	1408 W PASADENA AVE	08/27/21	WD	\$6,000.0	\$30,000	\$8,000	26.67	\$15,926	\$16,726	\$2,652	48.2	93.0	0.11	0.11	\$124	50.00	R-185
46-35-458-020	3609 STERLING ST	09/21/21	WD	\$6,000.0	\$30,000	\$8,600	28.67	\$17,153	\$15,047	\$2,200	40.0	100.0	0.09	0.09	\$150	40.00	R-185
46-35-479-014	3710 KEYES ST	06/03/22	QC	\$3,000.0	\$15,000	\$8,600	57.33	\$17,107	\$643	\$2,750	50.0	100.0	0.12	0.12	\$60	50.00	R-185
46-35-481-021	3513 MILBOURNE AVE	04/27/21	WD	\$4,400.0	\$22,000	\$9,000	40.91	\$18,021	\$6,814	\$2,835	51.6	106.3	0.12	0.12	\$85	50.00	R-185
46-35-481-024	3501 MILBOURNE AVE	02/17/21	WD	\$4,800.0	\$24,000	\$6,500	27.08	\$13,030	\$13,796	\$2,826	51.4	105.6	0.12	0.12	\$93	50.00	R-185
Totals:				\$4,900.0	\$441,000	\$155,200	35.19	\$310,530	\$180,228	\$49,758	904.7		2.09	2.09	\$101		
				\$4,700.0			Std. Dev. =>						Average				
							16.10						per FF=>				
													Average				
													per Net Acre=>	86,274.77	\$103		

227580


```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 40
              Standard Frontage: 0          Standard Depth : 125
```

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 190.R-190, Last Edited: 12/03/2021

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

reduce
40

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-36-381-031	3710 M L KING AVE	10/30/20	WD	\$10,000.0	\$50,000	\$18,100	36.20	\$36,251	\$18,812	\$5,063	112.5	125.0	0.32	0.32	\$89	112.50	R-190
46-36-403-020	115 EDWIN AVE	07/20/21	WD	\$5,200.0	\$26,000	\$6,000	23.08	\$12,021	\$15,589	\$1,610	35.8	100.0	0.09	0.09	\$145	40.00	R-190
46-36-411-002	3910 M L KING AVE	01/05/21	WD	\$3,200.0	\$16,000	\$5,700	35.63	\$11,423	\$6,589	\$2,012	44.7	100.0	0.12	0.12	\$72	50.00	R-190
46-36-412-013	318 E MYRTLE AVE	01/26/22	WD	\$1,960.0	\$9,800	\$5,500	56.12	\$11,054	\$356	\$1,610	35.8	100.0	0.09	0.09	\$55	40.00	R-190
46-36-427-003	607 E MOORE ST	02/14/22	WD	\$2,700.0	\$13,500	\$6,100	45.19	\$12,239	\$3,245	\$1,984	44.1	120.0	0.12	0.12	\$61	45.00	R-190
46-36-429-005	418 DAMON ST	06/11/21	QC	\$4,000.0	\$20,000	\$7,700	38.50	\$15,350	\$6,675	\$2,025	45.0	125.0	0.13	0.13	\$89	45.00	R-190
46-36-459-010	3521 WESLEY ST	08/12/21	WD	\$6,000.0	\$30,000	\$8,200	27.33	\$16,484	\$15,327	\$1,811	40.2	100.0	0.10	0.10	\$149	45.00	R-190
Totals:		avg		\$4,722.9	\$165,300	\$57,300		\$114,822	\$66,593	\$16,115	358.1		0.98	0.98			
		med		\$4,000.0						Average			Average				
						Sale. Ratio =>	34.66			per FF=>	\$186		per Net Acre=>	68,091.00			
						Std. Dev. =>	10.98										

274,000

```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 55
                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

```

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 205.R-205, Last Edited: 12/06/2022

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

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.R-205, Last Edited: 12/10/2021

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: ~~25~~ 100 to high
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

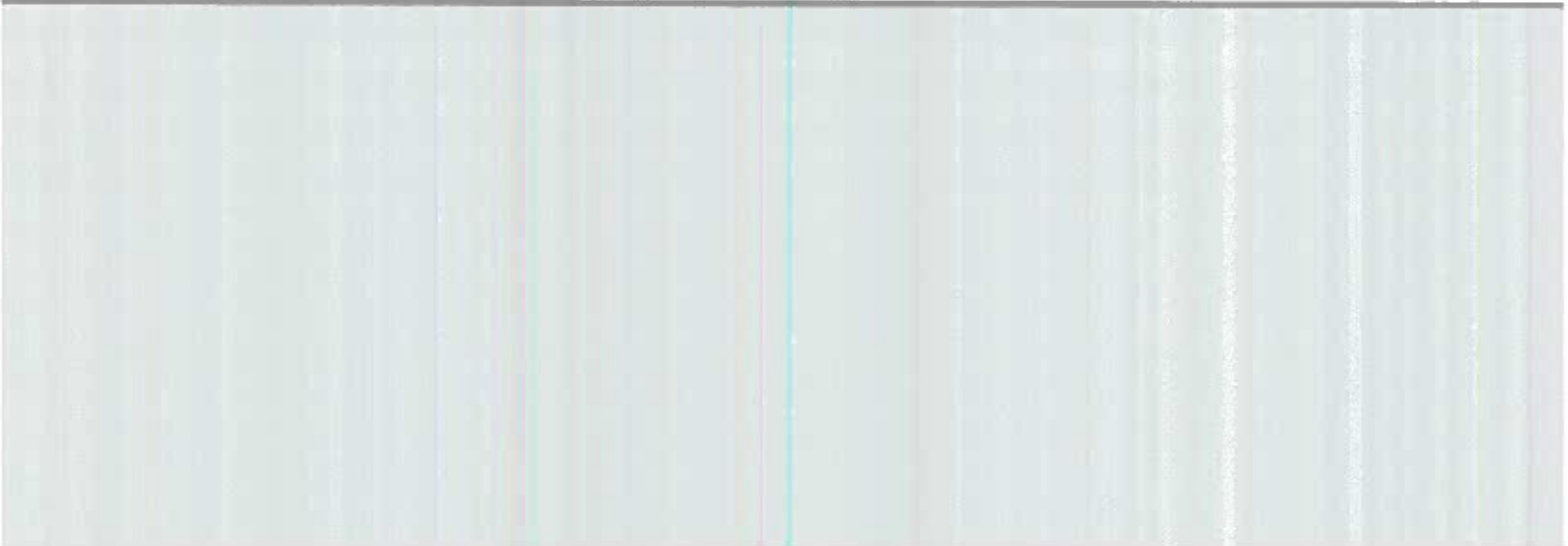
90

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
47-32-426-026	2732 CARR ST	03/15/21	WD	\$6,000.0	\$30,000	\$20,300	67.67	\$40,625	\$1,453	\$12,078	141.4	200.0	0.85	0.85	\$42~	100.00	205
47-32-452-015	2014 WEAVER ST	06/18/21	WD	\$2,600.0	\$13,000	\$7,600	58.46	\$15,244	\$815	\$3,059	40.8	104.0	0.10	0.10	\$64	40.00	205
47-33-303-002	4210 COGGINS AVE	06/11/21	WD	\$6,000.0	\$30,000	\$11,500	38.33	\$22,991	\$10,906	\$3,897	52.0	108.0	0.12	0.12	\$115	50.00	205
47-33-306-015	4143 COGGINS AVE	08/05/21	WD	\$6,900.0	\$34,500	\$11,700	33.91	\$23,378	\$15,559	\$4,437	59.2	140.0	0.16	0.16	\$117	50.00	205
47-33-307-009	4128 COGGINS AVE	11/23/21	WD	\$5,600.0	\$28,000	\$12,800	45.71	\$25,663	\$6,234	\$3,897	52.0	108.0	0.12	0.12	\$108	50.00	205
47-33-352-027	4001 COGGINS AVE	01/12/22	WD	\$5,400.0	\$27,000	\$7,900	29.26	\$15,726	\$15,501	\$4,227	56.4	105.0	0.13	0.13	\$96	55.00	205
47-33-353-012	2952 NATHAN AVE	12/10/20	WD	\$13,400.0	\$67,000	\$21,500	32.09	\$54,764	\$34,252	\$10,125	135.0	300.0	0.31	0.10	\$99	135.00	205
47-33-355-047	2971 HENRY ST	02/24/22	WD	\$10,200.0	\$51,000	\$12,200	23.92	\$24,423	\$31,468	\$4,891	65.2	210.0	0.22	0.22	\$156	45.00	205
47-33-357-017	2968 HENRY ST	02/22/21	WD	\$4,400.0	\$22,000	\$10,000	45.45	\$19,976	\$5,482	\$3,458	46.1	105.0	0.11	0.11	\$95	45.00	205
47-33-358-046	2923 MC CLURE AVE	07/09/20	WD	\$9,980.0	\$49,900	\$17,700	35.47	\$35,444	\$24,581	\$10,125	135.0	100.0	0.31	0.31	\$74	135.00	205
47-33-358-046	2923 MC CLURE AVE	02/11/21	WD	\$11,800.0	\$59,000	\$17,700	30.00	\$35,444	\$33,681	\$10,125	135.0	100.0	0.31	0.31	\$87	135.00	205
47-33-376-026	3702 BRANCH RD	11/30/20	WD	\$4,800.0	\$24,000	\$9,100	37.92	\$18,192	\$10,500	\$4,692	62.6	156.5	0.18	0.18	\$77	50.00	205
47-33-376-029	3614 BRANCH RD	10/01/21	WD	\$5,500.0	\$27,500	\$15,100	54.91	\$30,293	\$2,228	\$5,021	67.0	179.3	0.21	0.21	\$82	50.00	205
Totals:				avg	\$7,121.5	\$462,900	\$175,100	\$362,163	\$192,660	\$80,032	1,047.5		3.12	2.92	\$93		
				med	\$6,000.0		Sale. Ratio =>			Average							
				mode	\$6,000		Std. Dev. =>			per FF=>	\$184		Average	per Net Acre=>	61,670.93		
							37.83										
							12.84										

229,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 210.R-210, Last Edited: 12/06/2022

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



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 210.R-210, Last Edited: 11/02/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: ~~60~~ 910
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

