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Frontages:
Frontage 'A': Description: 'STANDARD'           '      FF Rate: 215
                Standard Frontage: 0              Standard Depth : 100
```

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 300.R-300, Last Edited: 12/16/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 185
 Standard Depth : 100

215

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
40-10-201-010	1417 ELDORADO DR	03/09/22	WD	\$15,941.0	\$79,705	\$30,900	38.77	\$61,723	\$31,471	\$13,489	72.9	108.5	0.17	0.17	\$219	70.00	300
40-10-202-005	3301 WOLCOTT ST	07/15/22	WD	\$13,300.0	\$66,500	\$37,100	55.79	\$74,267	\$6,108	\$13,875	75.0	100.0	0.17	0.17	\$177	75.00	300
40-10-202-011	1306 ELDORADO DR	02/25/22	WD	\$28,000.0	\$140,000	\$53,600	38.29	\$107,269	\$48,253	\$15,522	83.9	110.0	0.20	0.20	\$334	80.00	300
40-10-202-022	1345 SAN JUAN DR	11/24/21	WD	\$34,400.0	\$172,000	\$44,500	25.87	\$89,002	\$96,900	\$13,902	75.1	100.5	0.17	0.18	\$458	71.44	300
40-10-204-011	3402 SANTA CLARA CT	06/15/22	WD	\$29,800.0	\$149,000	\$43,600	29.26	\$87,224	\$74,656	\$12,880	69.6	102.8	0.16	0.16	\$428	68.67	300
40-10-204-061	3217 SLOAN ST	11/19/20	WD	\$18,600.0	\$93,000	\$44,800	48.17	\$89,537	\$23,304	\$19,841	143.0	100.0	0.33	0.33	\$130	143.00	300
40-10-227-003	3307 MACKIN RD	10/04/21	WD	\$15,600.0	\$78,000	\$32,000	41.03	\$64,072	\$25,953	\$12,025	65.0	100.0	0.15	0.15	\$240	65.00	300
40-10-227-030	3240 PROSPECT ST	12/30/20	WD	\$16,000.0	\$80,000	\$37,400	46.75	\$74,842	\$19,565	\$14,407	77.9	102.5	0.18	0.18	\$205	79.38	300
40-10-229-038	3217 PROSPECT ST	05/14/21	WD	\$32,000.0	\$160,000	\$87,600	54.75	\$175,283	\$14,100	\$29,383	158.8	100.5	0.37	0.37	\$201	158.46	300
Totals:		avg		\$22,626.8	\$1,018,205	\$411,500		\$823,219	\$340,310	\$145,324	821.3		1.90	1.91	\$266		
						Sale. Ratio =>	40.41			Average			Average				
						Std. Dev. =>	10.37			per FF=>	\$414		per Net Acre=>	178,828.17			

High Yields

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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 305.R-305, Last Edited: 12/16/2021

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

100 600 high
90

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-10-227-010	3125 MACKIN RD	09/01/20	LC	\$7,000.0	\$35,000	\$13,200	37.71	\$26,473	\$14,466	\$5,939	69.9	101.1	0.16	0.16	\$100	69.50	305
40-10-229-029	1355 SUTTON AVE	02/04/22	WD	\$8,200.0	\$41,000	\$7,500	18.29	\$14,917	\$29,483	\$3,400	40.0	100.0	0.09	0.09	\$205	40.00	305
40-10-229-029	1355 SUTTON AVE	03/07/22	WD	\$8,200.0	\$41,000	\$7,500	18.29	\$14,917	\$29,483	\$3,400	40.0	100.0	0.09	0.09	\$205	40.00	305
40-10-230-010	3018 WOLCOTT ST	12/22/21	WD	\$5,300.0	\$26,500	\$15,200	57.36	\$30,337	(\$437)	\$3,400	40.0	100.0	0.09	0.09	\$133	40.00	305
40-10-232-003	1310 SUTTON AVE	06/23/20	WD	\$2,400.0	\$12,000	\$6,900	57.50	\$13,776	\$1,624	\$3,400	40.0	100.0	0.09	0.09	\$60	40.00	305
40-10-276-015	3128 RASKOB ST	07/28/20	LC	\$3,700.0	\$18,500	\$9,500	51.35	\$19,061	\$2,923	\$3,484	41.0	105.0	0.10	0.10	\$90	40.00	305
40-10-276-016	3124 RASKOB ST	02/01/22	WD	\$6,000.0	\$30,000	\$13,200	44.00	\$26,388	\$7,096	\$3,484	41.0	105.0	0.10	0.10	\$146	40.00	305
40-10-277-015	3044 RASKOB ST	03/18/22	WD	\$8,310.0	\$41,550	\$14,500	34.90	\$29,043	\$16,037	\$3,530	41.5	105.0	0.10	0.10	\$200	40.53	305
40-10-277-016	3040 RASKOB ST	07/08/22	WD	\$8,000.0	\$40,000	\$13,300	33.25	\$26,652	\$16,832	\$3,484	41.0	105.0	0.10	0.10	\$195	40.00	305
40-10-278-014	3119 RASKOB ST	05/24/21	WD	\$4,800.0	\$24,000	\$10,800	45.00	\$21,554	\$5,930	\$3,484	41.0	105.0	0.10	0.10	\$117	40.00	305
40-10-278-015	3115 RASKOB ST	05/24/21	WD	\$4,800.0	\$24,000	\$8,800	36.67	\$17,516	\$9,968	\$3,484	41.0	105.0	0.10	0.10	\$117	40.00	305
40-10-278-027	3128 SLOAN ST	04/07/21	WD	\$2,600.0	\$13,000	\$11,900	91.54	\$23,871	(\$7,387)	\$3,484	41.0	105.0	0.10	0.10	\$63	40.00	305
40-10-278-029	3120 SLOAN ST	08/24/21	WD	\$4,600.0	\$23,000	\$5,700	24.78	\$11,331	\$15,153	\$3,484	41.0	105.0	0.10	0.10	\$112	40.00	305
40-11-105-002	3017 MACKIN RD	06/02/21	QC	\$5,000.0	\$25,000	\$13,500	54.00	\$27,010	\$1,417	\$3,427	40.3	101.6	0.09	0.09	\$124	40.00	305
40-11-105-003	3013 MACKIN RD	05/04/21	WD	\$3,600.0	\$18,000	\$12,700	70.56	\$25,496	(\$4,068)	\$3,428	40.3	101.7	0.09	0.09	\$89	40.00	305
40-11-105-014	2957 MACKIN RD	02/15/22	WD	\$3,800.0	\$19,000	\$5,800	30.53	\$11,659	\$10,776	\$3,435	40.4	102.1	0.09	0.09	\$94	40.00	305
40-11-108-017	2944 WOLCOTT ST	05/06/21	WD	\$5,800.0	\$29,000	\$13,200	45.52	\$26,350	\$6,050	\$3,400	40.0	100.0	0.09	0.09	\$145	40.00	305
Totals:		avg		\$5,418.2	\$460,550	\$183,200		\$366,351	\$155,346	\$61,147	719.4		1.67	1.67	\$129		
		med		\$5,000.0						Average				Med			
						Sale. Ratio =>	39.78			per FF=>	\$216		per Net Acres=>	92,965.89	\$117		
						Std. Dev. =>	18.79										

25000

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Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 100
               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 310.R-310, Last Edited: 10/19/2021

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

110 100' 100'

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

100

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-02-381-004	2847 BEGOLE ST	03/23/21	WD	\$4,400.0	\$22,000	\$10,000	45.45	\$19,982	\$4,500	50.0	100.0	0.12	0.12	\$88	50.00	310
40-02-460-011	1708 FOREST HILL AVE	03/11/21	WD	\$6,920.0	\$34,600	\$19,900	57.51	\$39,874	\$6,100	67.8	112.5	0.17	0.17	\$102	63.97	310
40-11-110-014	2801 PROSPECT ST	09/18/20	WD	\$7,000.0	\$35,000	\$15,600	44.57	\$31,293	\$6,233	69.3	122.8	0.18	0.18	\$101	62.51	310
40-11-127-014	2823 MALLERY ST	12/16/20	WD	\$11,500.0	\$57,500	\$15,100	26.26	\$30,167	\$4,720	52.4	110.0	0.13	0.13	\$119	50.00	310
40-11-127-019	1515 LAVENDER AVE	07/23/21	WD	\$6,600.0	\$33,000	\$14,200	43.03	\$28,484	\$6,136	68.2	110.0	0.16	0.16	\$97	65.00	310
40-11-127-022	2840 CONCORD ST	11/18/20	WD	\$6,000.0	\$30,000	\$11,900	39.67	\$23,778	\$4,807	53.4	114.1	0.13	0.13	\$112	50.00	310
40-11-127-025	2828 CONCORD ST	01/13/22	WD	\$14,000.0	\$70,000	\$16,200	23.14	\$32,459	\$4,772	53.0	112.5	0.13	0.13	\$264	50.00	310
40-11-127-032	1501 LAVENDER AVE	01/08/21	WD	\$3,400.0	\$17,000	\$16,600	97.65	\$33,105	\$6,110	67.9	109.1	0.16	0.16	\$50	65.00	310
40-11-129-024	2828 CLEMENT ST	01/26/21	WD	\$11,200.0	\$56,000	\$13,200	23.57	\$26,448	\$4,627	51.4	105.7	0.12	0.12	\$218	50.00	310
40-11-130-001	1486 LAVENDER AVE	02/25/21	WD	\$3,500.0	\$17,500	\$13,700	78.29	\$27,441	\$5,340	59.3	100.0	0.14	0.14	\$59	59.33	310
40-11-132-007	2705 CLEMENT ST	07/12/22	WD	\$5,000.0	\$25,000	\$11,100	44.40	\$22,113	\$4,611	51.2	105.0	0.12	0.12	\$98	50.00	310
40-11-156-023	1201 LAVENDER AVE	04/27/22	WD	\$12,000.0	\$60,000	\$13,500	22.50	\$26,984	\$4,205	46.7	105.6	0.11	0.11	\$257	45.46	310
40-11-158-023	1159 LAVENDER AVE	04/23/21	WD	\$3,500.0	\$17,500	\$13,600	77.71	\$27,246	\$5,533	61.5	105.0	0.15	0.15	\$57	60.00	310
40-11-177-026	2718 WOLCOTT ST	12/02/20	WD	\$5,600.0	\$28,000	\$13,600	48.57	\$27,228	\$4,050	45.0	100.0	0.10	0.10	\$124	45.00	310
40-11-177-028	2710 WOLCOTT ST	06/04/21	WD	\$6,500.0	\$32,500	\$16,700	51.38	\$33,394	\$4,050	45.0	100.0	0.10	0.10	\$144	45.00	310
40-11-179-002	1310 FOREST HILL AVE	07/23/21	WD	\$3,700.0	\$18,500	\$11,900	64.32	\$23,806	\$4,793	53.3	111.7	0.13	0.13	\$69	50.40	310
40-11-179-010	2527 WOLCOTT ST	04/08/22	WD	\$4,800.0	\$24,000	\$17,500	72.92	\$35,074	\$5,385	59.8	100.6	0.14	0.14	\$80	59.66	310
40-11-179-032	2508 N STEVENSON ST	03/23/21	WD	\$2,500.0	\$12,500	\$9,000	72.00	\$18,074	\$4,500	50.0	100.0	0.12	0.12	\$50	50.00	310
40-11-179-033	2502 N STEVENSON ST	06/04/21	WD	\$5,100.0	\$25,500	\$15,600	61.18	\$31,238	\$4,981	55.3	100.6	0.13	0.13	\$92	55.18	310
40-11-180-006	1252 LAVENDER AVE	07/15/20	QC	\$4,000.0	\$20,000	\$11,800	59.00	\$23,621	\$4,368	48.5	105.3	0.11	0.11	\$82	47.30	310
40-11-180-010	2739 N STEVENSON ST	03/01/21	WD	\$11,600.0	\$58,000	\$16,700	28.79	\$33,392	\$4,611	51.2	105.0	0.12	0.12	\$226	50.00	310
40-11-180-024	2738 BERKLEY ST	07/13/20	QC	\$4,460.0	\$22,300	\$15,900	71.30	\$31,757	\$4,150	46.1	105.0	0.11	0.11	\$97	45.00	310
40-11-181-026	2640 BERKLEY ST	08/04/20	QC	\$3,400.0	\$17,000	\$11,900	70.00	\$23,711	\$4,611	51.2	105.0	0.12	0.12	\$66	50.00	310
40-11-182-008	2743 BERKLEY ST	05/29/20	WD	\$4,000.0	\$20,000	\$17,200	86.00	\$34,338	\$4,150	46.1	105.0	0.11	0.11	\$87	45.00	310
40-11-182-008	2743 BERKLEY ST	04/09/21	WD	\$5,200.0	\$26,000	\$17,200	66.15	\$34,338	\$4,150	46.1	105.0	0.11	0.11	\$113	45.00	310
40-11-182-008	2743 BERKLEY ST	09/01/21	WD	\$11,200.0	\$56,000	\$17,200	30.71	\$34,338	\$4,150	46.1	105.0	0.11	0.11	\$243	45.00	310
40-11-182-028	2722 RASKOB ST	01/05/22	WD	\$11,800.0	\$59,000	\$14,100	23.90	\$28,247	\$4,150	46.1	105.0	0.11	0.11	\$256	45.00	310
40-11-182-029	2718 RASKOB ST	09/02/21	WD	\$5,000.0	\$25,000	\$15,100	60.40	\$30,198	\$4,150	46.1	105.0	0.11	0.11	\$108	45.00	310
40-11-184-003	1156 LAVENDER AVE	08/30/21	WD	\$14,800.0	\$74,000	\$14,800	20.00	\$29,515	\$4,268	47.4	105.0	0.11	0.11	\$312	46.28	310
40-11-184-011	2739 RASKOB ST	03/07/22	WD	\$14,600.0	\$73,000	\$15,000	20.55	\$29,930	\$4,150	46.1	105.0	0.11	0.11	\$317	45.00	310
40-11-184-012	2735 RASKOB ST	10/16/20	WD	\$4,800.0	\$24,000	\$12,000	50.00	\$24,030	\$4,150	46.1	105.0	0.11	0.11	\$104	45.00	310
40-11-201-021	2502 BEGOLE ST	07/08/22	WD	\$15,400.0	\$77,000	\$12,500	16.23	\$25,076	\$4,490	49.9	99.6	0.11	0.11	\$309	50.00	310
40-11-202-027	2414 MALLERY ST	08/19/21	WD	\$6,600.0	\$33,000	\$17,100	51.82	\$34,151	\$4,444	49.4	97.5	0.11	0.11	\$134	50.00	310
40-11-203-006	2517 MALLERY ST	04/28/21	WD	\$6,780.0	\$33,900	\$10,400	30.68	\$20,879	\$4,500	50.0	100.0	0.12	0.12	\$136	50.00	310
40-11-204-022	2506 CLEMENT ST	06/18/21	WD	\$3,200.0	\$16,000	\$5,300	33.13	\$10,554	\$4,650	51.7	106.8	0.12	0.12	\$62	50.00	310
40-11-205-005	2517 CLEMENT ST	05/27/20	WD	\$3,000.0	\$15,000	\$9,900	66.00	\$19,734	\$4,584	50.9	103.8	0.12	0.12	\$59	50.00	310
40-11-251-021	2514 MACKIN RD	02/10/22	WD	\$6,000.0	\$30,000	\$9,300	31.00	\$18,542	\$4,532	50.4	101.4	0.12	0.12	\$119	50.00	310
40-11-254-010	2501 MACKIN RD	11/02/20	WD	\$8,600.0	\$43,000	\$15,500	36.05	\$31,075	\$4,134	45.9	104.2	0.11	0.11	\$187	45.00	310
40-11-301-010	2747 SLOAN ST	06/01/22	WD	\$3,700.0	\$18,500	\$12,500	67.57	\$25,056	\$5,028	55.9	154.1	0.16	0.16	\$66	45.00	310
40-11-326-026	2620 SLOAN ST	05/14/21	WD	\$3,000.0	\$15,000	\$12,400	82.67	\$24,834	\$7,353	81.7	105.0	0.19	0.19	\$37	79.73	310
Totals:				\$6,859.0	\$1,371,800	\$552,700		\$1,105,504	\$190,226	2,113.6		5.01	5.01	\$135		
				\$5,400.0		Sale. Ratio =>	40.29	Average		Average				\$103		
						Std. Dev. =>	21.53	per FF=>		#REF!		per Net Acre=>	#REF!			

26100

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 315,R-315, Last Edited: 12/16/2021

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

SD to town
70



Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmt.	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-11-226-003	939 WELCH BLVD	03/08/21	WD	\$5,000.0	\$25,000	\$11,500	46.00	\$22,992	\$6,623	\$4,615	71.0	140.0	0.19	0.19	\$70	60.00	315
40-11-226-006	921 WELCH BLVD	03/31/22	WD	\$7,000.0	\$35,000	\$9,800	28.00	\$19,539	\$19,981	\$4,520	69.5	134.4	0.19	0.19	\$101	60.00	315
40-11-228-016	728 COPEMAN BLVD	06/16/22	WD	\$3,000.0	\$15,000	\$11,000	73.33	\$21,927	(\$3,677)	\$3,250	50.0	100.0	0.12	0.12	\$60	50.00	315
40-11-229-016	2326 BEGOLE ST	08/07/20	WD	\$6,200.0	\$31,000	\$12,000	38.71	\$23,949	\$11,465	\$4,414	67.9	100.0	0.16	0.16	\$91	67.90	315
40-11-230-013	719 COPEMAN BLVD	07/17/20	WD	\$3,900.0	\$19,500	\$8,500	43.59	\$17,084	\$5,666	\$3,250	50.0	100.0	0.12	0.12	\$78	50.00	315
40-11-231-010	2223 BEGOLE ST	07/24/20	M/C	\$7,400.0	\$37,000	\$13,200	35.68	\$26,459	\$13,791	\$3,250	50.0	100.0	0.12	0.12	\$148	50.00	315
40-11-233-003	2317 MALLERY ST	02/09/21	WD	\$2,400.0	\$12,000	\$10,000	83.33	\$19,932	(\$4,682)	\$3,250	50.0	100.0	0.12	0.12	\$48	50.00	315
40-11-233-003	2317 MALLERY ST	02/25/21	WD	\$3,600.0	\$18,000	\$10,000	55.56	\$19,932	\$1,318	\$3,250	50.0	100.0	0.12	0.12	\$72	50.00	315
40-11-253-007	2301 BARTH ST	07/15/22	WD	\$4,400.0	\$22,000	\$10,000	45.45	\$20,056	\$5,194	\$3,250	50.0	100.0	0.12	0.12	\$88	50.00	315
40-11-278-016	1921 CLEMENT ST	07/07/20	WD	\$3,200.0	\$16,000	\$8,900	55.63	\$17,811	\$1,439	\$3,250	50.0	100.0	0.12	0.12	\$64	50.00	315
40-11-280-008	2021 MACKIN RD	09/03/21	WD	\$6,000.0	\$30,000	\$9,600	32.00	\$19,216	\$14,034	\$3,250	50.0	100.0	0.12	0.12	\$120	50.00	315
40-11-280-010	2013 MACKIN RD	09/15/21	WD	\$3,500.0	\$17,500	\$10,400	59.43	\$20,873	(\$123)	\$3,250	50.0	100.0	0.12	0.12	\$70	50.00	315
40-11-280-023	2102 PROSPECT ST	10/16/20	WD	\$6,000.0	\$30,000	\$10,600	35.33	\$21,117	\$12,051	\$3,168	48.7	95.0	0.11	0.11	\$123	50.00	315
40-11-280-024	2022 PROSPECT ST	02/10/21	WD	\$5,000.0	\$25,000	\$8,700	34.80	\$17,473	\$10,695	\$3,168	48.7	95.0	0.11	0.11	\$103	50.00	315
40-11-328-012	2532 FLUSHING RD	08/28/20	WD	\$2,000.0	\$10,000	\$8,900	89.00	\$17,700	(\$3,916)	\$3,784	58.2	135.6	0.16	0.16	\$34	50.00	315
40-11-402-007	2423 RASKOB ST	08/19/21	WD	\$5,400.0	\$27,000	\$7,200	26.67	\$14,369	\$15,881	\$3,250	50.0	100.0	0.12	0.12	\$108	50.00	315
40-11-402-012	2536 SLOAN ST	09/16/21	QC	\$3,000.0	\$15,000	\$8,300	55.33	\$16,630	\$1,633	\$3,263	50.2	100.8	0.12	0.12	\$60	50.00	315
40-11-402-016	2520 SLOAN ST	03/13/21	LC	\$3,700.0	\$18,500	\$7,400	40.00	\$14,772	\$6,991	\$3,263	50.2	100.8	0.12	0.12	\$74	50.00	315
40-11-403-033	2102 N STEVENSON ST	06/04/20	QC	\$2,200.0	\$11,000	\$8,500	77.27	\$17,018	(\$2,768)	\$3,250	50.0	100.0	0.12	0.12	\$44	50.00	315
40-11-405-003	1202 N CHEVROLET AVE	05/11/21	M/C	\$11,000.0	\$55,000	\$27,100	49.27	\$54,174	\$6,068	\$5,242	80.6	102.5	0.19	0.19	\$136	79.67	315
40-11-405-003	1202 N CHEVROLET AVE	09/24/21	WD	\$15,200.0	\$76,000	\$27,100	35.66	\$54,174	\$27,068	\$5,242	80.6	102.5	0.19	0.19	\$188	79.67	315
40-11-407-047	2126 FLUSHING RD	12/20/21	LC	\$6,000.0	\$30,000	\$11,000	36.67	\$21,978	\$11,606	\$3,584	55.1	121.6	0.14	0.14	\$109	50.00	315
40-11-429-012	1713 N STEVENSON ST	04/02/21	M/C	\$3,200.0	\$16,000	\$8,200	51.25	\$16,468	\$2,782	\$3,250	50.0	100.0	0.12	0.12	\$64	50.00	315
40-11-431-011	1909 RASKOB ST	01/29/21	WD	\$5,000.0	\$25,000	\$9,800	39.20	\$19,501	\$8,749	\$3,250	50.0	100.0	0.12	0.12	\$100	50.00	315
40-11-476-006	1917 SLOAN ST	07/09/21	WD	\$5,700.0	\$28,500	\$9,300	32.63	\$18,538	\$13,207	\$3,245	49.9	99.7	0.11	0.11	\$114	50.00	315
Totals:				\$5,160.0	\$645,000	\$277,000	42.95	\$553,682	\$181,076	\$89,758	1,380.9		3.26	3.26	\$91		
				\$5,000.0		Sale. Ratio =>				Average			Average		\$88		
						Std. Dev. =>	17.21			per FF=>	\$131		per Net Acre=>	\$5,493.72			

2500