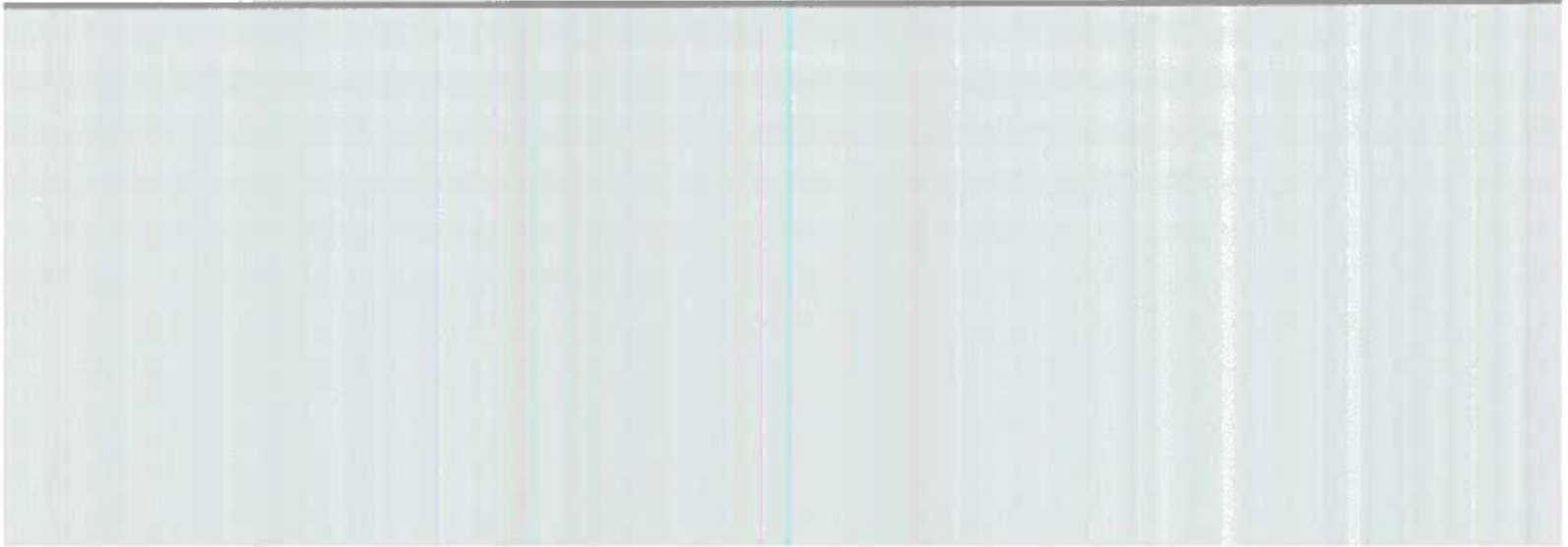
clear out

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-02-109-030	2901 KELLAR AVE	09/02/21	WD	\$3,980.0	\$19,900	\$6,800	34.17	\$13,631	\$9,519	\$3,250	50.0	100.0	0.12	0.12	\$80	50.00	210
40-02-109-030	2901 KELLAR AVE	02/28/22	WD	\$7,000.0	\$35,000	\$6,800	19.43	\$13,631	\$24,619	\$3,250	50.0	100.0	0.12	0.12	\$140	50.00	210
40-02-126-019	1613 W PASADENA AVE	01/06/21	QC	\$1,400.0	\$1,400	\$1,900	135.71	\$3,761	\$1,400	\$3,761	57.9	93.0	0.13	0.13	\$24	60.00	210
40-02-126-020	1609 W PASADENA AVE	04/22/21	WD	\$3,600.0	\$18,000	\$8,500	47.22	\$17,072	\$4,689	\$3,761	57.9	93.0	0.13	0.13	\$62	60.00	210
40-02-127-015	3111 BRYN MAWR PL	01/07/22	WD	\$7,600.0	\$38,000	\$9,500	25.00	\$18,985	\$22,528	\$3,513	54.0	100.0	0.12	0.12	\$141	54.04	210
40-02-129-006	1817 W MC CLELLAN ST	09/26/20	QC	\$2,600.0	\$13,000	\$8,200	63.08	\$16,426	\$323	\$3,749	57.7	110.0	0.14	0.14	\$45	55.00	210
40-02-129-007	1813 W MC CLELLAN ST	08/03/21	WD	\$12,000.0	\$60,000	\$10,000	16.67	\$19,917	\$43,832	\$3,749	57.7	110.0	0.14	0.14	\$208	55.00	210
40-02-129-016	1906 W GENESEE ST	06/01/21	WD	\$4,000.0	\$20,000	\$9,900	49.50	\$19,758	\$3,651	\$3,409	52.4	110.0	0.13	0.13	\$76	50.00	210
40-02-130-011	1509 W MC CLELLAN ST	03/03/22	WD	\$24,400.0	\$72,000	\$15,100	20.97	\$30,114	\$46,870	\$4,984	76.7	120.0	0.19	0.19	\$188	70.00	210
40-02-130-021	1512 W GENESEE ST	01/04/22	WD	\$9,180.0	\$45,900	\$16,100	35.08	\$32,276	\$17,069	\$3,445	53.0	100.0	0.12	0.12	\$173	53.00	210
40-02-130-024	3009 FOREST HILL AVE	04/15/22	WD	\$10,000.0	\$50,000	\$13,100	26.20	\$26,176	\$26,424	\$2,600	40.0	100.0	0.09	0.09	\$250	40.00	210
40-02-152-011	2638 CLIO RD	03/08/21	WD	\$9,600.0	\$48,000	\$11,400	23.75	\$22,891	\$28,359	\$3,250	50.0	100.0	0.12	0.12	\$192	50.00	210
40-02-152-014	2620 CLIO RD	03/10/21	WD	\$3,200.0	\$16,000	\$6,700	41.88	\$13,344	\$5,906	\$3,250	50.0	100.0	0.12	0.12	\$64	50.00	210
40-02-152-031	2613 WISNER ST	09/24/21	WD	\$3,450.0	\$17,250	\$6,200	35.94	\$12,447	\$8,053	\$3,250	50.0	100.0	0.12	0.12	\$69	50.00	210
40-02-152-040	2644 CLIO RD	05/26/21	WD	\$4,800.0	\$24,000	\$11,500	47.92	\$22,992	\$10,758	\$9,750	150.0	100.0	0.34	0.34	\$32	150.00	210
40-02-201-030	1502 W MC CLELLAN ST	01/15/21	WD	\$11,800.0	\$59,000	\$15,500	26.27	\$31,061	\$34,185	\$6,246	96.1	102.3	0.22	0.22	\$123	95.01	210
40-02-204-025	1114 W MC CLELLAN ST	06/17/20	WD	\$5,700.0	\$28,500	\$12,200	42.81	\$24,421	\$7,162	\$3,083	47.4	90.0	0.10	0.10	\$120	50.00	210
40-02-226-021	3301 MILBOURNE AVE	02/12/21	WD	\$5,600.0	\$28,000	\$8,600	30.71	\$17,285	\$14,045	\$3,330	51.2	105.0	0.12	0.12	\$109	50.00	210
Totals:		avg		\$6,661.7	\$593,950	\$178,000		\$356,188	\$309,392	\$71,630	1,102.0		2.56	2.56	\$116		
						Sale. Ratio =>	29.97			Average							
						Std. Dev. =>	26.86			per FF=>	\$281			per Net Acre=>	120,998.04	\$115	

145000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 215.R-215, Last Edited: 12/06/2022

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 70
Standard Frontage: 0 Standard Depth : 110



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 215.R-215, Last Edited: 12/10/2021

Frontages:		
Frontage 'A':	Description: 'STANDARD	' FF Rate: 55 70
	Standard Frontage: 0	Standard Depth : 110

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-01-102-022	406 W DEWEY ST	10/21/21	WD	\$9,300.0	\$46,500	\$9,600	20.65	\$19,278	\$29,422	\$2,200	40.0	110.0	0.10	0.10	\$233	40.00	215
40-01-103-028	606 W JAMIESON ST	06/23/21	WD	\$3,240.0	\$16,200	\$8,600	53.09	\$17,157	\$3,443	\$4,400	80.0	110.0	0.20	0.20	\$41	80.00	215
40-01-105-015	602 W MC CLELLAN ST	04/30/21	QC	\$5,500.0	\$27,500	\$9,100	33.09	\$18,292	\$11,958	\$2,750	50.0	110.0	0.13	0.13	\$110	50.00	215
40-01-105-022	3107 IROQUOIS AVE	01/29/21	WD	\$3,000.0	\$15,000	\$9,900	66.00	\$19,812	(\$1,940)	\$2,872	52.2	120.0	0.14	0.14	\$57	50.00	215
40-01-126-003	221 W PASADENA AVE	08/06/20	WD	\$3,000.0	\$15,000	\$9,200	61.33	\$18,339	(\$381)	\$2,958	53.8	127.3	0.15	0.15	\$56	50.00	215
40-01-128-023	200 W MC CLELLAN ST	08/31/21	WD	\$8,500.0	\$42,500	\$9,400	22.12	\$18,758	\$26,492	\$2,750	50.0	110.0	0.13	0.13	\$170	50.00	215
40-01-128-024	132 W MC CLELLAN ST	07/28/20	WD	\$4,400.0	\$22,000	\$10,600	48.18	\$21,154	\$3,596	\$2,750	50.0	110.0	0.13	0.13	\$88	50.00	215
40-01-152-010	409 W GENESEE ST	10/01/21	WD	\$7,000.0	\$35,000	\$6,700	19.14	\$13,325	\$23,875	\$2,200	40.0	110.0	0.10	0.10	\$175	40.00	215
40-01-153-011	401 W DARTMOUTH ST	05/19/21	WD	\$5,200.0	\$26,000	\$10,700	41.15	\$21,481	\$6,719	\$2,200	40.0	110.0	0.10	0.10	\$130	40.00	215
40-02-228-001	3318 KEYES ST	03/24/22	WD	\$4,000.0	\$20,000	\$6,600	33.00	\$13,197	\$9,425	\$2,622	47.7	100.0	0.12	0.12	\$84	50.00	215
40-02-232-003	723 W JAMIESON ST	11/17/21	WD	\$2,600.0	\$13,000	\$6,700	51.54	\$13,302	\$2,173	\$2,475	45.0	110.0	0.11	0.11	\$58	45.00	215
40-02-234-016	806 W GENESEE ST	02/02/21	WD	\$5,400.0	\$27,000	\$7,600	28.15	\$15,192	\$15,988	\$4,180	76.0	110.0	0.19	0.19	\$71	76.00	215
40-02-279-004	2722 N CHEVROLET AVE	08/27/21	WD	\$5,400.0	\$27,000	\$6,200	22.96	\$12,343	\$17,342	\$2,685	48.8	156.0	0.15	0.15	\$111	41.00	215
46-36-380-029	3605 M L KING AVE	12/02/21	WD	\$3,000.0	\$15,000	\$7,000	46.67	\$13,918	\$3,720	\$2,638	48.0	125.0	0.13	0.13	\$63	45.00	215
Totals:		avg		\$4,967.1	\$347,700	\$117,900		\$235,548	\$151,832	\$39,680	721.5		1.86	1.86	\$103		
		med		\$4,800.0						Average	\$210		Average		\$86		
						Sale. Ratio =>	33.91			per FF=>			per Net Acre=>	81,454.94			
						Std. Dev. =>	15.67										

41530

```

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.R-220, Last Edited: 12/03/2021

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: ~~15~~ 70 *too high*
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

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

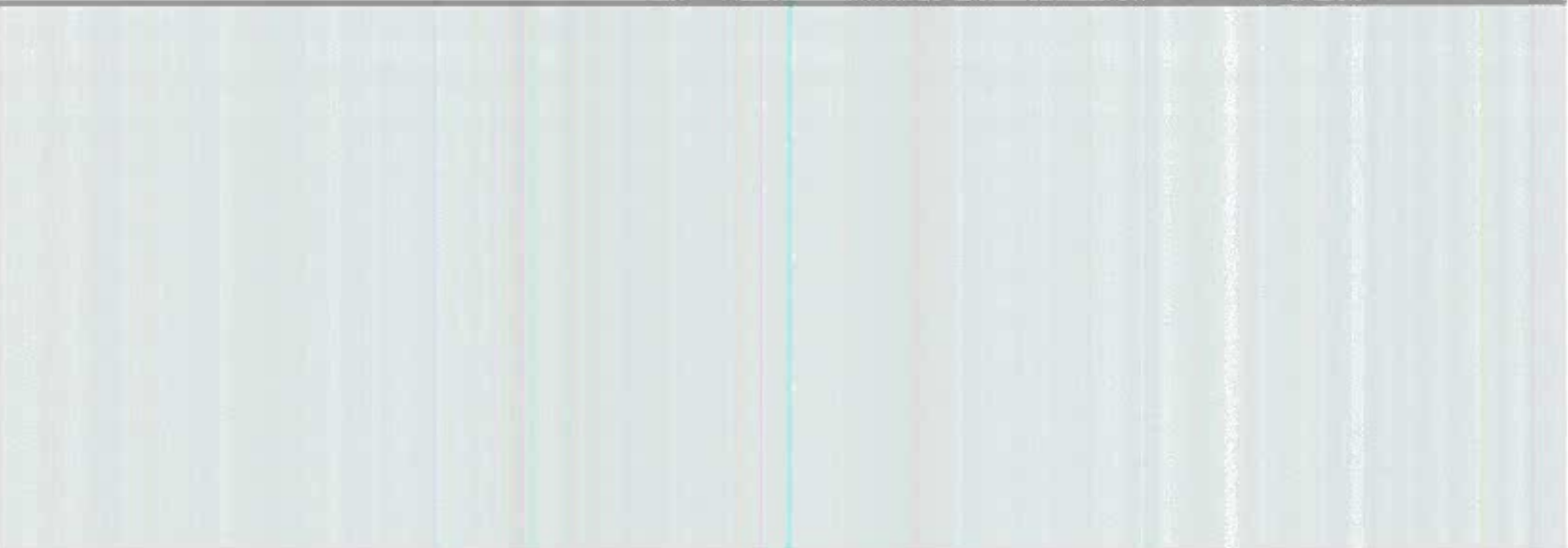
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-01-203-028	115 E GENESEE ST	04/15/21	WD	\$2,580.0	\$12,900	\$5,600	43.41	\$11,295	\$3,706	\$2,101	46.7	107.6	0.11	0.11	\$55	45.00	220
40-01-227-046	638 SPENCER ST	06/21/21	WD	\$6,000.0	\$30,000	\$11,000	36.67	\$22,021	\$12,061	\$4,082	90.7	107.5	0.22	0.22	\$66	87.50	220
40-01-231-037	605 E MC CLELLAN ST	11/08/21	WD	\$2,800.0	\$14,000	\$7,000	50.00	\$13,916	\$1,950	\$1,866	41.5	107.5	0.10	0.10	\$68	40.00	220
40-01-253-011	202 E DARTMOUTH ST	06/29/21	WD	\$9,034.0	\$45,170	\$6,500	14.39	\$13,009	\$34,960	\$2,799	62.2	107.5	0.15	0.15	\$145	60.00	220
40-01-254-008	326 E DARTMOUTH ST	07/01/21	WD	\$5,000.0	\$25,000	\$4,300	17.20	\$8,586	\$18,280	\$1,866	41.5	107.5	0.10	0.10	\$121	40.00	220
40-01-258-026	121 E BAKER ST	11/17/21	WD	\$3,720.0	\$18,600	\$5,500	29.57	\$10,945	\$9,455	\$1,800	40.0	100.0	0.09	0.09	\$93	40.00	220
40-01-404-017	2313 ADAMS AVE	07/27/20	WD	\$9,000.0	\$45,000	\$9,600	21.33	\$19,139	\$27,749	\$1,888	42.0	110.0	0.10	0.10	\$215	40.00	220
40-01-435-003	410 E NEWALL ST	09/24/20	WD	\$2,518.0	\$12,590	\$5,300	42.10	\$10,637	\$3,900	\$1,947	43.3	117.0	0.11	0.11	\$58	40.00	220
40-01-479-013	2001 CHIPPEWA ST	08/27/21	WD	\$8,200.0	\$41,000	\$9,600	23.41	\$19,258	\$23,913	\$2,171	48.3	132.0	0.13	0.13	\$170	42.00	220
40-12-228-007	551 MARY ST	03/31/22	WD	\$10,000.0	\$50,000	\$10,100	20.20	\$20,144	\$32,232	\$2,376	52.8	144.0	0.15	0.15	\$189	44.00	220
46-36-486-016	638 E PASADENA AVE	06/17/20	WD	\$6,300.0	\$31,500	\$9,200	29.21	\$18,495	\$14,842	\$1,837	40.8	104.1	0.10	0.10	\$154	40.00	220
46-36-486-031	629 SPENCER ST	07/09/21	WD	\$2,000.0	\$10,000	\$5,700	57.00	\$11,400	\$466	\$1,866	41.5	107.5	0.10	0.10	\$48	40.00	220
46-36-486-031	629 SPENCER ST	01/07/22	WD	\$4,800.0	\$24,000	\$5,700	23.75	\$11,400	\$14,466	\$1,866	41.5	107.5	0.10	0.10	\$116	40.00	220

Totals:					\$359,760	\$95,100		\$190,245	\$197,980	\$28,465	632.6		1.54	1.54	\$115		
						Sale. Ratio =>	26.43			Average			Average				
						Std. Dev. =>	13.34			per FF=>	\$313		per Net Acre=>	128,641.98			

27408

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 225.R-225, Last Edited: 12/06/2022

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



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 225.R-225, Last Edited: 10/19/2021

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

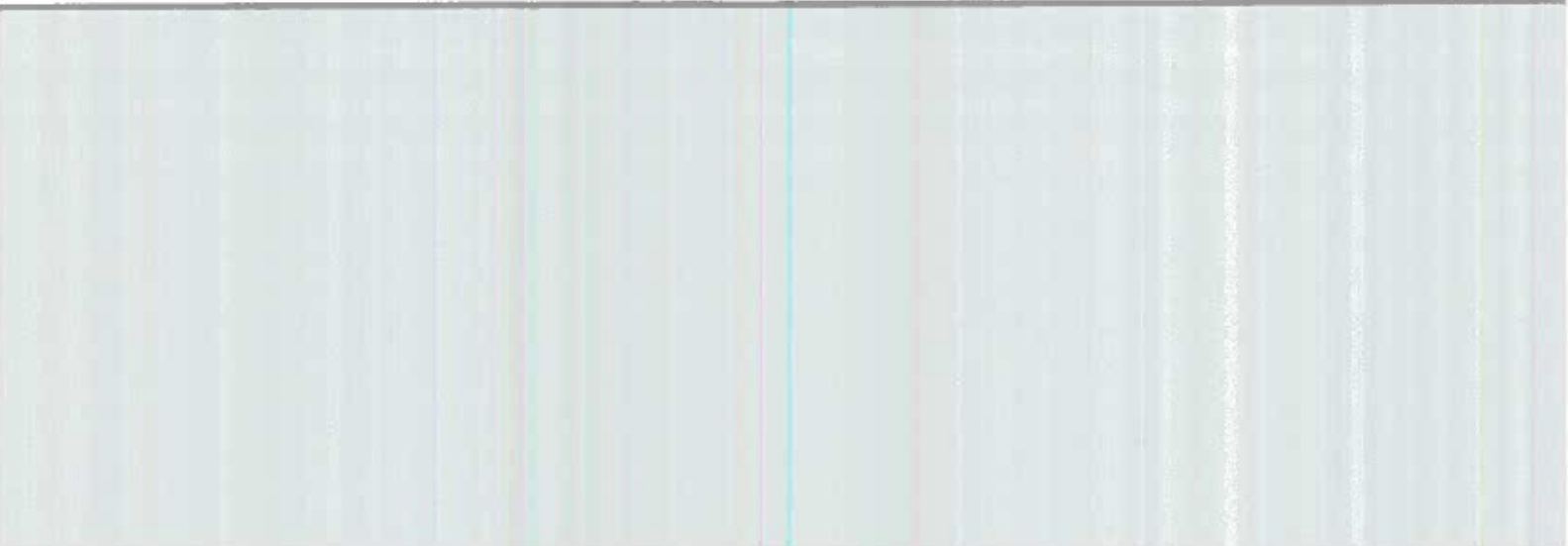
30

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-01-277-009	619 E DARTMOUTH ST	01/08/21	WD	\$1,000.0	\$5,000	\$3,900	78.00	\$8,845	(\$734)	\$1,984	79.4	116.8	0.14	0.05	\$13	106.00	225
40-01-284-004	616 E TAYLOR ST	03/08/22	WD	\$9,600.0	\$48,000	\$7,600	15.83	\$15,239	\$34,103	\$1,342	53.7	125.0	0.14	0.14	\$179	48.00	225
40-01-429-013	538 E DAYTON ST	10/20/21	QC	\$1,000.0	\$5,000	\$3,900	78.00	\$7,861	(\$1,743)	\$1,118	44.7	125.0	0.12	0.12	\$22	40.00	225
Totals:					\$58,000	\$15,400		\$31,945	\$31,626	\$4,444	177.8		0.39	0.31			
						Sale. Ratio =>	26.55			Average			Average				
						Std. Dev. =>	35.89			per FF=>	\$178		per Net Acre=>	80,678.57			

Hold value for 2023

nit: 54 - CITY OF FLINT
ates/Values for Neighborhood 233.R-233, Last Edited: 08/12/2022

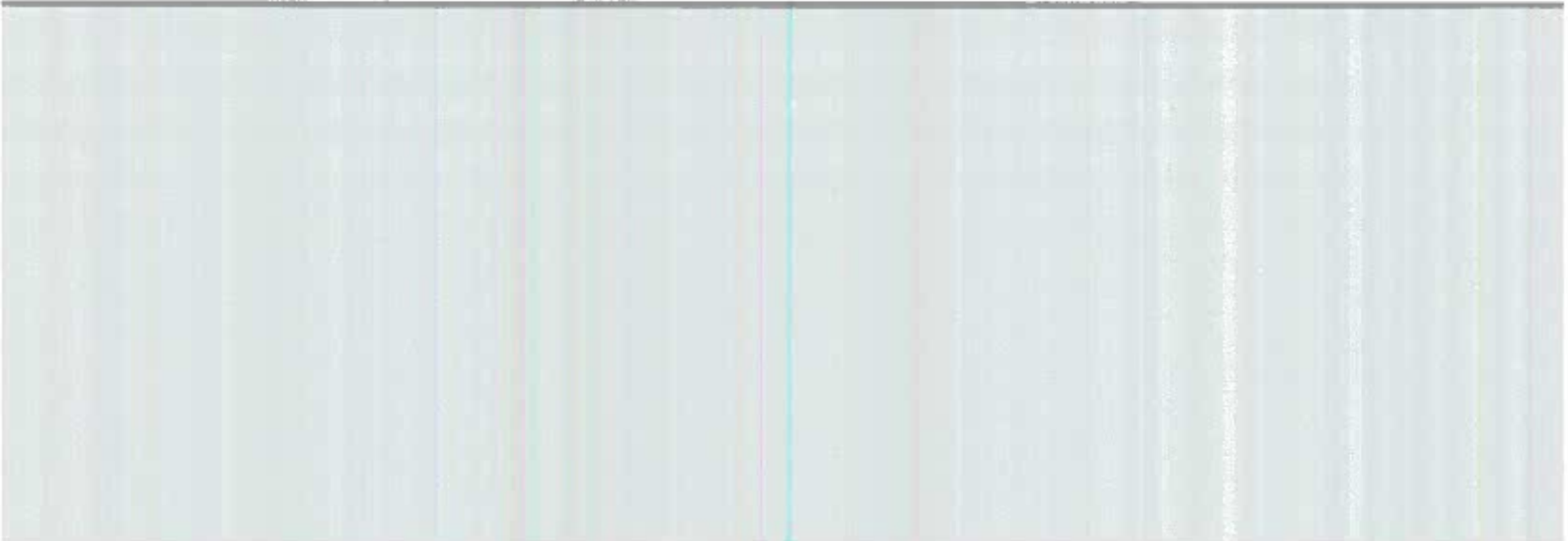
rontages:
rontage 'A': Description: 'STANDARD' ' FF Rate: 375
Standard Frontage: 0 Standard Depth : 132



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 233.R-233, Last Edited: 12/10/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 375
Standard Frontage: 0 Standard Depth : 132

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Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECT Area
41-07-106-003	709 SPELLMAN DR	08/10/20	WD	\$32,600.0	\$163,000	\$75,900	46.56	\$151,728	\$40,633	\$29,361	78.3	150.4	0.25	0.25	\$416	\$160,605	\$3.69	73.35	233
41-07-107-026	713 LOYOLA LN	09/17/20	WD	\$25,800.0	\$129,000	\$59,300	45.97	\$118,560	\$37,882	\$27,442	73.2	130.3	0.22	0.22	\$353	\$172,191	\$3.95	73.66	233
41-07-107-041	730 SPELLMAN DR	12/17/21	WD	\$32,000.0	\$160,000	\$60,500	37.81	\$121,050	\$63,140	\$24,190	64.5	130.0	0.19	0.19	\$496	\$325,464	\$7.47	65.00	233
41-07-109-005	713 COLUMBIA DR	05/21/21	WD	\$34,600.0	\$173,000	\$76,700	44.34	\$153,496	\$43,935	\$24,431	65.1	132.6	0.20	0.20	\$531	\$221,894	\$5.09	65.01	233
41-07-109-019	702 LOYOLA DR	12/23/20	WD	\$29,800.0	\$149,000	\$57,900	38.86	\$115,782	\$58,931	\$25,713	68.6	121.5	0.20	0.20	\$435	\$296,136	\$6.80	71.47	233
41-07-112-005	1701 MARQUETTE DR	01/29/21	WD	\$36,800.0	\$184,000	\$103,000	55.98	\$205,975	\$7,890	\$29,865	79.6	168.4	0.27	0.27	\$462	\$28,901	\$0.66	70.51	233
41-07-112-008	705 WILBERFORCE LN	04/20/21	WD	\$30,200.0	\$151,000	\$77,300	51.19	\$154,584	\$25,395	\$28,979	77.3	166.1	0.26	0.26	\$391	\$96,559	\$1.22	68.88	233
41-07-116-002	806 WILBERFORCE DR	04/30/21	WD	\$31,000.0	\$155,000	\$71,000	45.81	\$142,055	\$38,918	\$25,973	69.3	149.9	0.22	0.22	\$448	\$173,741	\$3.99	65.00	233
41-07-117-024	812 TULANE DR	08/28/20	WD	\$33,000.0	\$165,000	\$87,000	52.73	\$173,998	\$15,442	\$24,440	65.2	132.6	0.20	0.20	\$506	\$77,990	\$1.79	65.03	233
41-07-117-030	813 COLUMBIA CIR	10/29/21	WD	\$31,600.0	\$158,000	\$83,700	52.97	\$167,486	\$30,344	\$39,830	106.2	133.6	0.39	0.39	\$298	\$77,805	\$1.79	87.66	233
Totals:				\$31,740.0	\$1,587,000	\$752,300	47.40	\$1,504,714	\$362,510	\$280,224	747.3		2.41	2.41	\$434				
				Sale, Ratio =>			47.40												
				Std. Dev. =>			6.02			Average per FF=>	\$485		Average per Net Acre=>	150.294,36			Average per Sqft=>	\$3.45	

2x 30,000