```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 95
              Standard Frontage: 0          Standard Depth : 125
```

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

```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 95
              Standard Frontage: 0          Standard Depth : 125
```

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

25

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	ECF Area
40-12-106-014	1632 EUCLID AVE	03/03/21	WD	\$3,980.0	\$19,900	\$12,400	62.31	\$24,729	\$1,554	\$6,383	67.2	118.5	0.19	0.19	\$59	69.00	320
40-12-106-015	1626 EUCLID AVE	03/16/21	WD	\$7,000.0	\$35,000	\$14,300	40.86	\$28,568	\$12,999	\$6,567	69.1	112.1	0.19	0.19	\$101	73.00	320
40-12-106-030	1615 STONE ST	10/18/21	LC	\$9,000.0	\$45,000	\$16,700	37.11	\$33,376	\$17,341	\$5,717	60.2	140.9	0.18	0.18	\$150	56.67	320
Totals:					\$99,900	\$43,400		\$86,673	\$31,894	\$18,667	196.5		0.56	0.56			
						Sale. Ratio =>	43.44			Average							
						Std. Dev. =>	13.60			per FF=>	\$162			per Net Acre=>	57,055.46		

Not enough
Sales
NC

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

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 325.R-325, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 15
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
40-12-156-032	1410 BEGOLE ST	06/01/21	WD	\$8,980.0	\$44,900	\$14,800	32.96	\$29,621	\$19,103	\$3,824	51.0	138.0	0.14	0.14	\$176	43.40	325
40-12-301-007	1252 NIAGARA AVE	07/10/20	WD	\$3,500.0	\$17,500	\$10,600	60.57	\$21,220	(\$46)	\$3,674	49.0	150.0	0.14	0.14	\$71	40.00	325
40-12-301-007	1252 NIAGARA AVE	12/02/20	WD	\$6,000.0	\$30,000	\$10,600	35.33	\$21,220	\$12,454	\$3,674	49.0	150.0	0.14	0.14	\$122	40.00	325
40-12-301-036	1201 VINCENT AVE	05/28/21	WD	\$1,400.0	\$7,000	\$4,900	70.00	\$9,754	\$689	\$3,443	45.9	93.8	0.10	0.10	\$30	47.40	325
40-12-305-030	1310 WOLCOTT ST	09/09/20	WD	\$4,300.0	\$21,500	\$13,600	63.26	\$27,315	\$256	\$6,071	80.9	190.0	0.18	0.08	\$53	83.00	325
40-12-306-013	916 EIGHTH AVE	11/02/21	WD	\$5,000.0	\$5,000	\$1,600	32.00	\$3,199	\$5,000	\$3,199	42.7	126.0	0.11	0.11	\$117	38.00	325
40-12-352-009	1122 EIGHTH AVE	11/04/21	WD	\$4,800.0	\$24,000	\$12,600	52.50	\$25,184	\$1,992	\$3,176	42.3	117.1	0.11	0.11	\$113	39.13	325
Totals:					\$149,900	\$68,700		\$137,513	\$39,448	\$27,061	360.8		0.91	0.81			
						Sale. Ratio =>	45.83						Average				
						Std. Dev. =>	15.92				\$109		Average				
										per FF=>			per Net Acre=>	43,254.39			

274000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 330.R-330, Last Edited: 12/16/2021

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

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		

AC

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
40-12-129-026	1607 GARLAND ST	12/29/20	WD	\$11,000.0	\$55,000	\$21,400	38.91	\$42,736	\$17,277	\$5,013	50.1	132.7	0.15	0.15	\$219	50.00	330
40-12-179-042	1305 N GRAND TRAVERSE	01/25/21	WD	\$3,600.0	\$18,000	\$12,800	71.11	\$25,586	(\$4,336)	\$3,250	32.5	85.0	0.08	0.08	\$111	40.50	330
40-12-185-031	411 TENTH AVE	08/25/20	LC	\$7,400.0	\$37,000	\$35,600	96.22	\$71,224	\$10,951	\$45,175	451.7	676.8	1.23	0.36	\$16	527.33	330
Totals:				\$110,000	\$69,800			\$139,546	\$23,892	\$53,438	534.4		1.46	0.59			
		Sale. Ratio =>		63.45						Average							
		Std. Dev. =>		28.73						per FF=>							
										\$45		Average					
												per Net Acre=>		16,409.34			

Not
Sales
NC

enough

Rates/Values for Neighborhood 335.R-335, Last Edited: 08/24/2022

```
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 65
              Standard Frontage: 0          Standard Depth: 132
Frontage 'B': Description: 'SMITHVILLAGE'   '      FF Rate: 235
              Standard Frontage: 0          Standard Depth: 132
```

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 335.R-335, Last Edited: 12/16/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 65
Standard Frontage: 0 Standard Depth : 132
Frontage 'B': Description: 'SMITHVILLAGE' ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 132

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Actual Front	ECF Area
40-01-476-002	406 E WITHERBEE ST	09/10/20	WD	\$4,400.0	\$22,000	\$19,500	88.64	\$39,062	(\$11,273)	\$5,789	89.1	195.8	0.21	0.09	\$49	95.00	335
40-12-204-005	210 MARY ST	11/25/20	QC	\$2,400.0	\$12,000	\$8,100	67.50	\$16,190	(\$2,490)	\$1,700	26.2	50.0	0.05	0.05	\$92	42.50	335
40-12-277-029	1303 ROOT ST	07/01/21	WD	\$4,000.0	\$20,000	\$13,600	68.00	\$27,189	(\$5,385)	\$1,804	27.8	88.0	0.07	0.07	\$144	34.00	335
40-12-282-052	ROOT ST	06/29/20	LC	\$3,000.0	\$3,000	\$1,800	60.00	\$3,678	\$3,000	\$3,678	56.6	97.0	0.15	0.15	\$53	66.00	335
	Totals:			\$3,450.0	\$57,000	\$43,000		\$86,119	(\$16,148)	\$12,971	199.6		0.48	0.35			
						Sale. Ratio =>	75.44			Average							
						Std. Dev. =>	12.29			per FF=>	(\$80.92)		Average				
													per Net Acre=>	(33,711.90)			

3,000

Parcel Number	Street Address	Sale Date	Instr.	30% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	
40-12-277-040	1321 ROOT ST	12/15/21	WD	\$30,000.0	\$150,000	\$44,200	29.47	\$88,368	\$78,714	\$17,082	113.9	153.8	0.37	0.37	\$263	\$211,597	\$4.86	105.50	335 N	
40-12-278-044	1217 CHIPPEWA ST	08/03/22	WD	\$29,400.0	\$147,000	\$50,500	34.35	\$100,967	\$78,415	\$32,382	222.3	130.1	0.67	0.67	\$132	\$117,212	\$2.69	224.00	335 N	
40-12-282-067	1129 CHIPPEWA ST	11/03/21	WD	\$31,000.0	\$155,000	\$43,800	28.26	\$87,575	\$78,791	\$11,366	75.8	174.0	0.20	0.26	\$409	\$393,955	\$9.04	66.00	335 N	
Totals:					\$452,000	\$138,500		\$276,910	\$235,920	\$60,830	411.9		1.24	1.31						
												Average								
												per Net Acre =>	190,104.75						\$4.36	
												\$573	Average							
												per Net Acre=>	per SqFt=>							
												Sale. Ratio =>								
												Std. Dev. =>								
												3.23								

42291000

1

```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 85
               Standard Frontage: 0         Standard Depth : 120
```

```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 85
                Standard Frontage: 0          Standard Depth : 120
```

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
41-07-282-022	1250 ROOSEVELT AVE	06/30/20	LC	\$2,800.0	\$14,000	\$10,900	77.86	\$21,739	(\$4,433)	\$3,306	38.9	60.0	0.08	0.08	\$72	55.00	345
41-07-282-052	1233 POPLAR ST	04/09/21	QC	\$5,000.0	\$25,000	\$16,400	65.60	\$32,855	(\$521)	\$7,334	86.3	106.8	0.23	0.23	\$58	91.66	345
41-07-284-008	1368 ROOSEVELT AVE	10/15/21	WD	\$4,980.0	\$24,900	\$13,800	55.42	\$27,665	\$1,485	\$4,250	50.0	120.0	0.14	0.14	\$100	50.00	345
41-07-286-007	1322 POPLAR ST	12/23/20	WD	\$4,000.0	\$20,000	\$14,900	74.50	\$29,865	(\$4,682)	\$5,183	61.0	165.0	0.20	0.20	\$66	52.00	345
41-08-153-017	1415 POPLAR ST	10/20/21	QC	\$2,800.0	\$14,000	\$9,700	69.29	\$19,430	(\$1,180)	\$4,250	50.0	120.0	0.14	0.14	\$56	50.00	345
Totals:					\$97,900	\$65,700		\$131,554	(\$9,331)	\$24,323	286.1		0.77	0.77			
						Sale. Ratio =>	67.11			Average			Average				
						Std. Dev. =>	8.71			per FF=>	(\$32.61)		per Net Acre=>	(12.055,56)			

224,000

```
Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 95
                Standard Frontage: 0        Standard Depth : 105
```

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 96
Standard Frontage: 0 Standard Depth : 105

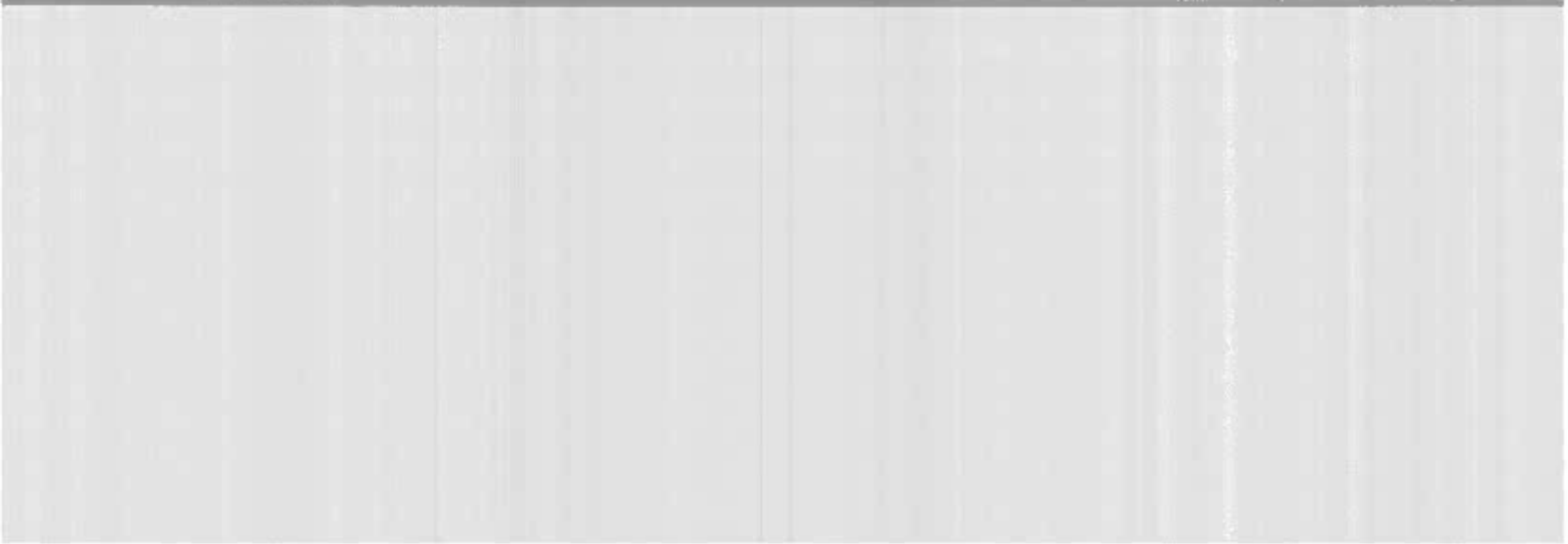
NC


```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 80
              Standard Frontage: 0          Standard Depth : 105
```


Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 355.R-355, Last Edited: 12/03/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 105

100
back in
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	Actual Front	ECT Area
41-08-203-010	1714 ARLINGTON AVE	06/17/22	WD	\$4,200.0	\$21,000	\$8,400	40.00	\$16,822	\$7,015	\$2,837	40.5	107.8	0.10	0.10	\$104	40.00	355
41-08-207-033	1509 ARLINGTON AVE	10/08/21	WD	\$3,200.0	\$16,000	\$9,600	60.00	\$19,154	(\$354)	\$2,800	40.0	105.0	0.10	0.10	\$80	40.00	355
41-08-207-033	1509 ARLINGTON AVE	01/19/22	WD	\$6,000.0	\$30,000	\$9,600	32.00	\$19,154	\$13,646	\$2,800	40.0	105.0	0.10	0.10	\$150	40.00	355
41-08-210-009	2302 WISCONSIN AVE	07/26/21	WD	\$6,000.0	\$30,000	\$8,100	27.00	\$16,292	\$16,368	\$2,660	38.0	105.0	0.09	0.09	\$158	38.00	355
41-08-215-007	2306 PENNSYLVANIA AVE	11/09/21	WD	\$4,400.0	\$22,000	\$9,100	41.36	\$18,254	\$6,665	\$2,919	41.7	105.0	0.10	0.10	\$106	41.70	355
41-08-231-002	2506 ILLINOIS AVE	09/15/21	WD	\$7,900.0	\$39,500	\$12,600	31.90	\$25,123	\$19,977	\$5,600	80.0	105.0	0.19	0.19	\$99	80.00	355
41-08-231-012	2509 WISCONSIN AVE	11/01/21	WD	\$8,000.0	\$40,000	\$10,500	26.25	\$20,921	\$24,679	\$5,600	80.0	210.0	0.19	0.10	\$100	80.00	355
41-08-232-004	2418 WISCONSIN AVE	08/06/21	WD	\$6,400.0	\$32,000	\$10,400	32.50	\$20,810	\$16,818	\$5,628	80.4	105.0	0.19	0.19	\$80	80.40	355
41-08-235-009	2418 OHIO AVE	12/07/20	WD	\$5,600.0	\$28,000	\$14,300	51.07	\$28,650	\$2,220	\$2,870	41.0	105.0	0.10	0.10	\$137	41.00	355
41-08-235-018	2429 PENNSYLVANIA AVE	09/13/21	WD	\$2,000.0	\$10,000	\$7,100	71.00	\$14,168	\$1,572	\$5,740	82.0	105.0	0.20	0.20	\$24	82.00	355
41-08-235-018	2429 PENNSYLVANIA AVE	01/07/22	WD	\$5,600.0	\$28,000	\$7,100	25.36	\$14,168	\$19,572	\$5,740	82.0	105.0	0.20	0.20	\$68	82.00	355
41-08-237-018	2433 MISSOURI AVE	06/24/22	WD	\$7,000.0	\$35,000	\$12,900	36.86	\$25,704	\$15,036	\$5,740	82.0	105.0	0.20	0.20	\$85	82.00	355
41-08-238-002	2506 PENNSYLVANIA AVE	07/19/21	WD	\$6,000.0	\$30,000	\$9,100	30.33	\$18,131	\$14,642	\$2,773	39.6	103.1	0.10	0.10	\$151	40.00	355
41-08-238-010	2618 PENNSYLVANIA AVE	02/09/22	WD	\$2,400.0	\$12,000	\$6,700	55.83	\$13,487	\$1,313	\$2,800	40.0	105.0	0.10	0.10	\$60	40.00	355
41-08-238-014	2601 MISSOURI AVE	04/22/22	WD	\$7,000.0	\$35,000	\$10,200	29.14	\$20,433	\$17,367	\$2,800	40.0	105.0	0.10	0.10	\$175	40.00	355
41-08-251-033	2013 KENTUCKY AVE	06/17/21	WD	\$6,800.0	\$34,000	\$13,300	39.12	\$26,566	\$13,034	\$5,600	80.0	105.0	0.19	0.19	\$85	80.00	355
41-08-251-042	2123 KENTUCKY AVE	08/10/21	WD	\$6,080.0	\$30,400	\$11,200	36.84	\$22,365	\$11,185	\$3,150	45.0	105.0	0.11	0.11	\$135	45.00	355
41-08-251-046	2110 MISSOURI AVE	12/10/21	WD	\$9,000.0	\$45,000	\$10,600	23.56	\$21,157	\$27,651	\$3,808	54.4	105.4	0.13	0.13	\$165	54.30	355
41-08-253-005	1918 KENTUCKY AVE	07/15/21	WD	\$11,000.0	\$55,000	\$15,600	28.36	\$31,259	\$27,521	\$3,780	54.0	105.0	0.13	0.13	\$204	54.00	355
41-08-253-015	2110 KENTUCKY AVE	02/12/21	WD	\$5,000.0	\$25,000	\$12,600	50.40	\$25,144	\$4,425	\$4,569	65.3	105.0	0.16	0.16	\$77	65.27	355
41-08-254-001	2202 KENTUCKY AVE	12/17/20	WD	\$4,500.0	\$22,500	\$12,200	54.22	\$24,443	\$1,542	\$3,485	49.8	105.0	0.12	0.12	\$90	49.78	355
41-08-254-003	2210 KENTUCKY AVE	06/08/21	WD	\$3,600.0	\$18,000	\$9,800	54.44	\$19,533	\$1,617	\$3,150	45.0	105.0	0.11	0.11	\$80	45.00	355
41-08-254-019	2305 NEBRASKA AVE	06/07/21	WD	\$4,400.0	\$22,000	\$8,700	39.55	\$17,302	\$7,848	\$3,150	45.0	105.0	0.11	0.11	\$98	45.00	355
41-08-255-039	2117 KANSAS AVE	09/01/20	WD	\$3,700.0	\$18,500	\$9,400	50.81	\$18,775	\$2,875	\$3,150	45.0	105.0	0.11	0.11	\$82	45.00	355
41-08-255-043	2013 KANSAS AVE	02/16/21	WD	\$5,000.0	\$25,000	\$12,000	48.00	\$24,055	\$3,640	\$2,695	38.5	105.0	0.09	0.09	\$130	38.50	355
41-08-276-011	2401 KENTUCKY AVE	11/12/21	WD	\$8,000.0	\$40,000	\$9,900	24.75	\$19,766	\$23,734	\$3,500	50.0	105.0	0.12	0.12	\$160	50.00	355
41-08-277-009	2618 MISSOURI AVE	04/26/22	WD	\$4,400.0	\$22,000	\$8,000	36.36	\$15,970	\$8,835	\$2,805	40.1	105.4	0.10	0.10	\$110	40.00	355
41-08-278-007	2426 KENTUCKY AVE	02/19/21	WD	\$7,980.0	\$39,900	\$9,700	24.31	\$19,387	\$23,383	\$2,870	41.0	105.0	0.10	0.10	\$195	41.00	355
41-08-278-018	2433 NEBRASKA AVE	07/24/20	WD	\$5,500.0	\$27,500	\$10,100	36.73	\$20,238	\$10,902	\$3,640	52.0	105.0	0.13	0.13	\$106	52.00	355
41-08-281-006	2428 NEBRASKA AVE	09/14/21	WD	\$6,400.0	\$32,000	\$12,200	38.13	\$24,478	\$11,092	\$3,570	51.0	105.0	0.12	0.12	\$125	51.00	355
41-08-282-001	2502 NEBRASKA AVE	03/03/22	WD	\$5,800.0	\$29,000	\$11,800	40.69	\$23,663	\$10,937	\$5,600	80.0	105.0	0.19	0.19	\$73	80.00	355
Totals:				\$5,769.7	\$894,300	\$322,800		\$645,372	\$366,757	\$117,829	1,683.3		4.06	3.96	\$113		
				\$5,800.0		Sale. Ratio =>	36.10			Average			Average		\$104		
						Std. Dev. =>	12.00			per FF=>	\$218		per Net Acre=>	90.401,04			

6,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 360.R-360, Last Edited: 12/03/2021

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

125
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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-09-205-004	1730 DOROTHY DR	02/10/21	WD	\$5,400.0	\$27,000	\$12,700	47.04	\$25,489	\$6,534	\$5,023	50.2	100.0	0.12	0.12	\$108	50.23	360
41-09-205-004	1730 DOROTHY DR	08/13/21	WD	\$8,200.0	\$41,000	\$12,700	30.98	\$25,489	\$20,534	\$5,023	50.2	100.0	0.12	0.12	\$163	50.23	360
41-09-208-010	3401 BREWSTER AVE	08/07/20	WD	\$4,000.0	\$20,000	\$14,600	73.00	\$29,270	(\$2,020)	\$7,250	72.5	100.0	0.17	0.17	\$55	72.50	360
41-09-208-010	3401 BREWSTER AVE	09/15/21	WD	\$9,180.0	\$45,900	\$14,600	31.81	\$29,270	\$23,880	\$7,250	72.5	100.0	0.17	0.17	\$127	72.50	360
41-09-228-014	3713 IVANHOE AVE	03/02/21	WD	\$6,800.0	\$34,000	\$12,300	36.18	\$24,662	\$13,838	\$4,500	45.0	100.0	0.10	0.10	\$151	45.00	360
41-09-228-020	3733 IVANHOE AVE	07/24/20	WD	\$9,400.0	\$47,000	\$15,400	32.77	\$30,895	\$20,605	\$4,500	45.0	100.0	0.10	0.10	\$209	45.00	360
41-09-228-021	3737 IVANHOE AVE	02/18/22	WD	\$7,400.0	\$37,000	\$13,200	35.68	\$26,371	\$15,129	\$4,500	45.0	100.0	0.10	0.10	\$164	45.00	360
41-09-228-022	3741 IVANHOE AVE	11/20/20	WD	\$6,800.0	\$34,000	\$11,000	32.35	\$21,971	\$16,529	\$4,500	45.0	100.0	0.10	0.10	\$151	45.00	360
41-09-228-022	3741 IVANHOE AVE	07/15/22	WD	\$15,000.0	\$75,000	\$11,000	14.67	\$21,971	\$57,529	\$4,500	45.0	100.0	0.10	0.10	\$333	45.00	360
41-09-230-006	3728 IVANHOE AVE	06/22/22	WD	\$10,600.0	\$53,000	\$10,000	18.87	\$20,070	\$37,430	\$4,500	45.0	100.0	0.10	0.10	\$236	45.00	360
41-09-230-029	1601 N VIRGINIA ST	07/01/21	WD	\$21,000.0	\$105,000	\$50,500	48.10	\$101,281	\$24,482	\$20,763	222.0	400.5	0.50	0.17	\$95	230.00	360
41-09-231-007	3826 IVANHOE AVE	04/01/22	WD	\$12,580.0	\$62,900	\$13,500	21.46	\$26,987	\$39,913	\$4,000	40.0	100.0	0.09	0.09	\$315	40.00	360
41-09-231-010	3842 IVANHOE AVE	11/17/21	WD	\$7,600.0	\$38,000	\$10,100	26.58	\$20,128	\$21,872	\$4,000	40.0	100.0	0.09	0.09	\$190	40.00	360
41-09-231-010	3842 IVANHOE AVE	12/10/21	LC	\$7,732.6	\$38,663	\$12,100	31.30	\$24,128	\$22,535	\$8,000	80.0	200.0	0.18	0.09	\$97	80.00	360
41-09-231-046	1601 N CENTER RD	04/15/22	WD	\$10,980.0	\$54,900	\$18,800	34.24	\$37,675	\$31,725	\$14,500	145.0	100.0	0.33	0.33	\$76	145.00	360
41-09-232-022	3723 LORRAINE AVE	05/13/21	WD	\$8,000.0	\$40,000	\$12,400	31.00	\$24,804	\$19,696	\$4,500	45.0	100.0	0.10	0.10	\$178	45.00	360
41-09-232-022	3723 LORRAINE AVE	11/30/21	WD	\$7,000.0	\$35,000	\$12,400	35.43	\$24,804	\$14,696	\$4,500	45.0	100.0	0.10	0.10	\$156	45.00	360
41-09-233-003	3810 PITKIN AVE	10/01/21	WD	\$6,000.0	\$30,000	\$11,900	39.67	\$23,800	\$10,200	\$4,000	40.0	100.0	0.09	0.09	\$150	40.00	360
41-09-233-022	3837 LORRAINE AVE	09/25/20	WD	\$6,400.0	\$32,000	\$12,700	39.69	\$25,312	\$10,688	\$4,000	40.0	100.0	0.09	0.09	\$160	40.00	360
41-09-234-008	3732 LORRAINE AVE	08/14/20	WD	\$3,900.0	\$19,500	\$12,400	63.59	\$24,826	(\$826)	\$4,500	45.0	100.0	0.10	0.10	\$87	45.00	360
41-09-234-015	1402 N DEXTER ST	02/14/22	WD	\$13,800.0	\$69,000	\$19,000	27.54	\$37,926	\$36,480	\$5,406	54.1	107.2	0.13	0.13	\$255	52.20	360
41-09-235-037	3831 PALMER AVE	10/02/20	WD	\$8,060.0	\$40,300	\$16,100	39.95	\$32,261	\$13,455	\$5,416	54.2	103.1	0.13	0.13	\$149	53.33	360
Totals:				\$8,901.5	\$979,163	\$329,400	33.64	\$659,390	\$454,904	\$135,131	1,365.7		3.13	2.71			
				\$7,866.3		Sale. Ratio =>	13.24						Average				
						Std. Dev. =>							per FF=>				
													Average				
													per Net Acre=>				
														145,522.71			

27/00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 365.R-365, Last Edited: 08/22/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 200
 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 365.R-365, Last Edited: 11/08/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 155
Standard Frontage: 0 Standard Depth : 100

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
40-11-302-013	2726 GOLFSIDE LN	09/16/20	WD	\$13,000.0	\$65,000	\$29,900	46.00	\$59,813	\$13,930	\$8,743	56.4	99.3	0.13	0.13	\$230	56.60	365
40-11-302-025	2721 THOMAS ST	07/29/20	WD	\$11,000.0	\$55,000	\$26,500	48.18	\$52,975	\$10,860	\$8,835	57.0	100.0	0.13	0.13	\$193	57.00	365
40-11-302-027	2713 THOMAS ST	08/25/20	WD	\$8,000.0	\$40,000	\$28,300	70.75	\$56,605	(\$8,270)	\$8,335	53.8	88.4	0.12	0.12	\$149	57.18	365
40-11-302-030	2701 THOMAS ST	06/30/20	WD	\$10,700.0	\$53,500	\$31,700	59.25	\$63,357	\$2,201	\$12,058	77.8	90.5	0.17	0.17	\$138	81.90	365
40-11-302-031	2749 THOMAS ST	12/29/20	WD	\$17,000.0	\$85,000	\$38,200	44.94	\$76,441	\$23,581	\$15,022	96.9	130.0	0.25	0.25	\$175	85.00	365
40-11-303-019	2714 THOMAS ST	01/19/22	WD	\$9,000.0	\$45,000	\$22,400	49.78	\$44,877	\$8,803	\$8,680	56.0	100.0	0.13	0.13	\$161	56.00	365
40-11-303-033	2749 NORBERT ST	10/22/20	WD	\$14,400.0	\$72,000	\$29,000	40.28	\$57,982	\$22,853	\$8,835	57.0	100.0	0.13	0.13	\$253	57.00	365
40-11-303-042	2721 NORBERT ST	08/10/21	WD	\$17,580.0	\$87,900	\$32,300	36.75	\$64,568	\$32,322	\$8,990	58.0	100.0	0.13	0.13	\$303	58.00	365
40-11-303-043	2717 NORBERT ST	10/14/20	WD	\$14,200.0	\$71,000	\$26,300	37.04	\$52,597	\$27,393	\$8,990	58.0	100.0	0.13	0.13	\$245	58.00	365
40-11-303-049	2617 NORBERT ST	04/05/22	WD	\$15,580.0	\$77,900	\$28,500	36.59	\$57,044	\$30,100	\$9,244	59.6	98.8	0.14	0.14	\$261	60.00	365
40-11-304-039	619 FREMONT ST	08/02/21	WD	\$16,200.0	\$81,000	\$26,800	33.09	\$53,567	\$36,733	\$9,300	60.0	100.0	0.14	0.14	\$270	60.00	365
40-11-304-049	2631 ORCHARD LN	08/28/20	WD	\$9,700.0	\$48,500	\$19,400	40.00	\$38,723	\$13,296	\$3,519	22.7	84.7	0.05	0.05	\$427	24.68	365
40-11-351-004	2818 GOLFSIDE LN	07/19/22	WD	\$10,200.0	\$51,000	\$27,400	53.73	\$54,848	\$6,424	\$10,272	66.3	98.5	0.15	0.15	\$154	66.76	365
40-11-351-049	2713 GOLFSIDE LN	10/01/21	WD	\$16,000.0	\$80,000	\$34,000	42.50	\$68,077	\$30,253	\$18,330	118.3	139.3	0.32	0.32	\$135	100.33	365
40-11-351-050	2705 GOLFSIDE LN	12/02/20	WD	\$16,600.0	\$83,000	\$37,600	45.30	\$75,237	\$30,143	\$22,380	144.4	169.1	0.43	0.43	\$115	111.02	365
40-11-351-102	2729 GOLFSIDE LN	06/23/21	WD	\$8,400.0	\$42,000	\$28,600	68.10	\$57,213	(\$2,902)	\$12,311	79.4	148.2	0.22	0.22	\$106	65.25	365
40-11-353-019	2564 THOMAS ST	03/22/22	WD	\$8,620.0	\$43,100	\$25,500	59.16	\$51,059	(\$24)	\$7,935	51.2	101.3	0.12	0.12	\$168	50.86	365
Totals:				\$12,716.5	\$1,080,900	\$492,400	45.55	\$984,983	\$277,696	\$181,779	1,172.8		2.89	2.89	\$205		
				\$13,000.0		Sale. Ratio =>	11.13		Average	\$181,779	\$237	Average	2.89	96,055.34			
						Std. Dev. =>			per FF=>			per Net Acre=>					

212108

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 370.R-370, Last Edited: 08/22/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 175
 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 370.R-370, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 700

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.	Assd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-11-329-024	2556 BAGLEY ST	04/15/22	WD	\$8,000.0	\$40,000	\$13,600	34.00	\$27,198	\$21,532	\$8,730	60.2	145.0	0.17	0.17	\$133	50.00	370
40-11-331-010	2539 BAGLEY ST	03/17/21	WD	\$6,000.0	\$30,000	\$18,200	60.67	\$36,386	\$574	\$6,960	48.0	100.0	0.11	0.11	\$125	48.00	370
40-11-331-010	2539 BAGLEY ST	05/18/22	WD	\$9,000.0	\$45,000	\$18,200	40.44	\$36,386	\$15,574	\$6,960	48.0	100.0	0.11	0.11	\$188	48.00	370
40-11-331-012	2531 BAGLEY ST	11/01/21	WD	\$5,300.0	\$26,500	\$16,900	63.77	\$33,727	(\$267)	\$6,960	48.0	100.0	0.11	0.11	\$110	48.00	370
40-11-331-029	2526 TIFFIN ST	03/25/22	WD	\$8,600.0	\$43,000	\$18,500	43.02	\$37,083	\$13,022	\$7,105	49.0	100.0	0.11	0.11	\$176	49.00	370
40-11-352-003	2551 ALTOONA ST	05/14/20	WD	\$6,300.0	\$31,500	\$18,700	59.37	\$37,477	\$1,711	\$7,688	53.0	100.0	0.12	0.12	\$119	53.02	370
40-11-352-009	2527 ALTOONA ST	08/19/20	WD	\$8,600.0	\$43,000	\$19,100	44.42	\$38,158	\$12,092	\$7,250	50.0	100.0	0.12	0.12	\$172	50.00	370
40-11-352-015	507 MARQUETTE ST	06/03/21	WD	\$9,400.0	\$47,000	\$18,700	39.79	\$37,348	\$18,666	\$9,014	62.2	110.0	0.15	0.15	\$151	59.27	370
40-11-352-026	2522 NORBERT ST	03/25/21	WD	\$16,020.0	\$80,100	\$29,700	37.08	\$59,357	\$27,993	\$7,250	50.0	100.0	0.12	0.12	\$320	50.00	370
40-11-352-027	2518 NORBERT ST	12/22/20	WD	\$12,000.0	\$60,000	\$25,600	42.67	\$51,215	\$16,035	\$7,250	50.0	100.0	0.12	0.12	\$240	50.00	370
40-11-353-011	2535 NORBERT ST	07/15/20	WD	\$9,400.0	\$47,000	\$19,600	41.70	\$39,129	\$14,686	\$6,815	47.0	100.0	0.11	0.11	\$200	47.00	370
40-11-353-012	2531 NORBERT ST	08/20/20	WD	\$13,580.0	\$67,900	\$32,100	47.28	\$64,239	\$10,476	\$6,815	47.0	100.0	0.11	0.11	\$289	47.00	370
40-11-353-028	2532 THOMAS ST	11/02/20	WD	\$7,800.0	\$39,000	\$23,200	59.49	\$46,437	(\$332)	\$7,105	49.0	100.0	0.11	0.11	\$159	49.00	370
40-11-353-033	2512 THOMAS ST	04/15/20	WD	\$7,200.0	\$36,000	\$27,200	75.56	\$54,358	(\$11,253)	\$7,105	49.0	100.0	0.11	0.11	\$147	49.00	370
40-11-376-005	2557 TIFFIN ST	06/30/22	WD	\$7,000.0	\$35,000	\$24,100	68.86	\$48,204	(\$5,954)	\$7,250	50.0	100.0	0.12	0.12	\$140	50.00	370