```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 60
              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 235.R-235, Last Edited: 12/16/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~55~~ 60
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

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-05-103-028	1511 WYOMING AVE	04/20/22	\$50,000	WD	\$10,000.0	\$50,000	\$9,800	19.60	\$19,520	\$35,632	\$5,152	93.7	88.0	0.28	0.20	\$107	100.00	235
41-05-108-024	1541 MONTANA AVE	07/30/21	\$28,000	WD	\$5,600.0	\$28,000	\$7,600	27.14	\$15,297	\$15,010	\$2,307	42.0	110.0	0.10	0.10	\$133	40.00	235
41-05-127-031	1805 ARIZONA AVE	11/10/21	\$29,000	WD	\$5,800.0	\$29,000	\$7,800	26.90	\$15,577	\$15,730	\$2,307	42.0	110.0	0.10	0.10	\$138	40.00	235
41-05-129-013	1802 ARIZONA AVE	08/01/20	\$10,000	LC	\$2,000.0	\$10,000	\$4,200	42.00	\$8,463	\$3,844	\$2,307	42.0	110.0	0.10	0.10	\$48	40.00	235
41-05-135-011	1738 MONTANA AVE	05/19/21	\$11,000	WD	\$2,200.0	\$11,000	\$4,800	43.64	\$9,513	\$3,794	\$2,307	42.0	110.0	0.10	0.10	\$52	40.00	235
41-05-158-011	1534 MARYLAND AVE	07/01/20	\$11,000	WD	\$2,200.0	\$11,000	\$5,600	50.91	\$11,220	\$1,980	\$2,200	40.0	100.0	0.09	0.09	\$55	40.00	235
41-05-179-011	1730 OKLAHOMA AVE	01/20/22	\$10,000	WD	\$2,000.0	\$10,000	\$5,000	50.00	\$10,045	\$2,963	\$3,008	54.7	187.0	0.17	0.17	\$37	40.00	235
41-05-182-021	1615 DELAWARE AVE	04/07/22	\$24,000	WD	\$4,800.0	\$24,000	\$8,500	35.42	\$17,133	\$12,243	\$5,376	97.8	298.6	0.27	0.14	\$49	80.01	235
41-05-305-008	1430 BELLE AVE	08/28/20	\$14,500	WD	\$2,900.0	\$14,500	\$6,900	47.59	\$13,808	\$3,223	\$2,531	46.0	114.5	0.11	0.11	\$63	43.00	235
41-05-305-008	1430 BELLE AVE	12/28/20	\$14,699	WD	\$2,939.8	\$14,699	\$6,900	46.94	\$13,808	\$3,422	\$2,531	46.0	114.5	0.11	0.11	\$64	43.00	235
41-05-354-014	1550 BENNETT AVE	07/29/21	\$20,000	WD	\$4,000.0	\$20,000	\$11,000	55.00	\$22,060	\$294	\$2,354	42.8	114.5	0.11	0.11	\$93	40.00	235
41-05-356-032	1553 BROADWAY BLVD	04/01/21	\$17,000	LC	\$3,400.0	\$17,000	\$8,800	51.76	\$17,691	\$1,585	\$2,276	41.4	107.0	0.10	0.10	\$82	40.00	235
41-05-377-007	1722 MABEL AVE	06/30/22	\$10,000	WD	\$2,000.0	\$10,000	\$6,100	61.00	\$12,297	\$57	\$2,354	42.8	114.5	0.11	0.11	\$47	40.00	235
41-05-377-007	1722 MABEL AVE	07/18/22	\$16,000	WD	\$3,200.0	\$16,000	\$6,100	38.13	\$12,297	\$6,057	\$2,354	42.8	114.5	0.11	0.11	\$75	40.00	235
41-05-381-029	1801 BROADWAY BLVD	03/09/21	\$35,000	WD	\$7,000.0	\$35,000	\$9,500	27.14	\$19,098	\$18,178	\$2,276	41.4	107.0	0.10	0.10	\$169	40.00	235
41-05-381-031	1809 BROADWAY BLVD	02/02/21	\$19,900	WD	\$3,980.0	\$19,900	\$7,200	36.18	\$14,495	\$7,681	\$2,276	41.4	107.0	0.10	0.10	\$96	40.00	235
Totals:			\$320,099	avg	\$4,001.2	\$320,099	\$115,800	36.18	\$232,322	\$131,693	\$43,916	798.5		2.05	1.84			
			med		\$3,300.0		Sale. Ratio => Std. Dev. =>				Average per FF=>	\$165		Average per Net Acre=>	64,177.88			

273,000

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 240.R-240, Last Edited: 11/24/2021

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

FF Rate: ~~55~~ 75 too high
Standard Depth : 100

65

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-05-226-025	2513 THOM ST	10/09/20	WD	\$4,200.0	\$21,000	\$7,700	36.67	\$15,478	\$9,100	\$3,578	65.1	200.0	0.21	0.21	\$65	46.00	240
41-05-226-025	2513 THOM ST	09/07/21	WD	\$8,000.0	\$40,000	\$7,700	19.25	\$15,478	\$28,100	\$3,578	65.1	200.0	0.21	0.21	\$123	46.00	240
41-05-257-031	2117 MARYLAND AVE	07/14/22	WD	\$4,300.0	\$21,500	\$15,300	71.16	\$30,635	(\$4,520)	\$4,615	83.9	110.0	0.20	0.20	\$51	80.00	240
41-05-260-005	2214 MARYLAND AVE	04/23/21	WD	\$2,100.0	\$10,500	\$7,000	66.67	\$13,973	(\$1,219)	\$2,254	41.0	105.0	0.10	0.10	\$51	40.00	240
41-05-276-033	2517 LEITH ST	06/23/21	WD	\$2,800.0	\$14,000	\$7,600	54.29	\$15,163	\$3,458	\$4,621	84.0	105.0	0.20	0.20	\$33	82.00	240
41-05-282-033	2601 DAKOTA AVE	03/02/22	WD	\$8,300.0	\$41,500	\$9,600	23.13	\$19,132	\$27,722	\$5,354	97.3	105.0	0.23	0.23	\$85	95.00	240
Totals:					\$148,500	\$54,900		\$109,859	\$62,641	\$24,000	436.4		1.15	1.15			
						Sale. Ratio =>	36.97			Average			Average				
						Std. Dev. =>	22.14			per FF=>	\$144		per Net Acre=>	54,612.90			

224000

```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 125
                Standard Frontage: 0        Standard Depth : 100
```

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 245.R-245, Last Edited: 12/16/2021

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

125

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-04-101-007	2922 MC CLURE AVE	08/26/20	WD	\$6,800.0	\$34,000	\$13,600	40.00	\$27,106	\$11,934	\$5,040	50.4	101.6	0.12	0.12	\$135	50.00	245
41-04-101-016	2901 ARIZONA AVE	02/15/22	WD	\$12,495.0	\$62,475	\$23,200	37.13	\$46,488	\$23,169	\$7,182	71.8	100.0	0.17	0.17	\$174	71.82	245
41-04-101-026	2933 ARIZONA AVE	02/10/22	WD	\$7,416.0	\$37,080	\$15,500	41.80	\$31,038	\$11,042	\$5,000	50.0	100.0	0.12	0.12	\$148	50.00	245
41-04-101-037	3014 MC CLURE AVE	04/18/22	WD	\$6,200.0	\$31,000	\$16,700	53.87	\$33,459	\$5,226	\$7,685	76.9	101.3	0.18	0.18	\$81	76.36	245
41-04-101-038	3018 MC CLURE AVE	07/11/22	WD	\$10,300.0	\$51,500	\$15,800	30.68	\$31,521	\$26,090	\$6,111	61.1	101.4	0.14	0.14	\$169	60.67	245
41-04-102-003	2910 ARIZONA AVE	05/11/21	WD	\$14,000.0	\$70,000	\$22,300	31.86	\$44,699	\$30,301	\$5,000	50.0	100.0	0.12	0.12	\$280	50.00	245
41-04-102-022	2905 WYOMING AVE	06/26/20	WD	\$8,400.0	\$42,000	\$16,100	38.33	\$32,263	\$15,737	\$6,000	60.0	100.0	0.14	0.14	\$140	60.00	245
41-04-102-034	3009 WYOMING AVE	06/29/21	WD	\$7,980.0	\$39,900	\$16,200	40.60	\$32,427	\$12,473	\$5,000	50.0	100.0	0.12	0.12	\$160	50.00	245
41-04-102-038	3025 WYOMING AVE	03/16/21	WD	\$7,800.0	\$39,000	\$18,800	48.21	\$37,663	\$7,062	\$5,725	57.3	100.0	0.13	0.13	\$136	57.25	245
41-04-103-019	3022 WYOMING AVE	08/12/21	WD	\$6,000.0	\$30,000	\$17,500	58.33	\$34,904	\$170	\$5,074	50.7	103.0	0.12	0.12	\$118	50.00	245
41-04-104-006	2824 COLORADO AVE	11/03/21	WD	\$4,900.0	\$24,500	\$14,100	57.55	\$28,196	\$804	\$4,500	45.0	100.0	0.10	0.10	\$109	45.00	245
41-04-104-009	2836 COLORADO AVE	07/02/21	WD	\$4,600.0	\$23,000	\$13,300	57.83	\$26,661	\$839	\$4,500	45.0	100.0	0.10	0.10	\$102	45.00	245
41-04-104-010	2902 COLORADO AVE	07/02/21	WD	\$5,000.0	\$25,000	\$12,100	48.40	\$24,251	\$5,249	\$4,500	45.0	100.0	0.10	0.10	\$111	45.00	245
41-04-104-010	2902 COLORADO AVE	08/27/21	QC	\$5,000.0	\$25,000	\$12,100	48.40	\$24,251	\$5,249	\$4,500	45.0	100.0	0.10	0.10	\$111	45.00	245
41-04-104-023	2827 MONTANA AVE	05/20/21	WD	\$6,100.0	\$30,500	\$11,600	38.03	\$23,207	\$11,793	\$4,500	45.0	100.0	0.10	0.10	\$136	45.00	245
41-04-105-001	3002 COLORADO AVE	01/08/21	WD	\$5,800.0	\$29,000	\$15,500	53.45	\$31,011	\$2,989	\$5,000	50.0	100.0	0.12	0.12	\$116	50.00	245
41-04-106-023	2917 THOM ST	07/14/22	WD	\$4,200.0	\$21,000	\$11,500	54.76	\$23,095	\$2,405	\$4,500	45.0	100.0	0.10	0.10	\$93	45.00	245
41-04-107-002	3002 MONTANA AVE	05/07/21	WD	\$10,600.0	\$53,000	\$12,700	23.96	\$25,441	\$32,559	\$5,000	50.0	100.0	0.12	0.12	\$212	50.00	245
41-04-107-007	3022 MONTANA AVE	09/15/20	WD	\$7,380.0	\$36,900	\$10,900	29.54	\$21,817	\$19,583	\$4,500	45.0	100.0	0.10	0.10	\$164	45.00	245
41-04-107-008	3026 MONTANA AVE	10/30/20	WD	\$5,400.0	\$27,000	\$11,100	41.11	\$22,219	\$9,281	\$4,500	45.0	100.0	0.10	0.10	\$120	45.00	245
41-04-126-021	3214 MC CLURE AVE	04/14/22	WD	\$23,000.0	\$115,000	\$24,200	21.04	\$48,490	\$73,136	\$6,626	66.3	100.8	0.15	0.15	\$347	66.00	245
41-04-127-035	3133 WYOMING AVE	09/23/20	WD	\$6,000.0	\$30,000	\$14,000	46.67	\$27,919	\$7,081	\$5,000	50.0	100.0	0.12	0.12	\$120	50.00	245
41-04-128-044	3205 COLORADO AVE	04/02/21	WD	\$5,000.0	\$25,000	\$13,500	54.00	\$27,086	\$2,698	\$4,784	47.8	113.0	0.12	0.12	\$105	45.00	245
41-04-129-012	3144 COLORADO AVE	09/08/21	WD	\$4,000.0	\$20,000	\$12,700	63.50	\$25,344	(\$844)	\$4,500	45.0	100.0	0.10	0.10	\$89	45.00	245
41-04-129-019	3210 COLORADO AVE	08/21/20	WD	\$3,642.6	\$18,213	\$12,300	67.53	\$24,626	(\$1,913)	\$4,500	45.0	100.0	0.10	0.10	\$81	45.00	245
41-04-129-019	3210 COLORADO AVE	10/22/20	WD	\$5,350.0	\$26,750	\$12,300	45.98	\$24,626	\$6,624	\$4,500	45.0	100.0	0.10	0.10	\$119	45.00	245
41-04-129-021	3218 COLORADO AVE	06/28/22	WD	\$11,200.0	\$56,000	\$11,600	20.71	\$23,156	\$37,344	\$4,500	45.0	100.0	0.10	0.10	\$249	45.00	245
41-04-129-045	3201 MONTANA AVE	10/07/20	WD	\$8,200.0	\$41,000	\$17,600	42.93	\$35,179	\$10,321	\$4,500	45.0	100.0	0.10	0.10	\$182	45.00	245
41-04-130-017	3210 MONTANA AVE	03/09/21	WD	\$11,800.0	\$59,000	\$18,800	31.86	\$37,547	\$26,453	\$5,000	50.0	100.0	0.12	0.12	\$236	50.00	245
41-04-130-020	3218 MONTANA AVE	12/01/21	WD	\$10,100.0	\$50,500	\$15,900	31.49	\$31,798	\$23,702	\$5,000	50.0	100.0	0.12	0.12	\$202	50.00	245
41-04-130-022	3222 MONTANA AVE	12/15/21	WD	\$11,260.0	\$56,300	\$16,600	29.48	\$33,241	\$28,059	\$5,000	50.0	100.0	0.12	0.12	\$225	50.00	245
41-04-130-043	3149 THOM ST	07/01/22	WD	\$8,000.0	\$40,000	\$15,300	38.25	\$30,544	\$13,956	\$4,500	45.0	100.0	0.10	0.10	\$178	45.00	245
47-33-376-054	3117 MC CLURE AVE	04/20/22	QC	\$9,000.0	\$45,000	\$19,900	44.22	\$39,724	\$11,276	\$6,000	60.0	100.0	0.14	0.14	\$150	60.00	245
47-33-376-071	3612 TWILIGHT DR	08/21/20	WD	\$11,200.0	\$56,000	\$21,100	37.68	\$42,132	\$19,342	\$5,474	54.7	119.9	0.14	0.14	\$205	50.00	245
47-33-376-087	3225 MC CLURE AVE	08/20/21	WD	\$17,000.0	\$85,000	\$27,500	32.35	\$55,032	\$35,774	\$5,806	58.1	120.0	0.15	0.15	\$293	53.00	245
47-33-376-100	3611 SUNRIDGE DR	11/18/21	WD	\$3,600.0	\$18,000	\$17,500	97.22	\$35,071	(\$12,071)	\$5,000	50.0	100.0	0.12	0.12	\$72	50.00	245
47-33-377-018	3619 TWILIGHT DR	07/31/20	WD	\$8,600.0	\$43,000	\$19,600	45.58	\$39,180	\$8,820	\$5,000	50.0	100.0	0.12	0.12	\$172	50.00	245
Totals:				\$8,197.9	\$1,516,618	\$591,000	38.97	\$1,182,412	\$523,713	\$189,507	1,895.1		4.39	4.39	\$158		
Sale. Ratio =>							38.97			Average			Average				
Std. Dev. =>							14.63			per FF=>	\$276		per Net Acre=>	119,378.39			