40-11-376-014	2525 TIFFIN ST	01/25/22	WD	\$7,400.0	\$37,000	\$20,000	54.05	\$39,958	\$4,292	\$7,250	50.0	100.0	0.12	0.12	\$148	50.00	370
40-11-376-022	2550 PADUCAH ST	09/03/21	WD	\$11,000.0	\$55,000	\$19,900	36.18	\$39,865	\$22,240	\$7,105	49.0	100.0	0.11	0.11	\$224	49.00	370
40-11-376-025	2542 PADUCAH ST	06/08/21	WD	\$10,800.0	\$54,000	\$20,500	37.96	\$41,047	\$20,058	\$7,105	49.0	100.0	0.11	0.11	\$220	49.00	370
40-11-376-027	2534 PADUCAH ST	09/24/21	WD	\$8,060.0	\$40,300	\$17,700	43.92	\$35,449	\$11,956	\$7,105	49.0	100.0	0.11	0.11	\$164	49.00	370
40-11-376-028	2530 PADUCAH ST	08/30/21	WD	\$12,600.0	\$63,000	\$19,800	31.43	\$39,510	\$30,595	\$7,105	49.0	100.0	0.11	0.11	\$257	49.00	370
40-11-376-030	2522 PADUCAH ST	11/19/20	WD	\$7,300.0	\$36,500	\$17,100	46.85	\$34,299	\$9,306	\$7,105	49.0	100.0	0.11	0.11	\$149	49.00	370
40-11-377-011	2543 PADUCAH ST	06/26/20	WD	\$5,700.0	\$28,500	\$21,400	75.09	\$42,831	(\$7,081)	\$7,250	50.0	100.0	0.12	0.12	\$114	50.00	370
40-11-377-011	2543 PADUCAH ST	07/27/21	WD	\$14,000.0	\$70,000	\$21,400	30.57	\$42,831	\$34,711	\$7,250	50.0	100.0	0.12	0.12	\$280	50.00	370
40-11-377-029	2532 TYRONE ST	03/12/21	WD	\$9,600.0	\$48,000	\$25,300	52.71	\$50,539	\$4,711	\$7,250	50.0	100.0	0.12	0.12	\$192	50.00	370
40-11-377-033	2516 TYRONE ST	01/19/21	WD	\$6,380.0	\$31,900	\$17,300	54.23	\$34,584	\$4,566	\$7,250	50.0	100.0	0.12	0.12	\$128	50.00	370
40-11-378-006	2561 TYRONE ST	03/01/21	WD	\$6,600.0	\$33,000	\$17,800	53.94	\$35,542	\$4,708	\$7,250	50.0	100.0	0.12	0.12	\$132	50.00	370
40-11-378-010	2545 TYRONE ST	09/23/20	WD	\$7,980.0	\$39,900	\$18,900	47.37	\$37,881	\$9,269	\$7,250	50.0	100.0	0.12	0.12	\$160	50.00	370
40-11-378-014	2529 TYRONE ST	05/05/21	WD	\$4,800.0	\$24,000	\$12,500	52.08	\$25,060	\$6,190	\$7,250	50.0	100.0	0.12	0.12	\$96	50.00	370
40-11-378-020	2552 ALTOONA ST	10/20/21	WD	\$8,000.0	\$40,000	\$20,300	50.75	\$40,532	\$6,428	\$6,960	48.0	100.0	0.11	0.11	\$167	48.00	370
40-11-378-023	2540 ALTOONA ST	06/15/20	WD	\$6,300.0	\$31,500	\$21,600	68.57	\$43,154	(\$4,694)	\$6,960	48.0	100.0	0.11	0.11	\$131	48.00	370
40-11-379-012	602 MARQUETTE ST	12/23/21	WD	\$17,000.0	\$85,000	\$42,500	50.00	\$85,033	\$19,375	\$19,408	133.9	100.7	0.31	0.31	\$127	133.52	370
40-11-380-006	808 MARQUETTE ST	03/26/21	WD	\$12,900.0	\$64,500	\$28,500	44.19	\$56,929	\$16,122	\$8,551	59.5	125.7	0.15	0.15	\$219	52.60	370
40-11-380-012	726 DOUGHERTY PL	02/16/22	WD	\$12,000.0	\$60,000	\$23,700	39.50	\$47,411	\$21,219	\$8,630	59.5	113.9	0.15	0.15	\$202	55.76	370
40-11-381-004	2425 ALTOONA ST	10/23/20	WD	\$9,780.0	\$48,900	\$24,100	49.28	\$48,160	\$7,990	\$7,250	50.0	100.0	0.12	0.12	\$196	50.00	370
40-11-381-006	2417 ALTOONA ST	08/17/20	M.C	\$10,580.0	\$52,900	\$22,900	43.29	\$45,733	\$14,417	\$7,250	50.0	100.0	0.12	0.12	\$212	50.00	370
40-11-381-007	2413 ALTOONA ST	08/13/20	WD	\$6,360.0	\$31,800	\$20,600	64.78	\$41,284	(\$1,508)	\$7,976	55.0	101.5	0.13	0.13	\$116	54.60	370
40-11-381-014	2432 NORBERT ST	07/30/21	WD	\$19,400.0	\$97,000	\$24,200	24.95	\$48,344	\$55,761	\$7,105	49.0	100.0	0.11	0.11	\$396	49.00	370
40-11-382-001	416 MARQUETTE ST	09/09/21	WD	\$19,000.0	\$95,000	\$32,600	34.32	\$65,165	\$40,278	\$10,443	72.0	113.5	0.18	0.18	\$264	67.60	370
40-14-126-003	2467 THOMAS ST	07/15/22	WD	\$14,400.0	\$72,000	\$23,000	31.94	\$46,046	\$33,204	\$7,250	50.0	100.0	0.12	0.12	\$288	50.00	370
40-14-126-006	2459 THOMAS ST	03/25/21	WD	\$14,800.0	\$74,000	\$30,100	40.68	\$60,282	\$20,968	\$7,250	50.0	100.0	0.12	0.12	\$296	50.00	370
40-14-126-018	321 WELLER ST	06/29/22	WD	\$24,200.0	\$121,000	\$34,600	28.60	\$69,279	\$63,725	\$12,004	82.8	105.3	0.20	0.20	\$292	80.67	370
40-14-201-001	460 DOUGHERTY PL	05/18/21	WD	\$12,400.0	\$62,000	\$28,500	45.97	\$56,927	\$21,523	\$16,450	113.4	101.5	0.26	0.26	\$109	112.61	370
40-14-201-003	2307 MONTEITH ST	10/16/20	WD	\$9,800.0	\$49,000	\$28,200	57.55	\$56,498	\$1,178	\$8,676	59.8	99.4	0.14	0.14	\$164	60.00	370
40-14-201-005	448 DOUGHERTY PL	02/19/21	WD	\$16,400.0	\$82,000	\$27,900	34.02	\$55,856	\$35,103	\$8,959	61.8	106.1	0.15	0.15	\$265	60.00	370
40-14-201-014	402 DOUGHERTY PL	08/03/22	WD	\$22,200.0	\$111,000	\$34,400	30.99	\$68,806	\$56,634	\$14,440	99.6	106.1	0.24	0.24	\$223	96.67	370

40-14-201-015	910 FRANK ST	04/02/21 WD	\$17,180.0	\$85,900	\$23,900	27.82	\$47,806	\$47,741	\$9,647	66.5	133.7	0.18	0.18	\$258	57.60	370
40-14-201-018	501 PERRY ST	06/06/22 WD	\$11,000.0	\$55,000	\$29,100	52.91	\$58,229	\$5,110	\$8,339	57.5	91.9	0.13	0.13	\$191	60.00	370
40-14-201-023	2201 CARTIER ST	02/22/22 WD	\$16,200.0	\$81,000	\$26,200	32.35	\$52,340	\$36,579	\$7,919	54.6	112.0	0.13	0.13	\$297	51.60	370
40-14-201-028	2121 CARTIER ST	06/25/21 WD	\$17,000.0	\$85,000	\$22,600	26.59	\$45,249	\$47,825	\$8,074	55.7	108.7	0.13	0.13	\$305	53.40	370
40-14-202-010	2128 CARTIER ST	07/30/20 WD	\$10,000.0	\$50,000	\$22,900	45.80	\$45,745	\$12,897	\$8,642	59.6	73.6	0.12	0.12	\$168	70.17	370
40-14-203-022	2206 MONTEITH ST	07/23/21 WD	\$5,040.0	\$25,200	\$17,500	69.44	\$34,966	(\$2,162)	\$7,604	52.4	110.0	0.13	0.13	\$96	50.00	370
40-14-203-029	2102 MONTEITH ST	08/27/20 WD	\$13,200.0	\$66,000	\$29,700	45.00	\$59,332	\$16,565	\$9,897	68.3	116.2	0.17	0.17	\$193	63.33	370
40-14-228-038	1826 MONTEITH ST	06/29/21 WD	\$9,500.0	\$47,500	\$19,800	41.68	\$39,675	\$15,276	\$7,451	51.4	108.7	0.12	0.12	\$185	49.30	370
40-14-228-039	1822 MONTEITH ST	06/11/20 WD	\$5,200.0	\$26,000	\$18,200	70.00	\$36,478	(\$3,188)	\$7,290	50.3	104.0	0.12	0.12	\$103	49.30	370
40-14-228-042	701 DUPONT ST	04/29/22 WD	\$14,800.0	\$74,000	\$25,800	34.86	\$51,548	\$32,134	\$9,682	66.8	67.9	0.13	0.13	\$222	81.03	370
40-14-229-006	2019 MONTEITH ST	06/28/21 WD	\$17,000.0	\$85,000	\$23,100	27.18	\$46,203	\$46,401	\$7,604	52.4	110.0	0.13	0.13	\$324	50.00	370
40-14-229-015	1909 MONTEITH ST	05/14/21 WD	\$8,200.0	\$41,000	\$18,100	44.15	\$46,182	\$12,167	\$7,349	50.7	107.0	0.12	0.12	\$162	49.00	370
40-14-229-020	1821 MONTEITH ST	11/18/21 WD	\$13,000.0	\$65,000	\$22,200	34.15	\$44,349	\$28,213	\$7,562	52.2	107.5	0.12	0.12	\$249	50.30	370
40-14-229-023	1813 MONTEITH ST	07/23/21 WD	\$7,000.0	\$35,000	\$19,500	55.71	\$38,996	\$3,284	\$7,280	50.2	103.7	0.12	0.12	\$139	49.30	370
40-14-229-035	2034 CARTIER ST	10/06/20 WD	\$5,020.0	\$25,100	\$16,300	64.94	\$32,677	(\$12)	\$7,565	52.2	112.0	0.13	0.13	\$96	49.30	370
40-14-229-037	2030 CARTIER ST	06/25/20 WD	\$7,020.0	\$35,100	\$18,700	53.28	\$37,457	\$5,208	\$7,565	52.2	112.0	0.13	0.13	\$135	49.30	370
40-14-229-045	1920 CARTIER ST	01/26/21 WD	\$8,400.0	\$42,000	\$19,000	45.24	\$37,964	\$11,702	\$7,666	52.9	115.0	0.13	0.13	\$159	49.30	370
40-14-229-046	1916 CARTIER ST	10/15/21 WD	\$7,600.0	\$38,000	\$18,100	47.63	\$36,277	\$9,384	\$7,661	52.8	114.8	0.13	0.13	\$144	49.30	370
40-14-252-028	925 FRANK ST	08/30/21 WD	\$17,400.0	\$87,000	\$27,800	31.95	\$55,640	\$41,969	\$10,609	73.2	93.5	0.16	0.16	\$238	75.67	370
40-14-252-029	919 FRANK ST	04/22/21 WD	\$16,000.0	\$80,000	\$25,000	31.25	\$50,076	\$36,698	\$6,774	46.7	112.7	0.11	0.11	\$342	44.00	370
40-14-252-033	853 FRANK ST	07/22/22 WD	\$19,000.0	\$95,000	\$24,700	26.00	\$49,491	\$53,867	\$8,358	57.6	116.8	0.14	0.14	\$330	53.33	370
40-14-252-034	849 FRANK ST	06/27/22 WD	\$20,200.0	\$101,000	\$27,500	27.23	\$44,933	\$53,995	\$7,928	54.7	119.6	0.14	0.14	\$369	50.00	370
40-14-252-038	833 FRANK ST	04/20/20 WD	\$14,500.0	\$72,500	\$28,100	38.76	\$56,126	\$24,512	\$8,138	56.1	126.0	0.15	0.15	\$258	50.00	370
40-14-252-054	713 FRANK ST	07/28/22 WD	\$14,800.0	\$74,000	\$20,100	27.16	\$40,274	\$41,330	\$7,604	52.4	110.0	0.13	0.13	\$282	50.00	370
40-14-252-058	701 FRANK ST	04/02/21 WD	\$8,800.0	\$44,000	\$21,800	49.55	\$43,698	\$7,906	\$7,604	52.4	110.0	0.13	0.13	\$168	50.00	370
40-14-253-006	834 FRANK ST	10/25/21 WD	\$17,200.0	\$86,000	\$25,300	29.42	\$50,635	\$43,288	\$7,923	54.6	126.4	0.14	0.14	\$315	48.60	370
40-14-253-007	830 FRANK ST	10/07/20 WD	\$16,300.0	\$81,500	\$26,700	32.76	\$53,328	\$36,018	\$7,846	54.1	124.0	0.14	0.14	\$301	48.60	370
40-14-253-011	814 FRANK ST	02/10/22 WD	\$14,800.0	\$74,000	\$20,300	27.43	\$40,611	\$40,740	\$7,351	50.7	108.8	0.12	0.12	\$292	48.60	370
40-14-253-024	702 FRANK ST	08/05/22 WD	\$7,000.0	\$35,000	\$20,300	58.00	\$40,687	\$1,781	\$7,468	51.5	100.0	0.12	0.12	\$136	51.50	370
40-14-276-009	718 DICKINSON ST	05/21/21 WD	\$10,000.0	\$50,000	\$19,400	38.80	\$38,712	\$19,302	\$8,014	55.3	122.2	0.14	0.14	\$181	50.00	370
40-14-276-021	2023 CARTIER ST	04/24/20 WD	\$6,500.0	\$32,500	\$19,800	60.92	\$39,549	\$4,006	\$11,055	76.2	93.2	0.17	0.17	\$85	79.33	370
Totals:			\$11,273.7	\$4,284,000	\$1,738,200	40.57	\$3,476,770	\$1,428,043	\$620,813	4,281.5		10.07	10.07	\$202		
			Sale, Ratio =>		Std. Dev. =>		Average per FF=>		Average per Net Acre=>		141,797.54					

20,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 375.R-375, Last Edited: 08/22/2022

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 185
                Standard Frontage: 0        Standard Depth : 140
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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 375.R-375, Last Edited: 10/26/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 155
Standard Frontage: 0 Standard Depth : 140

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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
40-11-329-014	2527 FLUSHING RD	04/19/21	WD	\$5,980.0	\$29,900	\$15,200	50.84	\$30,364	\$5,780	\$6,244	40.3	142.0	0.13	0.13	\$148	40.00	375
40-11-329-044	1055 MARQUETTE ST	06/20/22	WD	\$8,000.0	\$40,000	\$17,300	43.25	\$34,658	\$12,348	\$7,006	45.2	114.4	0.13	0.13	\$177	50.00	375
40-11-380-021	1053 N CHEVROLET AVE	12/04/20	WD	\$10,000.0	\$30,500	\$19,100	38.20	\$38,153	\$19,808	\$7,961	51.4	130.6	0.16	0.16	\$195	53.17	375
40-11-451-017	2313 FLUSHING RD	05/20/21	WD	\$6,100.0	\$30,500	\$19,800	64.92	\$39,612	(\$2,694)	\$6,418	41.4	150.0	0.14	0.14	\$147	40.00	375
40-11-451-028	2420 BAGLEY ST	08/04/22	WD	\$8,000.0	\$40,000	\$19,600	49.00	\$39,157	\$8,865	\$8,022	51.8	150.0	0.17	0.17	\$155	50.00	375
40-11-451-034	2400 BAGLEY ST	01/05/21	WD	\$8,600.0	\$43,000	\$25,400	59.07	\$50,849	\$173	\$8,022	51.8	150.0	0.17	0.17	\$166	50.00	375
40-11-454-001	1102 BLAIR ST	03/24/22	WD	\$22,000.0	\$110,000	\$66,300	60.27	\$132,606	(\$15,104)	\$7,502	48.4	100.5	0.13	0.13	\$455	57.13	375
40-11-455-012	958 N CHEVROLET AVE	10/11/21	WD	\$12,000.0	\$60,000	\$22,000	36.67	\$43,917	\$23,796	\$7,713	49.8	114.6	0.15	0.15	\$241	55.00	375
40-11-455-021	971 WOODBRIDGE ST	11/23/21	WD	\$5,600.0	\$28,000	\$21,000	75.00	\$42,001	(\$6,147)	\$7,854	50.7	106.8	0.14	0.14	\$111	58.00	375
40-11-456-002	912 BLAIR ST	07/20/21	WD	\$4,800.0	\$24,000	\$17,600	73.33	\$35,216	(\$4,947)	\$6,269	40.4	99.4	0.11	0.11	\$119	48.00	375
40-11-456-004	908 BLAIR ST	11/10/20	WD	\$7,600.0	\$38,000	\$21,700	57.11	\$43,482	\$1,122	\$6,604	42.6	110.3	0.12	0.12	\$178	48.00	375
40-11-456-006	902 BLAIR ST	02/11/22	WD	\$14,000.0	\$70,000	\$28,200	40.29	\$56,426	\$22,210	\$8,636	55.7	87.4	0.14	0.14	\$251	70.50	375
40-11-457-010	2234 JOULET ST	01/19/22	WD	\$8,000.0	\$40,000	\$17,000	42.50	\$34,019	\$12,399	\$6,418	41.4	150.0	0.14	0.14	\$193	40.00	375
40-11-458-006	2313 JOULET ST	03/05/21	WD	\$9,000.0	\$45,000	\$22,200	49.33	\$44,302	\$6,942	\$6,244	40.3	142.0	0.13	0.13	\$223	40.00	375
40-11-478-010	1810 BAGLEY ST	05/06/21	WD	\$5,000.0	\$25,000	\$17,300	69.20	\$34,654	(\$3,236)	\$6,416	41.4	95.9	0.11	0.11	\$121	50.00	375
40-11-480-013	1913 BAGLEY ST	12/06/21	WD	\$5,000.0	\$25,000	\$18,900	75.60	\$37,776	(\$6,948)	\$5,828	37.6	137.1	0.12	0.12	\$133	38.00	375
40-14-203-007	2229 JOULET ST	02/05/21	LC	\$4,000.0	\$20,000	\$17,000	85.00	\$33,926	(\$7,682)	\$6,244	40.3	142.0	0.13	0.13	\$99	40.00	375
40-14-203-012	2209 JOULET ST	02/19/21	WD	\$11,000.0	\$55,000	\$22,200	40.36	\$44,354	\$16,890	\$6,244	40.3	142.0	0.13	0.13	\$273	40.00	375
40-14-226-011	1819 CADILLAC ST	10/07/21	WD	\$5,500.0	\$27,500	\$18,100	65.82	\$36,138	(\$2,394)	\$6,244	40.3	142.0	0.13	0.20	\$106	57.67	375
40-14-226-016	824 N CHEVROLET AVE	05/19/20	WD	\$6,400.0	\$32,000	\$26,800	83.75	\$53,598	(\$12,242)	\$9,356	60.4	133.4	0.16	0.16	\$155	50.00	375
40-14-226-021	804 N CHEVROLET AVE	06/23/21	WD	\$7,800.0	\$39,000	\$23,200	59.49	\$46,376	\$429	\$7,805	50.4	142.0	0.16	0.16	\$232	50.00	375
40-14-226-023	772 N CHEVROLET AVE	12/21/21	WD	\$11,700.0	\$58,500	\$23,600	40.34	\$47,183	\$19,122	\$7,805	50.4	142.0	0.16	0.16	\$270	50.00	375
40-14-227-004	817 N CHEVROLET AVE	12/10/21	WD	\$13,600.0	\$68,000	\$33,100	48.68	\$66,270	\$9,535	\$7,805	50.4	142.0	0.16	0.16	\$270	50.00	375
40-14-227-024	2016 JOULET ST	11/23/21	WD	\$5,600.0	\$28,000	\$19,400	69.29	\$38,729	(\$4,485)	\$6,244	40.3	142.0	0.13	0.13	\$139	40.00	375
40-14-227-025	2012 JOULET ST	09/30/20	WD	\$9,500.0	\$47,500	\$18,400	38.74	\$36,724	\$17,020	\$6,244	40.3	142.0	0.13	0.13	\$236	40.00	375
40-14-228-008	2017 JOULET ST	12/14/21	WD	\$12,800.0	\$64,000	\$26,100	40.78	\$52,197	\$18,047	\$6,244	40.3	142.0	0.13	0.13	\$318	40.00	375
40-14-230-004	802 DUPONT ST	01/08/21	WD	\$12,600.0	\$63,000	\$22,000	34.92	\$43,975	\$25,769	\$6,744	43.5	145.6	0.14	0.14	\$290	42.67	375
40-14-230-010	718 N CHEVROLET AVE	04/01/20	WD	\$9,625.0	\$48,125	\$27,100	56.31	\$54,164	\$2,425	\$8,464	54.6	167.0	0.19	0.19	\$366	50.00	375
40-14-230-013	710 N CHEVROLET AVE	08/01/22	WD	\$20,000.0	\$100,000	\$26,000	26.00	\$51,963	\$56,501	\$8,464	54.6	167.0	0.19	0.19	\$454	50.00	375
40-14-230-016	650 N CHEVROLET AVE	09/20/21	WD	\$24,800.0	\$124,000	\$28,500	22.98	\$57,065	\$75,399	\$8,464	54.6	167.0	0.19	0.19	\$454	50.00	375
40-14-230-029	721 CADILLAC ST	03/30/22	WD	\$10,000.0	\$50,000	\$28,700	57.40	\$57,499	(\$324)	\$7,175	46.3	120.0	0.14	0.14	\$216	50.00	375
40-14-230-035	639 CADILLAC ST	03/01/22	QC	\$10,600.0	\$53,000	\$19,700	37.17	\$39,443	\$20,732	\$7,175	46.3	120.0	0.14	0.14	\$229	50.00	375

Totals:

\$9,850.2

\$1,576,025

\$748,500

47.49

\$1,496,796

\$309,107

\$229,878

1,483.1

\$210

\$8,800.0

Sale. Ratio =>

Std. Dev. =>

Average per FF=>

Average per Net Acre=>

\$10,600.0

\$53,000

\$19,700

37.17

\$39,443

\$20,732

\$7,175

46.3

\$229

228,000

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


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