281000

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 100
              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		

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 70
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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-04-204-018	3225 STARKWEATHER ST	11/16/21	WD	\$15,440.0	\$77,200	\$17,700	22.93	\$35,493	\$46,171	\$4,464	63.8	295.1	0.36	0.36	\$242	52.50	250
41-04-204-030	3325 LEITH ST	10/27/20	WD	\$16,000.0	\$80,000	\$28,900	36.13	\$57,824	\$26,986	\$4,810	68.7	230.6	0.34	0.34	\$233	64.00	250
41-04-206-032	3519 LEITH ST	01/18/22	WD	\$26,000.0	\$130,000	\$28,600	22.00	\$57,278	\$77,439	\$4,717	67.4	228.8	0.33	0.33	\$386	63.00	250
41-04-251-005	3320 LEITH ST	04/04/22	WD	\$5,400.0	\$27,000	\$17,000	62.96	\$33,977	(\$2,610)	\$4,367	62.4	190.0	0.28	0.28	\$87	64.00	250
41-04-251-009	3414 LEITH ST	07/06/21	WD	\$18,000.0	\$90,000	\$18,700	20.78	\$37,382	\$56,985	\$4,367	62.4	190.0	0.28	0.28	\$289	64.00	250
41-04-251-010	3420 LEITH ST	08/10/21	WD	\$6,600.0	\$33,000	\$16,500	50.00	\$32,920	\$4,625	\$4,545	64.9	190.0	0.29	0.29	\$102	66.61	250
41-04-251-033	3501 DAKOTA AVE	04/16/21	WD	\$5,500.0	\$27,500	\$24,500	89.09	\$48,982	(\$17,115)	\$4,367	62.4	190.0	0.28	0.28	\$88	64.00	250
41-04-251-039	3525 DAKOTA AVE	09/04/20	WD	\$7,000.0	\$35,000	\$20,000	57.14	\$39,968	(\$601)	\$4,367	62.4	190.0	0.28	0.28	\$112	64.00	250
41-04-251-042	3613 DAKOTA AVE	01/05/21	WD	\$9,000.0	\$45,000	\$25,300	56.22	\$50,695	(\$1,328)	\$4,367	62.4	190.0	0.28	0.28	\$144	64.00	250
41-04-276-007	3733 LEITH ST	10/30/20	WD	\$17,200.0	\$86,000	\$30,600	35.58	\$61,227	\$32,184	\$7,411	105.9	276.7	0.57	0.57	\$162	90.00	250
41-04-277-002	3704 LEITH ST	03/30/21	WD	\$5,280.0	\$26,400	\$12,400	46.97	\$24,830	\$4,045	\$2,475	35.4	100.0	0.12	0.12	\$149	50.00	250
47-33-451-019	3601 TERM ST	05/17/21	WD	\$20,000.0	\$100,000	\$28,200	28.20	\$56,482	\$48,368	\$4,850	69.3	124.0	0.25	0.25	\$289	88.00	250
47-33-451-030	3702 N AVERILL AVE	09/16/21	WD	\$13,600.0	\$68,000	\$27,100	39.85	\$54,212	\$22,557	\$8,769	125.3	101.5	0.41	0.41	\$109	176.00	250
47-33-452-025	3907 HUGGINS ST	01/25/22	WD	\$14,000.0	\$70,000	\$23,600	33.71	\$47,277	\$28,190	\$5,467	78.1	338.9	0.47	0.47	\$179	60.00	250
47-33-453-001	3602 RICHFIELD RD	12/04/20	WD	\$9,000.0	\$45,000	\$17,800	39.56	\$35,667	\$14,307	\$4,974	71.1	280.5	0.39	0.39	\$127	60.00	250
Totals:				\$12,534.7	\$940,100	\$336,900		\$674,214	\$340,203	\$74,317	1,061.6		4.91	4.91			
				Sale. Ratio =>		35.84				Average			Average				
				Std. Dev. =>		18.38				per FF=>	\$320		per Net Acre=>	69,245.47			

74,101,000

3029 Miami? inventory label

Jnit: 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

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 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

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

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: 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.R-255, Last Edited: 12/10/2021

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

145 use Low
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: 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

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-04-205-020	3611 CRAIG DR	06/12/20	WD	\$7,900.0	\$39,500	\$22,500	56.96	\$45,056	\$444	\$6,000	60.0	100.0	0.14	0.14	\$132	60.00	255
41-04-205-029	3537 CRAIG DR	02/23/22	WD	\$24,400.0	\$122,000	\$27,200	22.30	\$54,332	\$75,016	\$7,348	73.5	150.0	0.21	0.21	\$332	60.00	255
41-04-226-038	3709 CRAIG DR	02/25/21	WD	\$17,000.0	\$85,000	\$29,200	34.35	\$58,499	\$31,829	\$5,328	53.3	105.0	0.13	0.13	\$319	52.00	255
41-04-226-040	3717 CRAIG DR	02/14/22	WD	\$24,200.0	\$121,000	\$26,300	21.74	\$52,648	\$73,475	\$5,123	51.2	105.0	0.12	0.12	\$472	50.00	255
41-04-226-041	3721 CRAIG DR	06/26/21	WD	\$12,500.0	\$62,500	\$27,800	44.48	\$55,675	\$12,153	\$5,328	53.3	105.0	0.13	0.13	\$235	52.00	255
41-04-227-028	3842 CRAIG DR	12/29/20	WD	\$16,000.0	\$80,000	\$28,900	36.13	\$57,752	\$29,173	\$6,925	69.3	100.0	0.16	0.16	\$231	69.24	255
41-04-276-013	3123 N CENTER RD	09/08/21	WD	\$18,000.0	\$90,000	\$31,400	34.89	\$62,731	\$42,065	\$14,796	141.4	200.0	0.63	0.63	\$127	100.00	255
47-33-476-033	3717 IOAL LN	05/01/20	WD	\$16,400.0	\$82,000	\$32,500	39.63	\$64,972	\$22,128	\$5,100	51.0	100.0	0.12	0.12	\$322	51.00	255
47-33-476-047	3714 DARCEY LN	10/28/20	WD	\$15,980.0	\$79,900	\$27,000	33.79	\$54,094	\$30,906	\$5,100	51.0	100.0	0.12	0.12	\$313	51.00	255
47-33-476-088	3823 DOLPHAINE LN	12/11/20	WD	\$11,480.0	\$57,400	\$19,500	33.97	\$39,010	\$23,938	\$5,548	55.5	81.4	0.12	0.12	\$207	61.50	255
47-33-476-089	3825 DOLPHAINE LN	02/26/21	WD	\$13,600.0	\$68,000	\$18,300	26.91	\$36,514	\$37,041	\$5,555	55.6	81.1	0.12	0.12	\$245	61.70	255
47-33-476-093	3845 DOLPHAINE LN	12/09/20	WD	\$10,980.0	\$54,900	\$21,000	38.25	\$42,064	\$27,141	\$14,305	143.0	79.9	0.29	0.29	\$77	160.00	255
47-33-477-007	3702 ALDON LN	05/05/21	WD	\$15,603.4	\$78,017	\$23,300	29.87	\$46,647	\$36,614	\$5,244	52.4	110.0	0.13	0.13	\$298	50.00	255
47-33-477-008	3618 ALDON LN	12/29/21	WD	\$18,200.0	\$91,000	\$29,000	31.87	\$57,903	\$38,341	\$5,244	52.4	110.0	0.13	0.13	\$347	50.00	255
47-33-477-021	3725 DOLPHAINE LN	07/16/21	WD	\$14,000.0	\$70,000	\$32,800	46.86	\$65,521	\$11,580	\$7,101	71.0	102.9	0.17	0.17	\$197	70.00	255
47-33-478-002	3728 IOAL LN	05/13/21	WD	\$17,400.0	\$87,000	\$26,500	30.46	\$52,954	\$40,227	\$6,181	61.8	106.1	0.15	0.15	\$282	60.00	255
47-33-478-010	3614 SHERRY DR	02/23/21	WD	\$15,600.0	\$78,000	\$22,500	28.85	\$44,938	\$38,306	\$5,244	52.4	110.0	0.13	0.13	\$297	50.00	255
Totals:				\$15,837.8	\$1,346,217	\$445,700		\$891,310	\$570,377	\$115,470	1,148.2		2.95	2.95			
				\$15,980.0			Sale. Ratio => 33.11			Average per FF=>	\$497		Average per Net Acre=>	193,151.71			
							Std. Dev. => 8.82										

Mid to High End

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 260.R-260, Last Edited: 08/12/2022

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 95
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		