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 385.R-385, Last Edited: 12/06/2021

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 120
Standard Frontage: 0 Standard Depth : 132

~~200~~ 146

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
40-12-430-011	720 MASON ST	12/23/20	PTA	\$12,380.0	\$61,900	\$20,200	32.63	\$40,463	\$25,400	\$3,963	33.0	90.0	0.08	0.08	\$375	40.00	385
40-12-431-016	115 W FIFTH AVE	07/25/22	WD	\$9,000.0	\$45,000	\$24,900	55.33	\$49,758	(\$1,069)	\$3,689	30.7	82.0	0.07	0.07	\$293	39.00	385
40-12-460-006	428 W SECOND AVE	03/24/22	WD	\$20,000.0	\$100,000	\$19,400	19.40	\$38,849	\$69,101	\$7,950	66.3	132.2	0.20	0.20	\$302	66.20	385
40-12-460-007	421 W UNIVERSITY AVE	11/13/20	WD	\$23,200.0	\$116,000	\$25,000	21.55	\$50,025	\$71,149	\$5,174	43.1	82.0	0.10	0.10	\$538	54.70	385
40-12-476-036	307 W FOURTH AVE	04/14/20	WD	\$26,000.0	\$130,000	\$63,100	48.54	\$126,203	\$24,077	\$20,280	169.0	345.4	0.58	0.32	\$154	151.00	385
40-12-477-004	522 MASON ST	11/22/21	WD	\$10,460.0	\$52,300	\$15,400	29.45	\$30,882	\$25,300	\$3,882	32.3	87.4	0.08	0.08	\$323	39.92	385
40-12-477-018	307 W UNIVERSITY AVE	12/07/20	WD	\$26,000.0	\$130,000	\$31,000	23.85	\$62,057	\$76,880	\$8,937	74.5	99.0	0.20	0.20	\$349	86.00	385
40-12-477-018	307 W UNIVERSITY AVE	01/21/22	WD	\$27,200.0	\$136,000	\$31,000	22.79	\$62,057	\$82,880	\$8,937	74.5	99.0	0.20	0.20	\$365	86.00	385
40-12-482-008	311 W SECOND AVE	03/16/21	WD	\$19,000.0	\$95,000	\$16,800	17.68	\$33,627	\$66,850	\$5,477	45.6	110.0	0.13	0.13	\$416	50.00	385
Totals:					\$866,200	\$246,800		\$493,921	\$440,568	Average	569.1		1.63	1.37			
						Sale. Ratio =>	28.49			per FF=>			Average				
						Std. Dev. =>	13.31				\$774		per Net Acre=>	269,790.57			

225,000

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

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

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 390.R-390, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 175
Standard Frontage: 0 Standard Depth: 110

200

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. Acmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-08-327-009	1825 TUSCOLA AVE	11/19/21	WD	\$15,180.0	\$75,900	\$33,900	44.66	\$67,701	\$18,430	\$10,231	82.2	110.0	0.24	0.24	\$185	58.22	390
41-08-329-001	201 S FRANKLIN AVE	09/20/21	WD	\$20,004.6	\$100,023	\$24,500	24.49	\$49,079	\$60,174	\$9,230	52.7	121.8	0.14	0.14	\$379	50.13	390
41-08-401-012	1901 TUSCOLA AVE	06/25/20	WD	\$13,000.0	\$65,000	\$29,500	45.38	\$58,939	\$20,862	\$14,801	84.6	95.1	0.20	0.20	\$154	91.33	390
41-08-401-029	108 S VERNON AVE	02/18/22	LC	\$14,000.0	\$70,000	\$22,300	31.86	\$44,559	\$34,580	\$9,139	52.2	120.0	0.14	0.14	\$268	50.00	390
41-08-402-007	2217 TUSCOLA AVE	12/08/20	WD	\$13,000.0	\$65,000	\$21,500	33.08	\$42,948	\$30,802	\$8,750	50.0	110.0	0.13	0.13	\$260	50.00	390
41-08-403-007	2016 TUSCOLA AVE	08/05/20	WD	\$9,200.0	\$46,000	\$21,700	47.17	\$43,375	\$11,174	\$8,549	48.9	105.0	0.12	0.12	\$188	50.00	390
41-08-403-013	2023 GOLD AVE	12/10/21	WD	\$22,800.0	\$114,000	\$24,500	21.49	\$49,049	\$73,500	\$8,549	48.9	105.0	0.12	0.12	\$467	50.00	390
41-08-404-009	2024 GOLD AVE	08/13/20	WD	\$21,400.0	\$107,000	\$28,400	26.54	\$56,881	\$58,668	\$8,549	48.9	105.0	0.12	0.12	\$438	50.00	390
41-08-405-002	207 HASTINGS ST	03/18/22	WD	\$13,000.0	\$65,000	\$23,700	36.46	\$47,403	\$25,940	\$8,343	47.7	100.0	0.12	0.12	\$273	50.00	390
41-08-405-006	301 HASTINGS ST	09/15/20	WD	\$18,000.0	\$90,000	\$40,500	45.00	\$81,048	\$17,295	\$8,343	47.7	100.0	0.12	0.12	\$378	50.00	390
41-08-405-008	305 HASTINGS ST	04/22/20	WD	\$13,980.0	\$69,900	\$32,500	46.49	\$64,932	\$13,311	\$8,343	47.7	100.0	0.12	0.12	\$293	50.00	390
41-08-406-008	202 CHANDLER AVE	02/24/21	WD	\$14,780.0	\$73,900	\$28,100	38.02	\$56,130	\$27,891	\$10,121	57.8	102.2	0.14	0.14	\$256	60.00	390
41-08-406-009	208 CHANDLER AVE	11/13/20	WD	\$19,000.0	\$95,000	\$22,400	23.58	\$44,852	\$58,637	\$8,489	48.5	103.5	0.12	0.12	\$392	50.00	390
41-08-428-002	207 CHANDLER AVE	03/15/22	WD	\$23,880.0	\$119,400	\$22,900	19.18	\$45,772	\$82,378	\$8,750	50.0	110.0	0.13	0.13	\$478	50.00	390
41-08-428-017	2419 GOLD AVE	10/29/20	WD	\$13,580.0	\$67,900	\$22,200	32.70	\$44,341	\$31,882	\$8,323	47.6	108.0	0.12	0.12	\$286	48.00	390
41-08-429-005	2322 GOLD AVE	08/12/20	WD	\$15,000.0	\$75,000	\$25,000	33.33	\$50,004	\$34,228	\$9,232	52.8	100.0	0.13	0.13	\$284	55.33	390
41-08-429-010	2414 GOLD AVE	08/03/20	WD	\$15,780.0	\$78,900	\$30,300	38.40	\$60,520	\$26,621	\$8,241	47.1	112.0	0.12	0.12	\$335	46.67	390
41-08-429-014	2430 GOLD AVE	10/14/21	WD	\$21,000.0	\$105,000	\$26,800	25.52	\$53,543	\$60,685	\$9,228	52.7	107.6	0.13	0.13	\$298	53.33	390
41-08-429-021	314 COMMONWEALTH AVE	01/29/21	WD	\$16,400.0	\$82,000	\$21,400	26.10	\$42,826	\$48,799	\$9,625	55.0	110.0	0.14	0.14	\$298	55.00	390
Totals:				\$16,472.9	\$1,564,923	\$502,100	32.08	\$1,003,902	\$735,857	\$174,836	1,022.8	Average		2.57	\$316		
				\$15,180.0			9.15				\$719	Average		286,103.03			
				Sale, Ratio =>								per FF=>					
				Std. Dev. =>								per Net Acre=>					

Mid Coers

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 395.R-395, Last Edited: 12/03/2021

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 225
Standard Frontage: 0 Standard Depth : 110

325

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

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 400.R-400, Last Edited: 08/23/2022

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: .325
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

Same as 3B

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 405.R-405, Last Edited: 12/06/2022

Frontages:			
Frontage 'A':	Description: 'STANDARD	'	FF Rate: 200
	Standard Frontage: 0		Standard Depth : 100
Frontage 'B':	Description: 'EXCESS LAND	'	FF Rate: 155
	Standard Frontage: 0		Standard Depth : 100
Frontage 'C':	Description: 'RAVINE	'	FF Rate: 110
	Standard Frontage: 0		Standard Depth : 0

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 405.R-405, Last Edited: 12/03/2021

Frontages:			
Frontage 'A':	Description: 'STANDARD	'	FF Rate: 175 200
	Standard Frontage: 0		Standard Depth : 100
Frontage 'B':	Description: 'EXCESS LAND	'	FF Rate: 145 155
	Standard Frontage: 0		Standard Depth : 100
Frontage 'C':	Description: 'RAVINE	'	FF Rate: 110 110
	Standard Frontage: 0		Standard Depth : 0

Sites:
~~Site 'A': Description: 'LUNDO' Value: 1,000~~

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

2402 Nolen

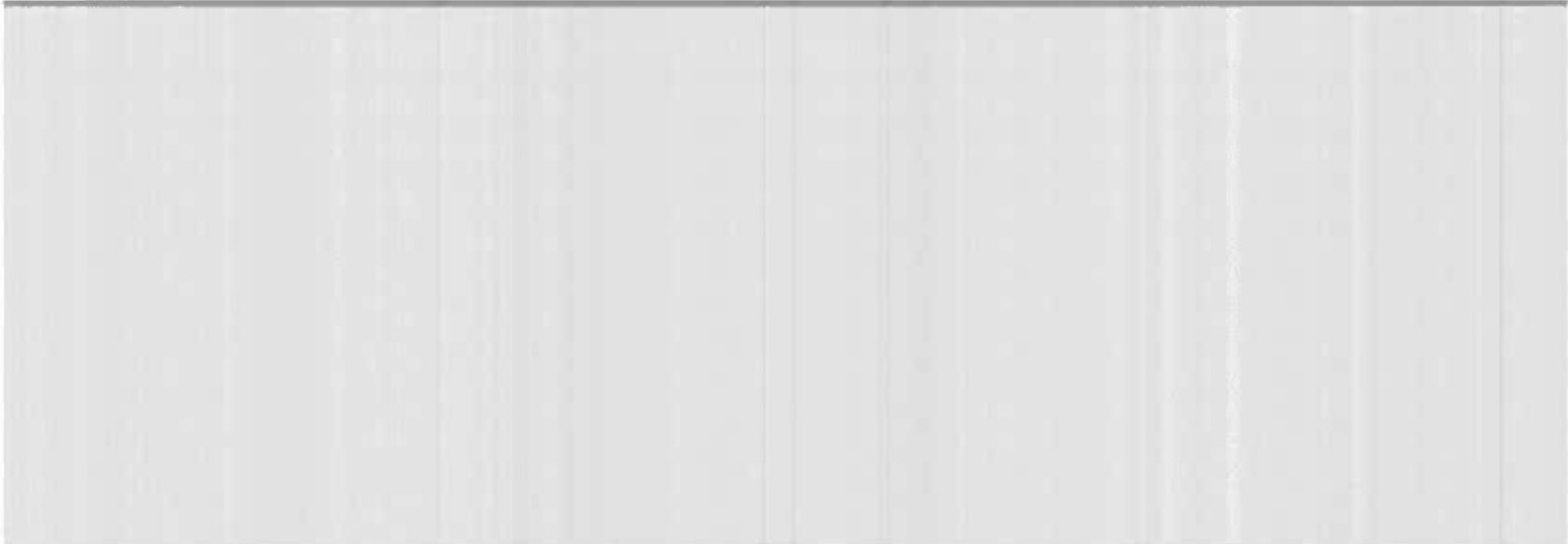
Parcel Number	Street Address	Sale Date	Instr.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-14-126-020	2484 NOLEN DR	11/20/20	WD	\$37,200.20	\$186,001	\$89,500	48.12	\$179,095	\$24,056	\$17,150	98.0	103.5	0.23	0.23	\$380	96.33	405
40-14-152-007	333 CLOVERDALE PL	12/30/21	WD	\$14,000.00	\$70,000	\$27,100	38.71	\$54,215	\$24,918	\$9,133	52.2	108.5	0.13	0.13	\$268	50.10	405
40-14-152-011	326 FERNDALE PL	08/16/21	WD	\$13,980.00	\$69,900	\$34,000	48.64	\$67,965	\$13,617	\$11,682	66.8	99.9	0.15	0.15	\$209	66.79	405
40-14-153-001	3515 SUNSET DR	07/21/21	WD	\$12,000.00	\$60,000	\$28,500	47.50	\$56,998	\$12,950	\$9,948	56.8	100.6	0.13	0.13	\$211	56.67	405
40-14-153-004	3501 SUNSET DR	12/30/20	WD	\$15,400.00	\$77,000	\$37,400	48.57	\$74,790	\$12,997	\$10,787	61.6	107.6	0.15	0.15	\$250	59.41	405
40-14-153-006	319 FERNDALE PL	01/27/22	WD	\$25,700.00	\$128,500	\$41,200	32.06	\$82,390	\$58,783	\$12,673	72.4	105.0	0.17	0.17	\$355	70.67	405
40-14-154-002	3720 BRENTWOOD DR	12/14/20	WD	\$15,000.00	\$75,000	\$37,000	49.33	\$73,960	\$18,016	\$16,976	97.0	98.0	0.22	0.22	\$155	97.99	405
40-14-154-014	3710 BRENTWOOD DR	01/27/21	WD	\$14,400.00	\$72,000	\$31,200	43.33	\$62,319	\$19,009	\$9,328	53.3	88.4	0.12	0.12	\$270	56.68	405
40-14-154-023	412 WESTCOMBE AVE	07/20/22	WD	\$19,380.00	\$96,900	\$43,700	45.10	\$87,417	\$26,633	\$17,150	98.0	100.0	0.23	0.23	\$198	98.00	405
40-14-155-008	3717 BRENTWOOD DR	09/17/21	WD	\$12,000.00	\$60,000	\$33,600	56.00	\$67,134	\$5,474	\$12,608	72.0	106.2	0.17	0.17	\$167	69.93	405
40-14-155-010	3709 BRENTWOOD DR	07/27/21	WD	\$18,000.00	\$90,000	\$31,400	34.89	\$62,863	\$37,637	\$10,500	60.0	100.0	0.14	0.14	\$300	60.00	405
40-14-155-014	3623 BRENTWOOD DR	08/12/21	WD	\$16,000.00	\$80,000	\$27,700	34.63	\$55,417	\$32,458	\$7,875	45.0	100.0	0.10	0.10	\$356	45.00	405
40-14-155-027	3722 NORWOOD DR	12/08/21	WD	\$13,000.00	\$65,000	\$33,100	50.92	\$66,287	\$10,526	\$11,813	67.5	100.0	0.16	0.16	\$193	67.50	405
40-14-156-008	3713 NORWOOD DR	11/15/21	WD	\$13,268.40	\$66,342	\$29,100	43.86	\$58,116	\$20,476	\$12,250	70.0	100.0	0.16	0.16	\$190	70.00	405
40-14-156-009	3707 NORWOOD DR	04/01/22	WD	\$21,800.00	\$109,000	\$50,900	46.70	\$101,847	\$18,447	\$11,294	64.5	85.0	0.14	0.14	\$338	70.00	405
40-14-159-023	3402 BRENTWOOD DR	02/16/22	WD	\$17,113.40	\$85,567	\$34,000	39.73	\$67,911	\$29,469	\$11,813	67.5	100.0	0.16	0.16	\$254	67.50	405
40-14-159-025	3318 BRENTWOOD DR	06/25/20	WD	\$17,000.00	\$85,000	\$40,600	47.76	\$81,232	\$16,451	\$12,683	72.5	111.4	0.18	0.18	\$235	68.66	405
40-14-159-029	512 SHEFFIELD AVE	04/29/21	WD	\$9,600.00	\$48,000	\$28,400	59.17	\$56,765	\$74	\$8,839	50.5	95.6	0.11	0.11	\$190	51.67	405
40-14-159-029	512 SHEFFIELD AVE	02/15/22	WD	\$17,000.00	\$85,000	\$28,400	33.41	\$56,765	\$37,074	\$8,839	50.5	95.6	0.11	0.11	\$337	51.67	405
40-14-160-009	3321 BRENTWOOD DR	06/03/22	WD	\$26,200.00	\$131,000	\$32,400	24.73	\$64,800	\$74,075	\$7,875	45.0	100.0	0.10	0.10	\$582	45.00	405
40-14-160-010	3315 BRENTWOOD DR	01/07/21	WD	\$14,300.00	\$71,500	\$30,200	42.24	\$60,451	\$20,701	\$9,652	55.2	100.6	0.13	0.13	\$259	55.00	405
40-14-176-007	323 WESTCOMBE AVE	01/06/22	WD	\$13,400.00	\$67,000	\$29,600	44.18	\$59,133	\$18,749	\$10,882	62.2	107.4	0.15	0.15	\$216	60.00	405
40-14-176-010	343 WESTCOMBE AVE	07/30/20	WD	\$10,980.00	\$54,900	\$51,500	93.81	\$103,035	(\$36,322)	\$11,813	67.5	100.0	0.16	0.16	\$163	67.50	405
40-14-176-018	402 ALLENDALE PL	12/02/20	WD	\$13,000.00	\$65,000	\$38,300	58.92	\$76,554	\$259	\$11,813	50.7	100.0	0.16	0.16	\$193	67.50	405
40-14-179-005	3323 PENCOMBE PL	10/29/21	WD	\$18,000.00	\$90,000	\$30,800	34.22	\$61,575	\$37,301	\$8,876	50.7	109.9	0.12	0.12	\$355	48.38	405
40-14-179-006	3319 PENCOMBE PL	04/29/20	WD	\$15,400.00	\$77,000	\$30,000	38.96	\$60,068	\$25,961	\$9,029	51.6	99.7	0.12	0.12	\$298	51.67	405
40-14-179-018	419 ALLENDALE PL	04/18/22	WD	\$18,800.00	\$94,000	\$39,900	42.45	\$79,862	\$41,225	\$27,087	154.8	146.7	0.43	0.43	\$121	127.81	405
40-14-180-021	3132 SHERWOOD DR	07/19/21	WD	\$20,000.00	\$100,000	\$57,800	57.80	\$115,582	(\$3,667)	\$11,915	68.1	98.5	0.16	0.16	\$294	68.60	405
40-14-180-022	3128 SHERWOOD DR	03/18/21	QC	\$8,000.00	\$40,000	\$31,800	79.50	\$63,560	(\$11,325)	\$12,235	69.9	97.9	0.16	0.16	\$114	70.67	405
40-14-180-025	402 BRADLEY AVE	12/29/21	WD	\$6,600.00	\$33,000	\$22,300	67.58	\$44,519	(\$541)	\$10,978	62.7	78.2	0.13	0.13	\$105	70.93	405
40-14-180-026	408 BRADLEY AVE	06/18/22	LC	\$8,000.00	\$40,000	\$26,200	65.50	\$52,423	(\$3,906)	\$8,517	48.7	94.8	0.11	0.11	\$164	50.00	405
40-14-180-028	3214 SHERWOOD DR	04/14/21	WD	\$15,800.00	\$79,000	\$27,700	35.06	\$55,407	\$41,698	\$18,105	103.5	107.1	0.25	0.25	\$153	99.96	405
40-14-252-018	2250 NOLEN DR	09/14/20	WD	\$29,400.00	\$147,000	\$49,700	33.81	\$99,440	\$59,984	\$12,424	71.0	140.0	0.19	0.19	\$414	60.00	405
40-14-252-024	2214 NOLEN DR	07/08/22	WD	\$24,600.00	\$123,000	\$38,600	31.38	\$77,129	\$58,295	\$12,424	71.0	140.0	0.19	0.19	\$347	60.00	405
40-14-252-027	2202 NOLEN DR	03/14/22	WD	\$18,600.00	\$93,000	\$47,700	51.29	\$95,420	\$10,797	\$13,217	75.5	135.0	0.20	0.20	\$246	65.00	405
40-14-326-003	513 SHEFFIELD AVE	09/10/21	WD	\$14,000.00	\$70,000	\$24,600	35.14	\$49,122	\$30,182	\$9,304	53.2	152.9	0.15	0.15	\$263	43.00	405
40-14-326-007	3119 SHERWOOD DR	11/10/21	WD	\$9,000.00	\$45,000	\$24,700	54.89	\$49,478	\$4,456	\$8,934	51.1	83.6	0.11	0.11	\$176	55.82	405
40-14-326-022	2708 CRESTWOOD DR	06/23/22	WD	\$15,000.00	\$75,000	\$24,400	32.53	\$48,790	\$36,643	\$10,433	59.6	69.8	0.11	0.11	\$252	71.33	405
40-14-327-012	3117 NORWOOD DR	11/06/20	WD	\$15,000.00	\$75,000	\$29,000	38.67	\$57,797	\$26,803	\$9,800	56.0	100.0	0.13	0.13	\$268	56.00	405
40-14-328-001	3222 NORWOOD DR	05/07/21	WD	\$10,000.00	\$50,000	\$39,400	78.80	\$78,797	(\$7,415)	\$21,364	122.1	68.6	0.23	0.23	\$82	147.45	405
40-14-328-001	3222 NORWOOD DR	02/11/22	WD	\$23,580.00	\$117,900	\$39,400	33.42	\$78,779	\$60,485	\$21,364	122.1	68.6	0.23	0.23	\$193	147.45	405
40-14-328-012	3214 NORWOOD DR	06/15/20	WD	\$9,200.00	\$46,000	\$25,900	56.30	\$51,894	\$1,544	\$7,438	42.5	100.0	0.10	0.10	\$216	42.50	405
40-14-328-019	3120 NORWOOD DR	07/14/21	WD	\$16,980.00	\$84,900	\$38,100	44.88	\$76,177	\$20,314	\$11,591	66.2	95.3	0.15	0.15	\$256	67.86	405

40-14-328-019	3120 NORWOOD DR	07/17/21	MLC	\$16,000.00	\$80,000	\$38,100	47.63	\$76,177	\$15,414	\$11,591	66.2	95.3	0.15	0.15	\$242	67.86	405
40-14-330-010	2702 MANSFIELD AVE	09/02/21	WD	\$14,000.00	\$70,000	\$26,000	37.14	\$52,009	\$30,323	\$12,332	70.5	114.0	0.17	0.17	\$199	66.00	405
40-14-331-001	601 BRADLEY AVE	03/25/21	WD	\$16,000.00	\$80,000	\$28,200	35.25	\$56,349	\$35,397	\$11,746	67.1	116.6	0.17	0.17	\$238	62.15	405
40-14-331-003	605 BRADLEY AVE	07/26/21	WD	\$13,180.00	\$65,900	\$26,200	39.76	\$52,426	\$22,835	\$9,361	53.5	110.0	0.13	0.13	\$246	51.00	405
Totals:				\$16,060.89	\$3,774,310	\$1,655,300	43.86	\$3,310,421	\$1,029,330	\$565,441	3,231.1		7.50	7.50	\$245		
				Sale. Ratio =>			43.86	Average			3,231.1	Average			\$242		
				Std. Dev. =>			13.82	per FF=>			\$319	per Net Acre=>			137,170.84		

221161000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 407,R-407, Last Edited: 08/25/2022

Sites:
Site 'A': Description: 'CONDO ' Value: 10,000



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 407.R-407, Last Edited: 11/26/2021

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

10,000

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	Rate Group 3
40-14-177-012	3330 PENCOMBE PL	06/19/20	WD	\$8,600.0	\$43,000	\$22,500	52.33	\$45,058	\$6,942	\$9,000	25.1	117.7	0.07	0.07	\$342	25.13	407	