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

Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-02-160-028	2713 BROWNELL BLVD	01/14/22	WD	\$3,500	\$17,500	\$11,100	63.43	\$22,201	(\$466)	\$4,235	49.8	91.8	0.11	0.11	\$70	52.00	260
40-02-178-018	2510 BROWNELL BLVD	11/22/21	QC	\$6,000	\$30,000	\$13,500	45.00	\$27,028	\$7,860	\$4,888	57.5	104.2	0.13	0.13	\$104	60.00	260
40-02-178-041	2517 WALTER ST	12/17/20	CD	\$5,020	\$25,100	\$15,100	60.16	\$30,131	(\$792)	\$4,239	49.9	99.5	0.11	0.11	\$101	50.00	260
40-02-179-001	2726 WALTER ST	11/17/21	WD	\$3,400	\$17,000	\$14,000	82.35	\$27,968	(\$5,443)	\$5,525	65.0	100.0	0.15	0.15	\$52	65.00	260
40-02-179-013	2530 WALTER ST	02/10/21	WD	\$5,700	\$28,500	\$12,900	45.26	\$25,800	\$6,950	\$4,250	50.0	100.0	0.12	0.12	\$114	50.00	260
40-02-306-019	2344 COPEMAN BLVD	04/21/21	WD	\$5,900	\$29,500	\$13,400	45.42	\$26,883	\$6,920	\$4,303	50.6	102.5	0.12	0.12	\$117	50.00	260
40-02-306-026	2302 COPEMAN BLVD	11/16/21	WD	\$4,800	\$24,000	\$15,000	62.50	\$30,009	(\$484)	\$5,525	65.0	100.0	0.15	0.15	\$74	65.00	260
40-02-310-016	2238 COPEMAN BLVD	11/05/21	MLC	\$8,000	\$40,000	\$13,300	33.25	\$26,602	\$18,882	\$5,484	64.5	100.0	0.15	0.15	\$124	64.52	260
40-02-310-021	2208 COPEMAN BLVD	04/14/20	WD	\$3,200	\$16,000	\$13,000	81.25	\$26,079	(\$5,914)	\$4,165	49.0	100.0	0.11	0.11	\$65	49.00	260
40-02-310-022	2202 COPEMAN BLVD	08/14/20	WD	\$6,600	\$33,000	\$13,100	39.70	\$26,137	\$11,028	\$4,165	49.0	100.0	0.11	0.11	\$135	49.00	260
40-02-311-002	2231 COPEMAN BLVD	12/02/21	WD	\$5,500	\$27,500	\$18,100	65.82	\$36,172	(\$1,893)	\$6,779	79.8	113.1	0.20	0.20	\$69	75.00	260
40-02-311-030	2201 COPEMAN BLVD	07/30/20	WD	\$8,400	\$42,000	\$20,400	48.57	\$40,767	\$7,750	\$6,517	76.7	113.4	0.19	0.19	\$110	72.00	260
40-02-327-044	2201 BROWNELL BLVD	12/21/20	WD	\$8,034	\$40,171	\$20,600	51.28	\$41,259	\$5,548	\$6,636	78.1	155.2	0.22	0.22	\$103	62.67	260
40-02-377-003	1701 GREENWAY AVE	09/24/21	WD	\$11,200	\$56,000	\$24,700	44.11	\$36,312	\$19,159	\$12,597	148.2	262.8	0.39	0.17	\$76	129.14	260
40-02-377-007	1607 GREENWAY AVE	06/08/21	WD	\$7,200	\$36,000	\$18,800	52.22	\$37,524	\$4,893	\$6,417	75.5	128.3	0.20	0.20	\$95	66.67	260
40-02-379-010	1921 COPEMAN BLVD	01/29/21	WD	\$7,000	\$35,000	\$10,900	31.14	\$21,845	\$17,320	\$4,165	49.0	108.7	0.12	0.12	\$143	47.00	260
40-02-380-031	1801 COPEMAN BLVD	07/30/21	WD	\$5,000	\$25,000	\$16,300	65.20	\$32,662	\$838	\$8,500	100.0	100.0	0.23	0.23	\$50	100.00	260
40-02-451-011	1311 GREENWAY AVE	05/13/21	WD	\$4,000	\$20,000	\$14,200	71.00	\$28,379	(\$2,564)	\$5,815	68.4	130.0	0.18	0.18	\$58	60.00	260
40-02-454-001	1624 WELCH BLVD	06/27/22	WD	\$8,000	\$40,000	\$17,300	43.25	\$34,671	\$15,258	\$9,929	116.8	166.0	0.42	0.42	\$68	50.00	260
Totals:		avg		\$6,129	\$582,271	\$295,700		\$598,429	\$104,850	\$114,134	1,342.8		3.40	3.18	\$91		
		mode		\$8,000		Sale. Ratio =>	50.78			Average							
		med		\$5,900		Std. Dev. =>	14.80			per FF=>	\$78		Average	per Net Acre=>	30,856.39		

226,000

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Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 65
              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 265.R-265, Last Edited: 11/24/2021

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

FF Rate: 65
Standard Depth : 100

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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. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECT Area
40-02-283-018	2533 MT ELLIOTT AVE	06/30/22	\$19,000	WD	\$3,800	\$19,000	\$11,000	57.89	\$22,021	\$1,038	\$4,059	62.4	156.0	0.18	0.18	\$61	\$5,799	\$0.13	50.00	265
40-02-283-022	2517 MT ELLIOTT AVE	01/27/21	\$12,500	WD	\$2,500	\$12,500	\$7,600	60.80	\$15,281	\$1,278	\$4,059	62.4	156.0	0.18	0.18	\$40	\$7,140	\$0.16	50.00	265
40-02-427-014	2218 MILBOURNE AVE	05/09/21	\$32,000	WD	\$6,400	\$32,000	\$11,200	35.00	\$22,386	\$12,864	\$3,250	50.0	100.0	0.12	0.12	\$128	\$111,861	\$2.57	50.00	265
40-02-427-020	2309 N CHEVROLET AVE	03/22/21	\$20,000	WD	\$4,000	\$20,000	\$9,900	49.50	\$19,760	\$4,286	\$4,046	62.2	155.0	0.18	0.18	\$64	\$24,079	\$0.55	50.00	265
40-02-481-013	909 W PATERSON ST	01/08/21	\$24,000	WD	\$4,800	\$24,000	\$11,400	47.50	\$22,791	\$4,680	\$3,471	53.4	122.1	0.14	0.14	\$90	\$34,667	\$0.80	48.33	265
40-02-481-030	914 STOCKDALE ST	10/22/20	\$28,500	WD	\$5,700	\$28,500	\$16,300	57.19	\$32,697	\$492	\$4,689	72.1	144.7	0.20	0.20	\$79	\$2,472	\$0.06	60.00	265
Totals:			\$136,000		\$4,533	\$136,000	\$67,400		\$134,936	\$24,638	\$23,574	362.7		0.99	0.99					
							Sale. Ratio =>	49.56						Average						
							Std. Dev. =>	9.51						per FF=>						
												\$68		Average						
														per Net Acre=>	25,013.20					
																	Average			
																	per Sqft=>		\$0.57	

24,000


```

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

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

85



Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-01-156-025	320 W RANKIN ST	09/24/20	WD	\$4,200.0	\$21,000	\$8,700	41.43	\$17,369	\$6,881	\$3,250	50.0	100.0	0.12	0.12	\$84	50.00	270
40-01-159-009	515 W BAKER ST	09/08/20	WD	\$8,200.0	\$41,000	\$20,500	50.00	\$40,956	\$3,294	\$3,250	50.0	100.0	0.12	0.12	\$164	50.00	270
40-01-159-009	515 W BAKER ST	09/08/20	WD	\$5,400.0	\$27,000	\$20,500	75.93	\$40,956	(\$10,706)	\$3,250	50.0	100.0	0.12	0.12	\$108	50.00	270
40-01-304-006	409 W DAYTON ST	07/09/21	WD	\$4,220.0	\$21,100	\$9,100	43.13	\$18,236	\$5,860	\$2,996	46.1	85.0	0.10	0.10	\$92	50.00	270
40-01-351-008	523 W WITHERBEE ST	01/28/22	WD	\$7,400.0	\$37,000	\$10,600	28.65	\$21,139	\$19,111	\$3,250	50.0	100.0	0.12	0.12	\$148	50.00	270
40-01-351-014	501 W WITHERBEE ST	09/10/20	WD	\$4,400.0	\$22,000	\$19,500	88.64	\$41,276	(\$11,273)	\$5,789	89.1	195.8	0.21	0.13	\$49	95.00	270
40-01-352-005	409 W WITHERBEE ST	11/12/21	WD	\$4,000.0	\$20,000	\$10,600	53.00	\$21,251	\$1,999	\$3,250	50.0	100.0	0.12	0.12	\$80	50.00	270
40-01-359-008	523 GRACE ST	07/23/21	QC	\$4,400.0	\$22,000	\$10,700	48.64	\$21,355	\$4,054	\$3,409	52.4	110.0	0.13	0.13	\$84	50.00	270
40-01-360-017	418 STOCKDALE ST	02/24/21	WD	\$3,600.0	\$18,000	\$16,200	90.00	\$32,457	(\$10,932)	\$3,525	54.2	117.7	0.14	0.14	\$66	50.00	270
40-01-377-043	223 ODETTE ST	07/13/21	WD	\$5,380.0	\$26,900	\$14,100	52.42	\$28,260	\$2,317	\$3,677	56.6	200.0	0.18	0.18	\$95	40.00	270
40-01-380-028	218 STOCKDALE ST	10/26/21	WD	\$3,600.0	\$18,000	\$11,600	64.44	\$23,235	(\$2,465)	\$2,770	42.6	113.5	0.10	0.10	\$84	40.00	270
40-01-380-047	118 STOCKDALE ST	04/06/22	WD	\$6,400.0	\$32,000	\$16,700	52.19	\$33,372	\$3,640	\$5,012	77.1	105.7	0.18	0.18	\$83	75.00	270
Totals:		avg		\$5,100.0	\$306,000	\$168,800		\$339,862	\$11,780	\$43,428	668.1		1.62	1.53			
		med		\$4,400.0		Sale. Ratio =>	55.16			Average							
		mode		4400		Std. Dev. =>	18.88			per FF=>	\$18		Average	7,280.59			
													per Net Acre=>				

22x100

```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 75
                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: 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 280.R-280, Last Edited: 12/10/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~65~~ 80
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: 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

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75

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-05-429-008	2412 ADAIR ST	06/29/20	WD	\$4,580	\$22,900	\$11,000	48.03	\$21,998	\$8,606	\$7,704	118.5	117.1	0.32	0.32	\$39	120.00	280
41-05-430-033	2521 WOODROW AVE	10/01/21	WD	\$8,000	\$40,000	\$10,900	27.25	\$21,792	\$20,998	\$2,790	42.9	138.2	0.13	0.13	\$186	40.00	280
41-05-432-055	2705 WOODROW AVE	07/10/20	WD	\$2,800	\$14,000	\$9,200	65.71	\$18,403	(\$1,859)	\$2,544	39.1	114.9	0.11	0.11	\$72	40.00	280
41-05-452-022	2113 ARLINGTON AVE	12/04/20	MLC	\$5,000	\$25,000	\$12,100	48.40	\$24,209	\$5,090	\$4,299	66.1	210.0	0.24	0.24	\$76	50.00	280
41-05-454-043	2221 AMOS DR	09/28/21	WD	\$4,800	\$24,000	\$9,400	39.17	\$18,755	\$12,910	\$7,665	117.9	122.8	0.33	0.33	\$41	116.57	280
41-05-454-043	2221 AMOS DR	02/11/22	QC	\$7,000	\$35,000	\$9,400	26.86	\$18,755	\$23,910	\$7,665	117.9	122.8	0.33	0.33	\$59	116.57	280
41-05-477-002	2506 WOODROW AVE	04/10/20	WD	\$2,400	\$12,000	\$7,200	60.00	\$14,438	\$112	\$2,550	39.2	110.3	0.10	0.10	\$61	40.93	280
41-05-478-016	2309 TORRANCE ST	09/11/20	WD	\$4,200	\$21,000	\$7,900	37.62	\$15,714	\$7,886	\$2,600	40.0	120.0	0.11	0.11	\$105	40.00	280
41-05-482-003	2610 BENNETT AVE	11/03/20	QC	\$2,800	\$14,000	\$7,200	51.43	\$14,300	\$2,216	\$2,516	38.7	112.4	0.10	0.10	\$72	40.00	280
41-05-485-026	2621 DAVISON RD	08/20/21	QC	\$7,800	\$39,000	\$7,600	19.49	\$15,284	\$26,316	\$2,600	40.0	120.0	0.11	0.11	\$195	40.00	280
Totals:				\$4,938	\$246,900	\$91,900	37.22	\$183,648	\$106,185	\$42,933	660.5		1.88	1.88	\$91		
				\$4,690		Sale. Ratio =>	15.03		Average		\$161		Average		\$72		
						Std. Dev. =>			per FF=>				per Net Acre=>	56,451.36			

20057

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 95
                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.R-285, Last Edited: 11/24/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 85 **95**
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

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Ecf Area
41-04-159-033	2801 BRANCH RD	01/15/21	\$24,900	MLC	\$4,980	\$24,900	\$13,000	52.21	\$25,918	\$3,662	\$4,680	55.1	110.0	0.13	0.13	\$90	52.50	285
41-04-159-035	3018 DAKOTA AVE	11/30/20	\$25,500	WD	\$5,100	\$25,500	\$16,100	63.14	\$32,123	(\$1,397)	\$5,226	123.0	105.0	0.29	0.29	\$41	120.00	285
41-04-159-035	3018 DAKOTA AVE	11/30/20	\$25,500	WD	\$5,100	\$25,500	\$16,100	63.14	\$32,123	(\$1,397)	\$5,226	123.0	105.0	0.29	0.29	\$41	120.00	285
41-04-177-019	3208 LEITH ST	03/05/21	\$70,000	WD	\$14,000	\$70,000	\$26,300	37.57	\$52,564	\$24,466	\$7,030	82.7	190.0	0.26	0.26	\$169	60.00	285
41-04-177-040	3213 DAKOTA AVE	03/19/21	\$40,000	WD	\$8,000	\$40,000	\$12,200	30.50	\$24,496	\$22,534	\$7,030	82.7	190.0	0.26	0.26	\$97	60.00	285
41-04-177-043	3231 DAKOTA AVE	02/19/21	\$71,400	WD	\$14,280	\$71,400	\$14,800	20.73	\$29,576	\$48,854	\$7,030	82.7	190.0	0.26	0.26	\$173	60.00	285
41-04-178-017	3232 DAKOTA AVE	08/07/20	\$17,000	WD	\$3,400	\$17,000	\$14,800	87.06	\$29,644	(\$5,522)	\$7,122	83.8	195.0	0.27	0.27	\$41	60.00	285
41-04-180-006	3222 MARYLAND AVE	05/20/21	\$30,500	WD	\$6,100	\$30,500	\$10,500	34.43	\$21,026	\$13,764	\$4,290	50.5	125.8	0.13	0.13	\$121	45.00	285
41-04-328-017	3156 DELAWARE AVE	11/17/20	\$60,000	WD	\$12,000	\$60,000	\$22,400	37.33	\$44,885	\$20,085	\$4,970	58.5	113.0	0.14	0.14	\$205	55.00	285
41-04-331-001	3202 BEECHWOOD AVE	01/04/21	\$35,000	WD	\$7,000	\$35,000	\$16,600	47.43	\$33,154	\$6,816	\$4,970	58.5	113.0	0.14	0.14	\$120	55.00	285
41-04-331-003	3212 BEECHWOOD AVE	01/14/22	\$75,000	WD	\$15,000	\$75,000	\$20,000	26.67	\$40,018	\$43,114	\$8,132	95.7	113.0	0.23	0.23	\$157	90.00	285
41-04-331-015	3217 RISEDORPH AVE	03/25/21	\$36,000	WD	\$7,200	\$36,000	\$13,100	36.39	\$26,180	\$14,338	\$4,518	53.2	113.0	0.13	0.13	\$135	50.00	285
41-04-332-019	3119 WOODROW AVE	07/01/21	\$105,000	WD	\$21,000	\$105,000	\$50,500	48.10	\$117,978	\$24,482	\$20,763	222.0	400.5	0.50	0.12	\$95	230.00	285
41-04-333-019	2415 N AVERILL AVE	06/29/21	\$53,500	WD	\$10,700	\$53,500	\$15,400	28.79	\$30,783	\$28,354	\$5,637	66.3	122.2	0.17	0.17	\$161	60.00	285
41-04-333-022	3201 WOODROW AVE	10/15/20	\$27,500	WD	\$5,500	\$27,500	\$21,300	77.45	\$42,569	(\$6,033)	\$9,036	106.3	113.0	0.26	0.26	\$52	100.00	285
41-04-376-024	2212 BRANCH RD	10/14/20	\$42,000	WD	\$8,400	\$42,000	\$19,500	46.43	\$39,017	\$12,772	\$9,789	115.2	99.0	0.26	0.26	\$73	115.72	285
41-04-376-029	3134 WHITTIER ST	04/10/20	\$18,500	WD	\$3,700	\$18,500	\$12,400	67.03	\$24,843	\$1,496	\$7,839	92.2	105.0	0.22	0.22	\$40	90.00	285
41-04-379-008	3120 BENNETT AVE	01/25/21	\$20,500	WD	\$4,100	\$20,500	\$11,700	57.07	\$23,420	\$905	\$3,825	45.0	100.0	0.10	0.10	\$91	45.00	285
41-04-379-017	3127 HOLLY AVE	06/17/21	\$20,000	QC	\$4,000	\$20,000	\$16,900	84.50	\$33,815	(\$9,140)	\$4,675	55.0	100.0	0.13	0.13	\$73	55.00	285
41-04-380-014	3213 HOLLY AVE	08/20/21	\$20,000	WD	\$4,000	\$20,000	\$10,400	52.00	\$20,786	\$3,039	\$3,825	45.0	100.0	0.10	0.10	\$89	45.00	285
41-04-380-015	3217 HOLLY AVE	09/21/21	\$14,000	WD	\$2,800	\$14,000	\$11,900	85.00	\$23,705	(\$5,880)	\$3,825	45.0	100.0	0.10	0.10	\$62	45.00	285
41-04-380-023	2107 N AVERILL AVE	04/15/22	\$30,000	WD	\$6,000	\$30,000	\$11,700	39.00	\$23,310	\$10,750	\$4,060	47.8	112.7	0.12	0.12	\$126	45.00	285
41-04-384-008	3232 DALE AVE	10/18/21	\$12,500	QC	\$2,500	\$12,500	\$12,600	100.80	\$25,137	(\$8,812)	\$3,825	45.0	100.0	0.10	0.10	\$56	45.00	285
41-04-384-009	3236 DALE AVE	09/09/21	\$33,000	WD	\$6,600	\$33,000	\$13,300	40.30	\$26,572	\$10,253	\$3,825	45.0	100.0	0.10	0.10	\$147	45.00	285
41-04-384-026	3223 CHURCHILL AVE	08/26/20	\$41,000	WD	\$8,200	\$41,000	\$18,700	45.61	\$37,408	\$11,242	\$7,650	90.0	100.0	0.21	0.21	\$91	90.00	285
41-04-457-019	3319 CHURCHILL AVE	07/27/21	\$27,200	WD	\$5,440	\$27,200	\$16,800	61.76	\$33,590	(\$2,140)	\$4,250	50.0	100.0	0.12	0.12	\$109	50.00	285
41-04-457-021	3323 CHURCHILL AVE	04/07/21	\$55,000	WD	\$11,000	\$55,000	\$19,600	35.64	\$39,185	\$20,065	\$4,250	50.0	100.0	0.12	0.12	\$220	50.00	285
41-04-458-019	3521 CHURCHILL AVE	09/23/20	\$32,500	WD	\$6,500	\$32,500	\$12,300	37.85	\$24,624	\$11,276	\$3,400	40.0	100.0	0.09	0.09	\$163	40.00	285
41-04-458-024	3609 CHURCHILL AVE	05/01/20	\$17,000	MLC	\$3,400	\$17,000	\$12,100	71.18	\$24,211	(\$3,386)	\$3,825	45.0	100.0	0.10	0.10	\$76	45.00	285
41-04-458-024	3609 CHURCHILL AVE	07/01/22	\$39,000	WD	\$7,800	\$39,000	\$12,100	31.03	\$24,211	\$18,614	\$3,825	45.0	100.0	0.10	0.10	\$173	45.00	285
41-04-458-026	3617 CHURCHILL AVE	10/16/20	\$60,000	WD	\$12,000	\$60,000	\$17,400	29.00	\$34,771	\$33,862	\$8,633	101.6	100.0	0.23	0.23	\$118	101.57	285
41-04-459-022	3401 DAVISON RD	12/10/21	\$12,500	WD	\$2,500	\$12,500	\$12,500	100.00	\$25,028	(\$8,703)	\$3,825	45.0	100.0	0.10	0.10	\$56	45.00	285
41-04-460-013	3501 DAVISON RD	10/08/20	\$35,000	WD	\$7,000	\$35,000	\$13,500	38.57	\$26,917	\$12,333	\$4,250	50.0	100.0	0.12	0.12	\$140	50.00	285
41-04-460-024	3613 DAVISON RD	03/18/21	\$27,000	WD	\$5,400	\$27,000	\$11,100	41.11	\$22,103	\$8,722	\$3,825	45.0	100.0	0.10	0.10	\$120	45.00	285
41-04-460-025	3617 DAVISON RD	03/18/21	\$27,000	WD	\$5,400	\$27,000	\$11,700	43.33	\$23,375	\$7,450	\$3,825	45.0	100.0	0.10	0.10	\$120	45.00	285
Totals:			\$1,280,500			\$1,280,500	\$561,300	43.83	\$1,139,065	\$360,838	\$202,706	2,485.4		6.10	5.72	\$109		
							Sale. Ratio ==>	43.83			Average							
							Std. Dev. ==>	21.34			per FF==>	\$145						