40-14-177-013	3328 PENCOMBE PL	08/05/22	WD	\$17,800.0	\$89,000	\$26,800	30.11	\$53,676	\$44,324	\$9,000	45.1	109.8	0.11	0.11	\$395	45.10	407	
40-14-177-017	3312 PENCOMBE PL	07/28/20	WD	\$9,500.0	\$47,500	\$20,200	42.53	\$40,472	\$16,028	\$9,000	25.6	90.6	0.05	0.05	\$372	25.56	407	
40-14-177-033	321 ALLENDALE PL	12/04/20	WD	\$12,000.0	\$60,000	\$25,700	42.83	\$51,494	\$17,506	\$9,000	24.7	117.5	0.07	0.07	\$486	24.69	407	
40-14-177-037	310 SHEFFIELD AVE	11/09/21	WD	\$8,680.0	\$43,400	\$14,500	33.41	\$29,063	\$23,337	\$9,000	16.5	109.9	0.04	0.04	\$526	16.50	407	
40-14-177-039	314 SHEFFIELD AVE	12/31/21	PTA	\$5,700.0	\$28,500	\$14,500	50.88	\$29,063	\$8,437	\$9,000	16.5	113.5	0.04	0.04	\$345	16.50	407	
40-14-177-042	320 SHEFFIELD AVE	07/08/22	WD	\$10,500.0	\$52,500	\$14,500	27.62	\$29,063	\$32,437	\$9,000	16.5	119.0	0.05	0.05	\$636	16.50	407	
40-14-177-043	322 SHEFFIELD AVE	07/28/22	WD	\$12,000.0	\$60,000	\$15,300	25.50	\$30,669	\$38,331	\$9,000	23.9	121.2	0.07	0.07	\$501	23.94	407	
40-14-177-056	344 SHEFFIELD AVE	10/21/21	WD	\$6,440.0	\$32,200	\$12,000	37.27	\$24,047	\$17,153	\$9,000	16.5	120.1	0.05	0.05	\$390	16.50	407	
40-14-177-057	346 SHEFFIELD AVE	07/21/22	WD	\$8,000.0	\$40,000	\$14,900	37.25	\$29,732	\$19,268	\$9,000	16.5	113.6	0.04	0.04	\$485	16.50	407	
Totals:				\$9,922.0	\$496,100	\$180,900		\$362,337	\$223,763	\$90,000	226.9		0.59	0.59				
						Sale, Ratio =>	36.46			Average								
						Std. Dev. =>	9.21			per FF=>	\$986		Average					
													per Net Acre=>	381,197.61				

16,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 410.R-410, Last Edited: 08/26/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 125
 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 410.R-410, Last Edited: 12/06/2021

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

135 too high
125

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

Parcel Number	Street Address	Sale Date	Inst.	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
40-14-156-023	3718 BEECHER RD	05/13/21	WD	\$12,000.0	\$60,000	\$27,700	46.17	\$55,474	\$12,576	\$8,050	70.0	100.0	0.16	0.16	\$171	70.00	410
40-14-158-009	3621 GRATIOT AVE	06/03/22	WD	\$10,200.0	\$51,000	\$12,200	23.92	\$24,367	\$31,808	\$5,175	45.0	100.0	0.10	0.10	\$227	45.00	410
40-14-158-026	3606 VAN BUREN AVE	05/06/21	WD	\$4,100.0	\$20,500	\$12,400	60.49	\$24,747	\$928	\$5,175	45.0	100.0	0.10	0.10	\$91	45.00	410
40-14-302-006	3417 GRATIOT AVE	08/20/21	WD	\$16,400.0	\$82,000	\$15,400	18.78	\$30,762	\$56,413	\$5,175	45.0	100.0	0.10	0.10	\$364	45.00	410
40-14-303-009	3311 BEECHER RD	09/14/20	WD	\$6,700.0	\$33,500	\$17,900	53.43	\$35,771	\$5,204	\$7,475	65.0	100.0	0.15	0.15	\$103	65.00	410
40-14-304-018	3406 BEECHER RD	04/02/21	WD	\$7,000.0	\$35,000	\$16,600	47.43	\$33,180	\$7,570	\$5,750	50.0	100.0	0.12	0.12	\$140	50.00	410
40-14-305-003	711 HUBBARD AVE	10/18/21	WD	\$5,300.0	\$26,500	\$10,700	40.38	\$21,422	\$11,337	\$6,259	54.4	70.1	0.11	0.11	\$97	65.02	410
40-14-305-006	733 HUBBARD AVE	08/05/21	WD	\$9,400.0	\$47,000	\$22,900	48.72	\$45,733	\$8,928	\$7,661	66.6	93.6	0.15	0.15	\$141	68.87	410
40-14-305-007	801 HUBBARD AVE	07/25/22	WD	\$5,700.0	\$28,500	\$15,400	54.04	\$30,866	\$4,505	\$6,871	59.7	88.4	0.13	0.13	\$95	63.54	410
40-14-305-011	823 HUBBARD AVE	01/08/21	WD	\$7,200.0	\$36,000	\$19,700	54.72	\$39,343	\$4,631	\$7,974	69.3	98.1	0.16	0.16	\$104	70.00	410
40-14-305-016	724 BARNEY AVE	03/24/21	WD	\$5,300.0	\$26,500	\$14,800	55.85	\$29,529	\$2,601	\$5,630	49.0	87.1	0.11	0.11	\$108	52.47	410
40-14-307-014	701 MANN AVE	07/26/22	WD	\$15,464.0	\$77,320	\$15,000	19.40	\$29,981	\$52,514	\$5,175	45.0	100.0	0.10	0.10	\$344	45.00	410
40-14-327-027	3026 BEECHER RD	09/16/21	WD	\$9,000.0	\$45,000	\$13,500	30.00	\$27,027	\$22,918	\$4,945	43.0	100.0	0.10	0.10	\$209	43.00	410
40-14-327-030	3014 BEECHER RD	04/13/22	WD	\$14,000.0	\$70,000	\$15,700	22.43	\$31,301	\$45,024	\$6,325	55.0	100.0	0.13	0.13	\$255	55.00	410
Totals:				\$9,126.0	\$638,820	\$229,900		\$459,503	\$266,957	\$87,640	762.1		1.71	1.71	\$175		
				Sale. Ratio =>		35.99	Average		per FF=>		Average		per Net Acre=>				
				Std. Dev. =>		15.09					\$350						

229000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 415.R-415, Last Edited: 12/06/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 115
 Standard Depth : 132
 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 415.R-415, Last Edited: 12/03/2021

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

135 to high 115

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	Inst.	20% allocation	Adj. Sale \$	Cur. Asmt.	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-13-286-041	608 W COURT ST	08/25/21	WD	\$21,000.0	\$105,000	\$27,000	25.71	\$53,921	\$56,019	\$4,940	49.4	69.9	0.18	0.18	\$425	35.60	415
40-13-328-044	1636 W COURT ST	04/05/21	QC	\$5,000.0	\$5,000	\$2,400	48.00	\$4,712	\$5,000	\$4,712	47.1	140.5	0.15	0.15	\$106	45.67	415
41-18-301-002	909 STOCKTON ST	10/21/20	WD	\$23,800.0	\$119,000	\$22,900	19.24	\$45,796	\$76,103	\$2,899	29.0	66.0	0.06	0.06	\$821	41.00	415
41-18-301-006	505 W COURT ST	08/19/21	WD	\$13,400.0	\$67,000	\$36,400	54.33	\$72,841	\$19,969	\$25,810	83.5	123.8	0.55	0.24	\$160	83.50	415
41-18-303-023	1034 STOCKTON ST	05/18/21	WD	\$5,520.0	\$27,600	\$17,400	63.04	\$34,807	(\$2,957)	\$4,250	42.5	71.1	0.10	0.10	\$130	58.00	415
41-18-334-025	SIMPSON CT	01/07/21	WD	\$6,000.0	\$30,000	\$0	0.00	\$6,645	\$30,000	\$6,645	66.5	134.4	0.14	0.08	\$90	93.00	415
41-18-355-011	602 FAIRLANE ST	02/18/22	WD	\$10,200.0	\$51,000	\$26,800	52.55	\$53,504	\$6,164	\$8,668	86.7	64.5	0.18	0.18	\$118	124.00	415
41-18-379-033	426 RASCH CT	02/28/22	WD	\$8,000.0	\$40,000	\$13,000	32.50	\$26,024	\$18,781	\$4,805	48.1	125.2	0.14	0.14	\$166	49.33	415
41-18-380-007	1437 OAK ST	08/06/21	WD	\$3,400.0	\$17,000	\$9,900	58.24	\$19,708	\$789	\$3,497	35.0	100.9	0.09	0.09	\$97	40.00	415
41-18-381-012	1511 TACOMA ST	05/13/21	WD	\$4,000.0	\$20,000	\$12,800	64.00	\$25,698	(\$2,216)	\$3,482	34.8	100.0	0.09	0.09	\$115	40.00	415
41-18-382-016	1604 CHURCH ST	01/15/21	WD	\$6,400.0	\$32,000	\$22,200	69.38	\$44,334	(\$3,353)	\$8,981	89.8	132.2	0.34	0.34	\$71	70.33	415
41-18-382-016	1604 CHURCH ST	01/12/21	WD	\$7,000.0	\$35,000	\$22,200	63.43	\$44,334	(\$353)	\$8,981	89.8	132.2	0.34	0.34	\$78	70.33	415
41-18-382-020	1622 CHURCH ST	01/15/21	QC	\$6,400.0	\$32,000	\$1,700	5.31	\$3,332	\$32,000	\$3,332	33.3	111.0	0.09	0.09	\$192	36.33	415
41-18-383-032	201 TENTH ST	09/02/21	WD	\$18,800.0	\$94,000	\$22,400	23.83	\$44,781	\$53,375	\$4,156	41.6	84.3	0.10	0.10	\$452	52.00	415
41-18-383-032	201 TENTH ST	01/12/22	QC	\$15,000.0	\$75,000	\$22,400	29.87	\$44,781	\$34,375	\$4,156	41.6	84.3	0.10	0.10	\$361	52.00	415
41-18-383-033	1523 CHURCH ST	02/05/21	WD	\$6,000.0	\$30,000	\$14,200	47.33	\$28,482	\$4,079	\$2,561	25.6	79.5	0.06	0.06	\$234	33.00	415
41-18-409-023	1501 BEACH ST	03/31/21	WD	\$3,000.0	\$15,000	\$3,900	26.00	\$7,823	\$9,802	\$2,625	26.3	66.0	0.06	0.06	\$114	37.13	415
Totals:				\$9,583.5	\$794,600	\$277,600	34.94	\$561,523	\$337,577	\$104,500	870.4		2.77	2.40	\$220	182.00	
				Sale. Ratio =>			21.49	Average			\$388	Average		121,781.02	\$130		
				Std. Dev. =>				per FF=>				per Net Acre=>					

275,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 420.R-420, Last Edited: 12/07/2022

Frontages:
Frontage 'A': Description: '100 FT DEPTH ' FF Rate: 265
 Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '150 FT DEPTH ' FF Rate: 165
 Standard Frontage: 0 Standard Depth : 150

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:

Frontage 'A': Description: '100 FT DEPTH ' FF Rate: ~~250~~ 275
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '150 FT DEPTH ' FF Rate: ~~150~~ 75
Standard Frontage: 0 Standard Depth : 150

600 width 265
165

Sites:

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

Parcel Number	Street Address	Sale Date	Inst.	20% Allocation	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Rate Group 1	Rate Group 2	Rate Group 3
41-07-451-019	627 E SECOND ST	03/09/21	WD	\$17,300.0	\$86,500	\$47,500	54.91	\$95,031	\$13,490	\$22,021	88.1	114.0	0.22	0.22	\$196	82.50	420	100 FT DEPTH	
41-07-451-052	436 THOMSON ST	12/09/21	WD	\$23,280.0	\$116,400	\$45,700	39.26	\$91,402	\$41,183	\$16,185	64.7	132.0	0.17	0.17	\$360	56.35	420	100 FT DEPTH	
41-07-476-013	913 YOUNG ST	08/27/21	WD	\$13,800.0	\$69,000	\$31,100	45.07	\$62,107	\$17,210	\$10,317	41.3	90.0	0.09	0.09	\$334	43.50	420	100 FT DEPTH	
41-07-476-017	910 E SECOND ST	12/31/20	WD	\$10,000.0	\$50,000	\$24,200	48.40	\$48,489	\$10,137	\$8,626	34.5	57.5	0.06	0.06	\$290	45.50	420	100 FT DEPTH	
41-07-477-014	915 EDDY ST	04/08/22	WD	\$17,800.0	\$89,000	\$35,300	39.66	\$70,503	\$32,472	\$13,975	55.9	125.0	0.14	0.14	\$318	50.00	420	100 FT DEPTH	
41-18-202-002	604 E SECOND ST	12/03/21	WD	\$22,560.0	\$112,800	\$50,200	44.50	\$100,353	\$28,440	\$15,993	64.0	58.0	0.11	0.11	\$353	84.00	420	100 FT DEPTH	
41-18-202-007	620 E SECOND ST	12/29/21	WD	\$14,000.0	\$70,000	\$24,600	35.14	\$49,155	\$34,775	\$13,930	55.7	99.0	0.13	0.13	\$251	56.00	420	100 FT DEPTH	
41-18-202-010	607 EAST ST	10/12/21	WD	\$23,000.0	\$115,000	\$44,900	39.04	\$89,711	\$44,069	\$18,780	75.1	156.8	0.22	0.22	\$306	60.00	420	100 FT DEPTH	100 FT DEPTH
41-18-202-019	625 E THIRD ST	09/04/20	WD	\$6,400.0	\$32,000	\$26,900	84.06	\$53,795	(\$12,851)	\$8,944	35.8	80.0	0.07	0.07	\$179	40.00	420	100 FT DEPTH	
41-18-208-009	725 THOMSON ST	06/30/22	WD	\$21,000.0	\$105,000	\$31,000	29.52	\$62,086	\$55,552	\$12,638	50.6	132.0	0.13	0.13	\$415	44.00	420	100 FT DEPTH	
41-18-208-010	729 THOMSON ST	06/30/22	WD	\$19,000.0	\$95,000	\$36,100	38.00	\$72,205	\$35,433	\$12,638	50.6	132.0	0.13	0.13	\$376	44.00	420	100 FT DEPTH	
41-18-208-011	735 THOMSON ST	08/04/20	WD	\$18,600.0	\$93,000	\$32,200	34.62	\$64,480	\$41,158	\$12,638	50.6	132.0	0.13	0.13	\$368	44.00	420	100 FT DEPTH	
41-18-208-018	702 AVON ST	07/07/20	WD	\$9,000.0	\$45,000	\$25,700	57.11	\$51,371	\$2,565	\$8,936	35.7	66.0	0.07	0.07	\$252	44.00	420	100 FT DEPTH	
41-07-455-004	613 THOMSON ST	09/10/20	WD	\$12,900.0	\$64,500	\$28,300	43.88	\$56,678	\$17,109	\$8,653	61.9	132.0	0.20	0.20	\$208	66.00	420	150 FT DEPTH	
41-18-206-011	709 EAST ST	10/14/20	WD	\$9,980.0	\$49,900	\$38,800	77.76	\$77,526	(\$18,973)	\$8,679	57.7	165.0	0.21	0.21	\$173	55.00	420	150 FT DEPTH	
41-18-206-021	722 PIERSON ST	06/23/22	WD	\$13,450.0	\$67,250	\$18,100	26.91	\$36,101	\$35,828	\$4,679	31.2	134.0	0.10	0.10	\$431	33.00	420	150 FT DEPTH	
41-18-206-022	724 PIERSON ST	06/23/22	WD	\$13,450.0	\$67,250	\$21,300	31.67	\$42,679	\$29,250	\$4,679	31.2	134.0	0.10	0.10	\$431	33.00	420	150 FT DEPTH	
41-18-207-017	714 THOMSON ST	08/10/21	WD	\$15,000.0	\$75,000	\$29,600	39.47	\$59,138	\$25,149	\$9,287	61.9	132.0	0.20	0.20	\$242	66.00	420	150 FT DEPTH	
				\$15,584.4										\$305					

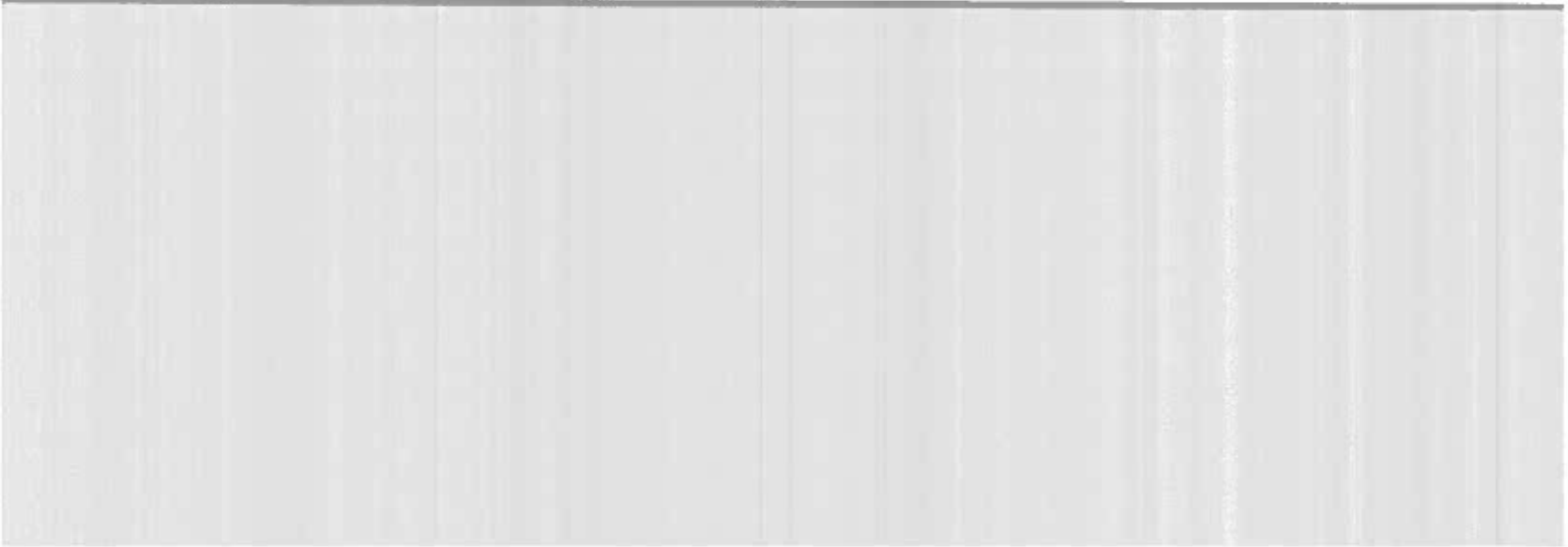
131,000

Condo																			
41-07-453-056	906 E KEARSLEY ST	05/01/20	WD	\$13,400.0	\$67,000	\$33,800	50.45	\$67,514	\$11,486	\$12,000	0.0	0.0	0.00	0.00	#DIV/0!	0.00	420		
41-07-453-061	405 AVON ST	08/12/20	WD	\$12,000.0	\$60,000	\$33,500	55.83	\$67,080	\$4,920	\$12,000	0.0	0.0	0.00	0.00	#DIV/0!	0.00	420		
	Totals:			\$1,529,600	\$658,800		43.07	\$1,317,404	\$448,402	\$236,206	946.4	2.49	2.49						
					Sale. Ratio ==>				Average per FF==>			Average per Net Acre==>	180,370.88						
					Std. Dev. ==>		14.72				\$474								

Condo 121,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 430.R-430, Last Edited: 12/07/2022

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



Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 430.R-430, Last Edited: 12/03/2021

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

FF Rate: 25
Standard Depth : 100

~~25~~ 25
NC

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
41-17-101-011	914 E NINTH ST	06/22/22	WD	\$10,000.0	\$50,000	\$18,800	37.60	\$37,569	\$18,341	\$5,910	47.3	118.3	0.12	0.12	\$212	43.47	430
41-17-151-013	905 E WELLINGTON AVE	09/17/21	WD	\$6,400.0	\$32,000	\$15,400	48.13	\$30,725	\$7,525	\$6,250	50.0	100.0	0.12	0.12	\$128	50.00	430
41-17-154-005	916 KENNEDY AVE	11/30/20	WD	\$9,800.0	\$19,000	\$12,300	64.74	\$24,582	(\$483)	\$5,099	40.8	90.0	0.09	0.09	\$93	43.00	430
41-18-228-008	903 E SEVENTH ST	12/03/21	QC	\$4,000.0	\$20,000	\$15,100	75.50	\$30,286	(\$5,106)	\$5,180	41.4	84.8	0.09	0.09	\$97	45.00	430
41-18-276-010	722 E SIXTH ST	05/24/21	WD	\$14,000.0	\$70,000	\$21,700	31.00	\$43,378	\$32,611	\$5,989	47.9	112.6	0.12	0.12	\$292	45.16	430
41-18-276-020	822 E SIXTH ST	06/18/21	WD	\$20,000.0	\$100,000	\$21,800	21.80	\$43,621	\$62,357	\$5,978	47.8	90.9	0.11	0.11	\$418	50.18	430
41-18-276-020	822 E SIXTH ST	08/31/21	WD	\$20,400.0	\$102,000	\$21,800	21.37	\$43,621	\$64,357	\$5,978	47.8	90.9	0.11	0.11	\$427	50.18	430
41-18-276-032	841 E SEVENTH ST	07/30/21	WD	\$14,400.0	\$72,000	\$18,800	26.11	\$37,664	\$40,472	\$6,136	49.1	95.7	0.11	0.11	\$293	50.18	430
41-18-277-027	882 E EIGHTH ST	11/08/21	WD	\$3,800.0	\$15,000	\$14,000	95.35	\$27,982	(\$5,402)	\$6,555	52.4	110.0	0.13	0.13	\$57	50.00	430
41-18-277-033	853 E EIGHTH ST	08/23/21	WD	\$22,000.0	\$110,000	\$25,900	23.55	\$51,743	\$64,812	\$6,555	52.4	110.0	0.13	0.13	\$420	50.00	430
41-18-280-002	1305 LAPEER RD	10/15/21	WD	\$5,000.0	\$25,000	\$14,800	59.20	\$29,679	\$821	\$5,500	44.0	100.0	0.10	0.10	\$114	44.00	430
41-18-280-022	821 E NINTH ST	12/13/21	WD	\$12,000.0	\$60,000	\$27,900	46.50	\$55,775	\$10,780	\$6,555	52.4	110.0	0.13	0.13	\$229	50.00	430
41-18-280-030	801 E NINTH ST	04/23/21	WD	\$16,000.0	\$80,000	\$32,600	40.75	\$65,148	\$27,332	\$12,480	99.8	94.5	0.22	0.22	\$160	102.71	430
41-18-285-021	833 E WELLINGTON AVE	04/05/22	WD	\$11,800.0	\$59,000	\$23,800	40.34	\$47,561	\$17,689	\$6,250	50.0	100.0	0.12	0.12	\$236	50.00	430
Totals:				\$11,628.6	\$614,000	\$284,700	34.98	\$569,309	\$335,106	\$90,415	723.3		1.66	1.66	\$227		
				\$11,900.0													
						Sale. Ratio =>	34.98			Average							
						Std. Dev. =>	21.61			per FF=>	\$463						
													Average				
													per Net Acre=>	201,385.82			

Low
Zones


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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 400
                Standard Frontage: 0          Standard Depth : 120
```