2500

```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 185
               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,R-290, Last Edited: 12/10/2021

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

FF Rate: ~~145~~ 225 too high
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

185

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Actual Front	ECF Area
41-04-277-061	2926 N DEXTER ST	11/24/20	WD	\$18,000.0	\$90,000	\$23,900	26.56	\$47,774	\$52,618	\$10,342	71.3	209.5	0.23	0.23	\$252	50.00	290
41-04-277-089	3701 DAKOTA AVE	05/20/21	WD	\$22,900.0	\$114,500	\$20,800	18.17	\$41,620	\$83,331	\$10,451	72.1	149.3	0.20	0.20	\$318	58.99	290
41-04-278-005	3720 DAKOTA AVE	03/07/22	WD	\$23,200.0	\$116,000	\$22,300	19.22	\$44,564	\$79,866	\$8,450	58.1	125.0	0.15	0.15	\$399	52.00	290
41-04-279-001	3702 MARYLAND AVE	07/16/21	WD	\$24,000.0	\$120,000	\$25,200	21.00	\$50,334	\$80,317	\$10,651	73.5	115.0	0.18	0.18	\$327	68.50	290
41-04-279-010	3736 MARYLAND AVE	02/19/21	WD	\$8,780.0	\$43,900	\$24,200	55.13	\$48,424	\$3,406	\$7,930	54.7	115.0	0.14	0.14	\$161	51.00	290
41-04-426-016	3801 DELAWARE AVE	06/24/22	WD	\$21,000.0	\$105,000	\$23,000	21.90	\$46,012	\$67,887	\$8,899	61.4	120.1	0.15	0.15	\$342	56.00	290
41-04-426-021	3821 DELAWARE AVE	07/15/22	WD	\$24,800.0	\$124,000	\$22,400	18.06	\$44,885	\$87,030	\$7,925	54.7	119.5	0.14	0.14	\$454	50.00	290
41-04-426-032	3825 DELAWARE AVE	03/11/22	WD	\$18,600.0	\$93,000	\$23,300	25.05	\$46,601	\$57,364	\$10,965	75.6	203.6	0.27	0.27	\$246	50.00	290
41-04-427-004	3710 DELAWARE AVE	07/23/21	WD	\$20,600.0	\$103,000	\$20,900	20.29	\$41,747	\$68,503	\$7,250	50.0	100.0	0.12	0.12	\$412	50.00	290
41-04-427-017	3709 BEECHWOOD AVE	06/25/21	WD	\$23,000.0	\$115,000	\$21,700	18.87	\$43,354	\$78,896	\$7,250	50.0	100.0	0.12	0.12	\$460	50.00	290
41-04-427-021	3725 BEECHWOOD AVE	08/27/20	WD	\$11,980.0	\$59,900	\$19,100	31.89	\$38,114	\$29,036	\$7,250	50.0	100.0	0.12	0.12	\$240	50.00	290
41-04-428-012	3842 DELAWARE AVE	07/16/21	WD	\$24,000.0	\$120,000	\$25,000	20.83	\$50,049	\$79,166	\$9,215	63.6	100.0	0.15	0.15	\$378	63.55	290
41-04-428-022	3829 BEECHWOOD AVE	06/01/21	WD	\$21,800.0	\$109,000	\$21,400	19.63	\$42,750	\$73,500	\$7,250	50.0	100.0	0.12	0.12	\$436	50.00	290
41-04-429-003	3710 BEECHWOOD AVE	05/13/21	WD	\$8,000.0	\$40,000	\$18,200	45.50	\$36,424	\$10,826	\$7,250	50.0	100.0	0.12	0.12	\$160	50.00	290
41-04-429-004	3714 BEECHWOOD AVE	09/24/21	WD	\$22,200.0	\$111,000	\$20,300	18.29	\$40,605	\$77,645	\$7,250	50.0	100.0	0.12	0.12	\$444	50.00	290
41-04-429-017	3709 RISEDORPH AVE	07/10/20	WD	\$6,980.0	\$34,900	\$19,900	57.02	\$39,753	\$2,397	\$7,250	50.0	100.0	0.12	0.12	\$140	50.00	290
41-04-429-022	3729 RISEDORPH AVE	09/08/21	WD	\$21,000.0	\$105,000	\$21,700	20.67	\$43,430	\$68,820	\$7,250	50.0	100.0	0.12	0.12	\$420	50.00	290
41-04-429-026	3741 RISEDORPH AVE	06/09/21	WD	\$24,000.0	\$120,000	\$22,900	19.08	\$45,781	\$81,469	\$7,250	50.0	100.0	0.12	0.12	\$480	50.00	290
41-04-430-004	3814 BEECHWOOD AVE	08/27/21	WD	\$23,000.0	\$115,000	\$21,500	18.70	\$43,090	\$79,160	\$7,250	50.0	100.0	0.12	0.12	\$460	50.00	290
41-04-430-023	3841 RISEDORPH AVE	02/11/22	WD	\$15,000.0	\$75,000	\$20,900	27.87	\$41,788	\$42,344	\$9,132	63.0	100.0	0.15	0.15	\$238	62.98	290
41-04-431-013	3746 RISEDORPH AVE	09/02/20	WD	\$7,980.0	\$39,900	\$20,600	51.63	\$41,184	\$6,826	\$8,120	56.0	100.0	0.13	0.13	\$143	56.00	290
41-04-431-019	3717 WOODROW AVE	07/19/21	WD	\$12,000.0	\$60,000	\$19,100	31.83	\$38,280	\$28,970	\$7,250	50.0	100.0	0.12	0.12	\$240	50.00	290
41-04-431-020	3721 WOODROW AVE	01/14/22	WD	\$20,200.0	\$101,000	\$21,700	21.49	\$43,417	\$64,833	\$7,250	50.0	100.0	0.12	0.12	\$404	50.00	290
41-04-432-003	3810 RISEDORPH AVE	10/01/20	WD	\$8,000.0	\$40,000	\$19,900	49.75	\$39,841	\$7,409	\$7,250	50.0	100.0	0.12	0.12	\$160	50.00	290
41-04-433-003	3710 WOODROW AVE	01/21/22	WD	\$19,400.0	\$97,000	\$19,900	20.52	\$39,835	\$64,415	\$7,250	50.0	100.0	0.12	0.12	\$388	50.00	290
41-04-433-019	3717 WHITTIER ST	05/26/21	WD	\$8,000.0	\$40,000	\$20,400	51.00	\$40,850	\$6,400	\$7,250	50.0	100.0	0.12	0.12	\$160	50.00	290
41-04-433-024	3737 WHITTIER ST	11/30/21	WD	\$19,000.0	\$95,000	\$19,800	20.84	\$39,529	\$62,721	\$7,250	50.0	100.0	0.12	0.12	\$380	50.00	290
41-04-434-006	3822 WOODROW AVE	06/17/22	WD	\$15,600.0	\$78,000	\$19,000	24.36	\$37,961	\$47,289	\$7,250	50.0	100.0	0.12	0.12	\$312	50.00	290
41-04-434-008	3830 WOODROW AVE	08/31/21	WD	\$24,800.0	\$124,000	\$21,900	17.66	\$43,742	\$87,508	\$7,250	50.0	100.0	0.12	0.12	\$496	50.00	290
41-04-434-009	3834 WOODROW AVE	05/27/21	WD	\$13,000.0	\$65,000	\$22,300	34.31	\$44,678	\$27,572	\$7,250	50.0	100.0	0.12	0.12	\$260	50.00	290
41-04-434-009	3834 WOODROW AVE	10/29/21	WD	\$23,180.0	\$115,900	\$22,300	19.24	\$44,678	\$78,472	\$7,250	50.0	100.0	0.12	0.12	\$464	50.00	290
41-04-434-016	3813 WHITTIER ST	07/13/21	WD	\$12,000.0	\$60,000	\$19,300	32.17	\$38,558	\$28,692	\$7,250	50.0	100.0	0.12	0.12	\$240	50.00	290
41-04-434-018	3821 WHITTIER ST	03/10/22	WD	\$20,000.0	\$100,000	\$21,000	21.00	\$42,066	\$65,184	\$7,250	50.0	100.0	0.12	0.12	\$400	50.00	290
41-04-451-017	3315 BENNETT AVE	06/12/20	M/C	\$6,780.0	\$33,900	\$18,800	55.46	\$37,585	\$2,840	\$6,525	45.0	100.0	0.10	0.10	\$151	45.00	290
41-04-452-004	3514 WHITTIER ST	11/12/21	WD	\$9,000.0	\$45,000	\$18,400	40.89	\$36,757	\$14,929	\$6,686	46.1	105.0	0.11	0.11	\$195	45.00	290
41-04-452-005	3518 WHITTIER ST	02/11/21	WD	\$10,000.0	\$50,000	\$19,200	38.40	\$38,351	\$18,335	\$6,686	46.1	105.0	0.11	0.11	\$217	45.00	290
41-04-453-007	3316 BENNETT AVE	10/07/21	WD	\$25,600.0	\$128,000	\$20,800	16.25	\$41,531	\$93,284	\$6,815	47.0	100.0	0.11	0.11	\$545	47.00	290
41-04-454-009	3602 BENNETT AVE	01/28/22	WD	\$7,800.0	\$39,000	\$16,800	43.08	\$33,607	\$11,918	\$6,525	45.0	100.0	0.10	0.10	\$173	45.00	290
41-04-454-023	3525 HOLLY AVE	07/24/20	WD	\$7,500.0	\$37,500	\$18,800	50.13	\$37,610	\$6,415	\$6,525	45.0	100.0	0.10	0.10	\$167	45.00	290
41-04-454-025	3605 HOLLY AVE	04/05/22	WD	\$14,000.0	\$70,000	\$16,400	23.43	\$32,743	\$43,782	\$6,525	45.0	100.0	0.10	0.10	\$311	45.00	290
41-04-455-006	3316 HOLLY AVE	07/12/21	WD	\$10,200.0	\$51,000	\$17,700	34.71	\$35,473	\$22,777	\$7,250	50.0	100.0	0.12	0.12	\$204	50.00	290
41-04-456-015	2102 STARKWEATHER ST	11/24/20	WD	\$10,800.0	\$54,000	\$19,200	35.56	\$38,446	\$25,807	\$10,253	70.7	50.0	0.12	0.12	\$153	100.00	290
41-04-458-004	3514 DALE AVE	05/27/20	WD	\$5,600.0	\$28,000	\$17,300	61.79	\$34,581	(\$56)	\$6,525	45.0	100.0	0.10	0.10	\$124	45.00	290
41-04-476-006	3718 WHITTIER ST	05/17/21	WD	\$19,000.0	\$95,000	\$24,800	26.11	\$49,614	\$52,636	\$7,250	50.0	100.0	0.12	0.12	\$380	50.00	290
41-04-476-008	3726 WHITTIER ST	09/10/20	WD	\$10,500.0	\$52,500	\$19,600	37.33	\$39,268	\$20,482	\$7,250	50.0	100.0	0.12	0.12	\$210	50.00	290
41-04-476-008	3726 WHITTIER ST	04/29/22	WD	\$15,200.0	\$76,000	\$19,600	25.79	\$39,268	\$43,982	\$7,250	50.0	100.0	0.12	0.12	\$304	50.00	290

[illegible]

May 1971

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 295.R-295, Last Edited: 12/03/2021

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

175 ~~teeth~~ *teeth*

155

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Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 155
               Standard Frontage: 0         Standard Depth : 100
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Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-02-312-013	3216 HELBER ST	11/18/20	WD	\$16,200.0	\$81,000	\$29,700	36.67	\$59,348	\$33,252	\$11,600	80.0	100.0	0.18	0.18	\$203	80.00	295
40-02-351-004	3134 BEGOLE ST	03/18/22	WD	\$19,000.0	\$95,000	\$31,800	33.47	\$63,642	\$44,726	\$13,368	92.2	85.0	0.20	0.20	\$206	100.00	295
40-02-351-018	3022 BEGOLE ST	11/17/21	WD	\$5,000.0	\$25,000	\$15,700	62.80	\$31,418	\$2,497	\$8,915	61.5	105.0	0.15	0.15	\$81	60.00	295
40-02-351-024	3002 BEGOLE ST	11/23/20	WD	\$12,080.0	\$60,400	\$30,700	50.83	\$61,495	\$15,412	\$16,507	113.8	90.0	0.25	0.25	\$106	120.00	295
40-02-355-019	3022 CONCORD ST	03/21/22	WD	\$15,600.0	\$78,000	\$20,500	26.28	\$41,069	\$46,727	\$9,796	67.6	115.0	0.17	0.17	\$231	63.00	295
40-02-356-022	2914 CONCORD ST	12/03/21	WD	\$16,000.0	\$80,000	\$23,800	29.75	\$47,582	\$43,725	\$11,307	78.0	117.8	0.19	0.19	\$205	71.86	295
40-02-359-012	3007 CLEMENT ST	06/28/21	WD	\$15,600.0	\$78,000	\$18,000	23.08	\$35,987	\$52,152	\$10,139	69.9	105.7	0.17	0.17	\$223	68.00	295
40-02-379-015	2102 WINONA ST	10/11/21	WD	\$19,400.0	\$97,000	\$50,600	52.16	\$101,145	\$6,999	\$11,144	76.9	105.0	0.18	0.18	\$252	75.00	295
40-03-427-002	2010 WABASH AVE	05/20/21	WD	\$12,600.0	\$63,000	\$14,300	22.70	\$28,617	\$43,083	\$8,700	60.0	100.0	0.14	0.14	\$210	60.00	295
40-03-427-004	3309 HELBER ST	06/12/20	QC	\$13,400.0	\$67,000	\$23,200	34.63	\$46,309	\$29,391	\$8,700	60.0	100.0	0.14	0.14	\$223	60.00	295
40-03-427-014	2009 SENECA ST	12/23/21	WD	\$15,600.0	\$78,000	\$18,600	23.85	\$37,196	\$48,054	\$7,250	50.0	100.0	0.12	0.12	\$312	50.00	295
40-03-477-004	3309 BEGOLE ST	07/13/21	WD	\$5,800.0	\$29,000	\$16,000	55.17	\$32,025	\$2,918	\$5,943	41.0	105.0	0.10	0.10	\$142	40.00	295
40-03-477-018	1901 SENECA ST	12/22/20	WD	\$14,980.0	\$74,900	\$23,500	31.38	\$47,008	\$34,417	\$6,525	45.0	100.0	0.10	0.10	\$333	45.00	295
40-03-481-007	3225 CONCORD ST	06/01/20	WD	\$8,000.0	\$40,000	\$14,300	35.75	\$28,506	\$18,946	\$7,452	51.4	105.6	0.12	0.12	\$156	50.00	295
40-03-481-012	3226 CLEMENT ST	03/01/22	WD	\$16,000.0	\$80,000	\$16,700	20.88	\$33,367	\$52,594	\$5,961	41.1	105.6	0.10	0.10	\$389	40.00	295
40-11-102-010	2925 CLEMENT ST	12/16/20	WD	\$14,000.0	\$70,000	\$23,200	33.14	\$46,371	\$33,108	\$9,479	65.4	105.7	0.15	0.15	\$214	63.57	295
40-11-103-006	3011 BARTH ST	11/19/20	WD	\$14,400.0	\$72,000	\$22,700	31.53	\$45,391	\$34,750	\$8,141	56.1	105.7	0.13	0.13	\$256	54.60	295
Totals:				\$13,744.7	\$1,168,300	\$393,300	33.66	\$786,476	\$542,751	\$160,927	1,109.8	Average		2.57	\$3,743		
				\$14,980.0		Sale. Ratio =>	12.44			per FF=>	\$489	Average		210,940.92			
						Std. Dev. =>						per Net Acre=>					

mid
Lease