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 435.R-435, Last Edited: 12/03/2021

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

FF Rate: 325
Standard Depth : 120

400

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	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	ECF Area
41-08-376-007	1601 CROMWELL AVE	12/01/20	WD	\$28,600.0	\$143,000	\$63,000	44.06	\$125,994	\$38,515	\$21,509	66.2	145.2	0.20	0.20	\$432	60.33	435
41-08-378-019	608 KENSINGTON AVE	01/13/22	WD	\$24,400.0	\$122,000	\$70,500	57.79	\$140,920	\$6,368	\$25,288	77.8	202.4	0.28	0.28	\$314	60.00	435
41-08-379-006	517 KENSINGTON AVE	01/05/22	WD	\$27,000.0	\$135,000	\$56,400	41.78	\$112,760	\$44,060	\$21,820	67.1	150.3	0.21	0.21	\$402	60.00	435
41-08-379-019	1809 MONTCLAIR AVE	04/29/21	WD	\$23,800.0	\$119,000	\$44,700	37.56	\$89,454	\$45,135	\$15,589	48.0	110.0	0.13	0.13	\$496	50.10	435
41-08-382-013	814 BLANCHARD AVE	09/15/21	WD	\$27,400.0	\$137,000	\$68,000	49.64	\$136,013	\$25,117	\$24,130	74.2	135.0	0.22	0.22	\$369	70.00	435
41-08-382-015	1609 E COURT ST	04/25/22	WD	\$19,800.0	\$99,000	\$62,600	63.23	\$125,107	(\$5,811)	\$20,296	62.4	130.0	0.18	0.18	\$317	60.00	435
41-08-382-016	1615 E COURT ST	04/29/22	WD	\$38,600.0	\$193,000	\$66,100	34.25	\$132,111	\$81,185	\$20,296	62.4	130.0	0.18	0.18	\$618	60.00	435
41-08-382-017	1621 E COURT ST	09/30/21	WD	\$29,000.0	\$145,000	\$64,900	44.76	\$129,793	\$40,577	\$25,370	78.1	130.0	0.22	0.22	\$371	75.00	435
41-08-383-001	1702 MONTCLAIR AVE	07/13/20	WD	\$31,600.0	\$158,000	\$67,300	42.59	\$134,629	\$52,933	\$29,562	91.0	102.0	0.23	0.23	\$347	98.66	435
41-08-383-004	711 BLANCHARD AVE	07/24/20	WD	\$16,380.0	\$81,900	\$48,000	58.61	\$95,920	\$2,230	\$16,250	50.0	120.0	0.14	0.14	\$328	50.00	435
41-08-383-014	716 KENSINGTON AVE	05/14/20	WD	\$16,000.0	\$80,000	\$38,300	47.88	\$76,598	\$19,652	\$16,250	50.0	120.0	0.14	0.14	\$320	50.00	435
41-08-383-017	728 KENSINGTON AVE	03/07/22	WD	\$26,000.0	\$130,000	\$51,100	39.31	\$102,232	\$50,193	\$22,425	69.0	120.0	0.19	0.19	\$377	69.00	435
41-08-383-020	818 KENSINGTON AVE	04/30/21	WD	\$28,000.0	\$140,000	\$49,600	31.86	\$89,277	\$66,973	\$16,250	50.0	120.0	0.14	0.14	\$560	50.00	435
41-08-384-006	711 KENSINGTON AVE	04/15/22	WD	\$35,600.0	\$178,000	\$59,100	33.20	\$118,288	\$77,895	\$18,183	55.9	150.3	0.17	0.17	\$636	50.00	435
41-08-384-009	723 KENSINGTON AVE	11/30/21	WD	\$25,000.0	\$125,000	\$51,200	40.96	\$102,370	\$40,813	\$18,183	55.9	150.3	0.17	0.17	\$447	50.00	435
41-08-384-011	805 KENSINGTON AVE	08/30/21	WD	\$30,400.0	\$152,000	\$55,400	36.45	\$110,865	\$59,298	\$18,183	55.9	150.3	0.17	0.17	\$543	50.00	435
41-17-101-006	1301 RIVERDALE RD	12/23/21	WD	\$40,000.0	\$200,000	\$109,700	54.85	\$219,374	\$23,738	\$43,112	129.1	200.0	0.76	0.76	\$310	100.00	435
41-17-102-017	1014 WOODSIDE DR	07/31/20	WD	\$45,000.0	\$225,000	\$125,500	55.78	\$250,939	\$4,293	\$30,232	93.0	108.1	0.24	0.24	\$484	98.03	435
41-17-103-009	926 E FORK DR	07/21/20	WD	\$34,400.0	\$172,000	\$111,500	64.83	\$223,042	(\$26,524)	\$24,518	75.4	85.3	0.18	0.18	\$456	89.46	435
41-17-104-012	912 BEARD ST	12/03/21	WD	\$29,200.0	\$146,000	\$53,300	36.51	\$106,657	\$54,177	\$14,834	45.6	100.0	0.12	0.12	\$640	50.00	435
41-17-104-013	918 BEARD ST	09/22/20	OTH	\$18,000.0	\$90,000	\$69,000	76.67	\$138,063	(\$30,262)	\$17,801	54.8	100.0	0.14	0.14	\$329	60.00	435
41-17-104-015	926 BEARD ST	10/13/20	WD	\$29,980.0	\$149,900	\$70,600	47.10	\$141,176	\$30,975	\$22,251	68.5	100.0	0.17	0.17	\$438	75.00	435
41-17-105-010	1202 BEARD ST	02/04/22	WD	\$30,800.0	\$154,000	\$64,800	42.08	\$129,590	\$41,443	\$17,033	52.4	91.8	0.13	0.13	\$588	59.91	435
41-17-106-020	1150 WOODSIDE DR	04/29/22	WD	\$30,200.0	\$151,000	\$46,400	30.73	\$92,722	\$76,278	\$18,000	55.4	102.3	0.14	0.14	\$545	60.00	435
41-17-106-025	1417 LINWOOD AVE	05/28/21	WD	\$67,000.0	\$335,000	\$183,500	54.78	\$366,975	\$6,171	\$38,146	117.4	125.0	0.33	0.33	\$571	115.00	435
41-17-106-029	1407 WOODLAWN PARK DR	04/28/21	WD	\$50,000.0	\$250,000	\$111,500	44.60	\$222,901	\$48,742	\$21,643	66.6	130.6	0.19	0.19	\$751	63.83	435
41-17-126-007	923 BEARD ST	06/23/21	WD	\$21,200.0	\$106,000	\$58,800	55.47	\$117,561	\$4,757	\$16,318	50.2	100.0	0.13	0.13	\$422	55.00	435
41-17-127-001	1604 E COURT ST	07/29/22	WD	\$47,000.0	\$235,000	\$78,500	33.40	\$156,985	\$100,190	\$22,175	68.2	117.3	0.19	0.19	\$689	69.00	435
41-17-127-007	915 MAXINE ST	03/30/22	WD	\$45,200.0	\$226,000	\$101,500	44.91	\$203,095	\$48,759	\$25,854	79.5	135.0	0.23	0.23	\$568	75.00	435
41-17-127-019	922 BLANCHARD AVE	07/09/21	WD	\$28,000.0	\$140,000	\$54,900	39.21	\$109,893	\$44,702	\$14,595	44.9	135.0	0.13	0.13	\$623	42.34	435
41-17-127-029	1002 BLANCHARD AVE	07/14/22	WD	\$34,000.0	\$170,000	\$61,400	36.12	\$122,817	\$75,105	\$27,922	85.9	135.0	0.25	0.25	\$396	81.00	435
41-17-127-030	1010 BLANCHARD AVE	08/25/20	WD	\$31,600.0	\$158,000	\$78,800	49.87	\$157,654	\$24,131	\$23,785	73.2	135.0	0.21	0.21	\$432	69.00	435
41-17-128-029	1018 KENSINGTON AVE	08/28/20	WD	\$31,700.0	\$158,500	\$83,700	52.81	\$167,491	\$7,259	\$16,250	50.0	120.0	0.14	0.14	\$634	50.00	435
41-17-129-010	923 KENSINGTON AVE	06/14/21	WD	\$36,000.0	\$180,000	\$82,100	45.61	\$164,299	\$33,869	\$18,168	55.9	150.0	0.17	0.17	\$644	50.00	435
41-17-129-012	931 KENSINGTON AVE	06/08/20	WD	\$29,000.0	\$145,000	\$55,500	38.28	\$110,988	\$52,180	\$18,168	55.9	150.0	0.17	0.17	\$519	50.00	435
41-17-129-016	1009 KENSINGTON AVE	03/24/21	WD	\$29,800.0	\$149,000	\$69,500	46.64	\$139,031	\$28,137	\$18,168	55.9	150.0	0.17	0.17	\$533	50.00	435
41-17-129-018	1017 KENSINGTON AVE	05/11/21	WD	\$30,000.0	\$150,000	\$49,900	33.27	\$99,738	\$68,430	\$18,168	55.9	150.0	0.17	0.17	\$537	50.00	435
41-17-129-019	1021 KENSINGTON AVE	12/02/21	WD	\$28,000.0	\$140,000	\$50,200	35.86	\$100,380	\$57,778	\$18,168	55.9	150.0	0.17	0.17	\$501	50.00	435
41-17-131-004	1119 BEARD ST	04/22/21	WD	\$32,000.0	\$160,000	\$74,700	46.69	\$149,495	\$29,789	\$19,284	59.3	100.0	0.15	0.15	\$539	65.00	435
41-17-131-012	1325 BEARD ST	09/24/20	WD	\$38,000.0	\$190,000	\$83,600	44.00	\$167,112	\$40,546	\$17,658	54.3	123.0	0.15	0.15	\$689	53.67	435
41-17-131-017	1118 MAXINE ST	08/28/20	WD	\$28,480.0	\$142,400	\$59,500	41.78	\$119,070	\$43,288	\$19,958	61.4	125.7	0.17	0.17	\$464	60.00	435
41-17-131-023	1318 MAXINE ST	08/05/20	WD	\$32,000.0	\$160,000	\$74,700	46.69	\$149,473	\$31,313	\$20,786	64.0	122.5	0.18	0.18	\$500	63.30	435
41-17-132-002	1105 MAXINE ST	08/08/22	WD	\$25,000.0	\$125,000	\$54,100	43.28	\$108,194	\$34,042	\$17,236	53.0	135.0	0.16	0.16	\$471	50.00	435

41-17-132-020	1206 BLANCHARD AVE	11/05/20 WD	\$30,000.0	\$150,000	\$85,600	57.07	\$171,279	(\$4,043)	\$17,236	53.0	135.0	0.16	0.16	\$566	50.00	435
41-17-133-007	1205 BLANCHARD AVE	07/24/20 WD	\$26,800.0	\$134,000	\$60,000	44.78	\$119,994	\$30,256	\$16,250	50.0	120.0	0.14	0.14	\$536	50.00	435
41-17-133-008	1209 BLANCHARD AVE	11/05/20 WD	\$26,400.0	\$132,000	\$66,500	50.38	\$132,987	\$15,263	\$16,250	50.0	120.0	0.14	0.14	\$528	50.00	435
41-17-133-008	1209 BLANCHARD AVE	04/15/22 WD	\$32,000.0	\$160,000	\$66,500	41.56	\$132,987	\$43,263	\$16,250	50.0	120.0	0.14	0.14	\$640	50.00	435
41-17-133-027	1134 KENSINGTON AVE	11/10/20 WD	\$27,000.0	\$135,000	\$47,200	34.96	\$94,473	\$56,777	\$16,250	50.0	120.0	0.14	0.14	\$540	50.00	435
41-17-134-006	1117 KENSINGTON AVE	12/10/21 WD	\$26,000.0	\$130,000	\$40,900	31.46	\$81,739	\$66,429	\$18,168	55.9	150.0	0.17	0.17	\$465	50.00	435
41-17-134-028	1851 BROOKSIDE DR	12/03/20 WD	\$39,150.0	\$195,750	\$122,900	62.78	\$245,756	(\$5,385)	\$44,621	137.3	131.0	0.40	0.40	\$285	131.57	435
41-17-176-005	1514 LINWOOD AVE	07/06/21 WD	\$37,980.0	\$189,900	\$78,200	41.18	\$156,350	\$59,257	\$25,707	79.1	125.0	0.22	0.22	\$480	77.50	435
41-17-176-015	1417 BROOKWOOD AVE	09/10/21 WD	\$26,000.0	\$130,000	\$49,200	37.85	\$98,458	\$48,127	\$16,585	51.0	125.0	0.14	0.14	\$509	50.00	435
41-17-178-008	1420 RIDGE LAWN AVE	09/03/20 WD	\$30,600.0	\$153,000	\$62,700	40.98	\$125,466	\$44,119	\$16,585	51.0	125.0	0.14	0.14	\$600	50.00	435
41-17-180-016	1506 S FRANKLIN AVE	04/13/21 WD	\$25,000.0	\$125,000	\$42,400	33.92	\$84,801	\$58,367	\$18,168	55.9	150.0	0.17	0.17	\$447	50.00	435
41-17-180-026	1618 S FRANKLIN AVE	04/26/21 WD	\$29,000.0	\$145,000	\$55,000	37.93	\$110,057	\$59,288	\$24,345	74.9	150.0	0.23	0.23	\$387	67.00	435
41-17-180-027	1626 S FRANKLIN AVE	06/13/22 WD	\$28,180.0	\$140,900	\$62,500	44.36	\$124,960	\$49,400	\$33,460	103.0	139.0	0.31	0.31	\$274	96.30	435
41-17-182-004	1615 S FRANKLIN AVE	04/21/20 WD	\$24,000.0	\$120,000	\$77,200	64.33	\$154,414	(\$2,186)	\$32,228	99.2	118.0	0.27	0.27	\$242	100.00	435
Totals:			\$30,621.6	\$8,880,250	\$3,983,500	44.86	\$7,967,395	\$2,151,023	\$1,238,168	3,806.2	Average per FF=>		11.21	11.21	\$483	
			\$29,100.0		Sale. Ratio =>	44.86				\$565	Average per Net Acre=>		191,969.92		\$490	
					Std. Dev. =>	9.81										

High 20

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 215
Standard Frontage: 0 Standard Depth : 110

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 445.R-445, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 175
Standard Frontage: 0 Standard Depth : 110

250 too high

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

215

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
41-16-202-010	3415 BRIMFIELD DR	06/02/21	WD	\$12,000.0	\$60,000	\$45,100	75.17	\$90,142	(\$17,753)	\$12,389	70.8	131.0	0.20	0.20	\$170	64.87	445
41-16-204-024	1002 BARRINGTON DR	12/29/20	WD	\$19,600.0	\$98,000	\$41,100	41.94	\$82,226	\$33,274	\$17,500	100.0	110.0	0.25	0.25	\$196	100.00	445
41-16-204-033	1110 BARRINGTON DR	10/09/20	WD	\$15,000.0	\$75,000	\$43,400	57.87	\$86,729	(\$578)	\$11,151	63.7	108.7	0.16	0.16	\$235	64.11	445
41-16-226-020	1014 BURLINGTON DR	12/22/20	WD	\$16,600.0	\$83,000	\$30,600	36.87	\$61,142	\$32,708	\$10,850	62.0	110.0	0.16	0.16	\$268	62.00	445
41-16-226-023	1026 BURLINGTON DR	11/03/21	WD	\$16,022.0	\$80,110	\$27,800	34.70	\$55,559	\$35,401	\$10,850	62.0	110.0	0.16	0.16	\$258	62.00	445
41-16-227-006	927 BURLINGTON DR	04/13/21	WD	\$10,000.0	\$50,000	\$33,500	67.00	\$67,063	(\$6,738)	\$10,325	59.0	110.0	0.15	0.15	\$169	59.00	445
41-16-227-009	1009 BURLINGTON DR	08/10/21	WD	\$26,000.0	\$130,000	\$38,700	29.77	\$77,454	\$62,171	\$9,625	55.0	110.0	0.14	0.14	\$473	55.00	445
41-16-229-004	3616 EASTHAMPTON DR	12/18/20	WD	\$16,800.0	\$84,000	\$27,400	32.62	\$54,887	\$38,290	\$9,177	52.4	100.0	0.13	0.13	\$320	55.00	445
41-16-276-011	3508 EASTHAMPTON DR	07/05/22	WD	\$21,400.0	\$107,000	\$30,200	28.22	\$60,330	\$58,350	\$11,680	66.7	100.0	0.16	0.16	\$321	70.00	445
41-16-276-012	1201 BURLINGTON DR	03/19/21	WD	\$14,000.0	\$70,000	\$32,500	46.43	\$64,910	\$19,540	\$14,450	82.6	75.0	0.17	0.17	\$170	100.00	445
Totals:				\$16,742.2	\$837,110	\$350,300		\$700,442	\$254,665	\$117,997	674.3		1.67	1.67	\$258		
				Sale. Ratio =>		41.85		Average		\$117,997	674.3	Average					
				Std. Dev. =>		16.36		per FF=>		\$378		per Net Acre=>		152,585.38			

max fees

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 450.R-450, Last Edited: 12/07/2022

Frontages:
Frontage 'A': Description: 'STANDARD' FF Rate: 125
 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 450.R-450, Last Edited: 12/05/2021

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

150 town
125

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

Parcel Number	Street Address	Sale Date 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
40-14-351-015	910 HUBBARD AVE	01/27/22 WD	\$8,000.0	\$40,000	\$16,000	40.00	\$32,033	\$13,967	\$6,000	60.0	100.0	0.14	0.14	\$133	60.00	450
40-14-352-016	932 BARNEY AVE	10/15/21 WD	\$5,200.0	\$26,000	\$17,100	65.77	\$34,126	(\$2,626)	\$5,500	55.0	100.0	0.13	0.13	\$95	55.00	450
40-14-356-002	955 HUBBARD AVE	10/06/21 WD	\$4,200.0	\$21,000	\$15,800	75.24	\$31,557	(\$6,557)	\$4,000	40.0	100.0	0.09	0.09	\$105	40.00	450
40-14-358-005	967 HUBBARD AVE	10/12/21 WD	\$13,000.0	\$65,000	\$17,200	26.46	\$34,491	\$34,509	\$4,000	40.0	100.0	0.09	0.09	\$325	40.00	450
40-14-358-008	975 HUBBARD AVE	01/03/22 WD	\$9,200.0	\$46,000	\$14,700	31.96	\$29,306	\$20,694	\$4,000	40.0	100.0	0.09	0.09	\$230	40.00	450
40-14-358-010	983 HUBBARD AVE	10/05/21 WD	\$8,600.0	\$43,000	\$15,100	35.12	\$30,272	\$16,728	\$4,000	40.0	100.0	0.09	0.09	\$215	40.00	450
40-14-358-024	992 BARNEY AVE	07/22/22 WD	\$5,000.0	\$25,000	\$12,100	48.40	\$24,188	\$4,812	\$4,000	40.0	100.0	0.09	0.09	\$125	40.00	450
40-15-427-008	3814 FRAZER ST	08/06/21 WD	\$9,600.0	\$48,000	\$25,300	52.71	\$50,591	\$3,970	\$6,561	65.6	162.3	0.19	0.19	\$146	51.50	450
40-15-429-007	4022 W KEARSLEY ST	01/06/22 WD	\$11,000.0	\$55,000	\$14,500	26.36	\$28,972	\$29,828	\$3,800	38.0	100.0	0.09	0.09	\$289	38.00	450
40-15-429-008	4018 W KEARSLEY ST	04/29/22 WD	\$11,980.0	\$59,900	\$16,000	26.71	\$32,020	\$31,880	\$4,000	40.0	100.0	0.09	0.09	\$300	40.00	450
40-15-432-005	3921 W KEARSLEY ST	11/24/21 WD	\$4,600.0	\$23,000	\$10,400	45.22	\$20,701	\$6,299	\$4,000	40.0	100.0	0.09	0.09	\$115	40.00	450
40-15-432-040	3827 W KEARSLEY ST	07/30/21 MLC	\$11,000.0	\$55,000	\$18,400	33.45	\$36,739	\$26,261	\$6,000	80.0	100.0	0.18	0.18	\$138	80.00	450
40-15-433-002	4019 JOYNER ST	04/02/21 QC	\$7,200.0	\$36,000	\$18,300	50.83	\$36,611	\$3,389	\$4,000	40.0	100.0	0.09	0.09	\$180	40.00	450
40-15-434-004	3921 JOYNER ST	04/29/21 WD	\$4,815.2	\$24,076	\$11,300	46.93	\$22,578	\$5,498	\$4,000	40.0	100.0	0.09	0.09	\$120	40.00	450
40-15-434-019	3922 W COURT ST	08/07/20 MLC	\$9,980.0	\$49,900	\$21,900	43.89	\$43,725	\$13,675	\$7,500	75.0	100.0	0.17	0.17	\$133	75.00	450
40-15-435-010	3708 W COURT ST	03/10/22 WD	\$11,400.0	\$57,000	\$20,300	35.61	\$40,627	\$22,497	\$6,124	61.2	150.0	0.17	0.17	\$186	50.00	450
40-15-452-009	932 SUNDAY ST	07/14/20 WD	\$13,000.0	\$65,000	\$27,600	42.46	\$55,163	\$19,676	\$9,839	98.4	80.0	0.20	0.20	\$132	110.00	450
40-15-453-010	931 SUNDAY ST	06/03/22 LC	\$8,480.0	\$42,400	\$14,500	34.20	\$29,089	\$17,106	\$3,795	37.9	90.0	0.08	0.08	\$223	40.00	450
40-15-457-009	4017 BLACKINGTON AVE	12/28/20 QC	\$3,900.0	\$19,500	\$14,300	73.33	\$28,590	(\$4,306)	\$4,784	47.8	113.0	0.12	0.12	\$82	45.00	450
40-15-457-016	4022 REYNOLDS ST	04/13/21 WD	\$7,800.0	\$39,000	\$18,000	46.15	\$35,946	\$7,838	\$4,784	47.8	113.0	0.12	0.12	\$163	45.00	450
40-15-457-025	4014 REYNOLDS ST	09/07/21 WD	\$9,000.0	\$45,000	\$27,000	60.00	\$54,090	\$477	\$9,567	95.7	113.0	0.23	0.23	\$94	90.00	450
40-15-477-029	3824 MANNHALL AVE	10/14/20 WD	\$9,000.0	\$45,000	\$18,400	40.89	\$36,843	\$12,877	\$4,720	47.2	110.0	0.11	0.11	\$191	45.00	450
40-15-477-031	3816 MANNHALL AVE	06/30/21 WD	\$5,200.0	\$26,000	\$14,300	55.00	\$28,570	\$2,150	\$4,720	47.2	110.0	0.11	0.11	\$110	45.00	450
40-15-477-031	3816 MANNHALL AVE	04/14/22 WD	\$7,000.0	\$35,000	\$14,300	40.86	\$28,570	\$11,150	\$4,720	47.2	110.0	0.11	0.11	\$148	45.00	450
40-15-479-002	3615 W COURT ST	12/09/21 WD	\$6,000.0	\$30,000	\$22,300	74.33	\$44,534	(\$6,534)	\$6,000	80.0	100.0	0.18	0.18	\$75	80.00	450
40-15-481-004	3817 MANNHALL AVE	10/01/21 WD	\$9,400.0	\$47,000	\$12,800	27.23	\$25,512	\$26,474	\$4,986	49.9	111.1	0.12	0.12	\$189	47.30	450
40-15-481-005	963 DARLING ST	04/29/22 WD	\$9,520.0	\$47,600	\$13,100	27.52	\$26,131	\$27,232	\$5,763	57.6	108.2	0.14	0.14	\$165	55.40	450
40-15-481-016	968 SALISBURY AVE	05/20/21 WD	\$6,100.0	\$30,500	\$15,700	51.48	\$31,394	\$3,695	\$4,589	45.9	104.0	0.11	0.11	\$133	45.00	450
40-15-485-004	1015 DARLING ST	08/30/21 WD	\$4,600.0	\$23,000	\$15,400	66.96	\$30,719	(\$886)	\$6,833	68.3	202.6	0.22	0.22	\$67	48.00	450
40-15-485-033	990 SALISBURY AVE	11/24/21 WD	\$7,000.0	\$35,000	\$16,700	47.71	\$33,358	\$6,642	\$5,000	50.0	100.0	0.12	0.12	\$140	50.00	450
40-15-486-002	955 SALISBURY AVE	04/06/21 WD	\$9,980.0	\$49,900	\$14,800	29.66	\$29,571	\$25,129	\$4,800	48.0	100.0	0.11	0.11	\$208	48.00	450
40-15-486-017	972 JOHNSON AVE	01/15/21 WD	\$8,400.0	\$42,000	\$16,300	38.81	\$32,694	\$13,656	\$4,350	43.5	100.0	0.10	0.10	\$193	43.50	450
40-15-486-019	980 JOHNSON AVE	08/02/21 WD	\$7,500.0	\$37,500	\$17,100	45.60	\$34,129	\$7,721	\$4,350	43.5	100.0	0.10	0.10	\$172	43.50	450
40-15-487-007	983 JOHNSON AVE	09/22/21 WD	\$7,400.0	\$37,000	\$13,100	35.41	\$26,281	\$16,086	\$5,367	53.7	80.0	0.11	0.11	\$138	60.00	450
40-15-487-035	964 S BALLENGER HWY	12/18/20 WD	\$5,600.0	\$28,000	\$19,100	68.21	\$38,143	(\$3,946)	\$6,197	62.0	60.0	0.11	0.11	\$90	80.00	450
40-15-487-035	964 S BALLENGER HWY	03/12/21 MLC	\$13,000.0	\$65,000	\$19,100	29.38	\$38,143	\$33,054	\$6,197	62.0	60.0	0.11	0.11	\$210	80.00	450
Totals:			\$8,129.3	\$1,463,276	\$608,300	41.57	\$1,216,007	\$440,115	\$192,846	1,928.4	Average per FF=>		4.52	4.52	\$160	
			\$8,200.0			14.58				\$228	Average per Net Acre=>		97,349.04			

27281.000

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

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 455.R-455, Last Edited: 12/03/2021

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

125 NC

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	
40-13-302-006	1926 W COURT ST	02/22/21	WD	\$16,660.0	\$82,000	\$25,900	31.59	\$51,735	\$37,848	\$7,583	75.8	132.0	0.20	0.20	\$216	66.00	455
40-13-355-007	1940 BECKER ST	09/28/21	WD	\$5,000.0	\$25,000	\$8,100	32.40	\$16,106	\$12,731	\$3,837	38.4	92.0	0.08	0.08	\$130	40.00	455
40-13-359-006	1009 PERSHING ST	10/12/20	WD	\$5,400.0	\$27,000	\$12,300	45.56	\$24,687	\$5,596	\$3,283	32.8	88.0	0.07	0.07	\$164	35.00	455
40-13-359-020	1018 CHRISTOPHER ST	07/02/22	WD	\$7,200.0	\$36,000	\$15,400	42.78	\$30,890	\$9,830	\$4,720	47.2	110.0	0.11	0.11	\$153	45.00	455
40-14-353-019	932 MANN AVE	09/21/21	WD	\$3,500.0	\$17,500	\$9,600	54.86	\$19,196	\$2,304	\$4,000	40.0	100.0	0.09	0.09	\$88	40.00	455
40-14-353-019	932 MANN AVE	10/29/21	WD	\$7,200.0	\$36,000	\$9,600	26.67	\$19,196	\$20,804	\$4,000	40.0	100.0	0.09	0.09	\$180	40.00	455
40-14-356-006	911 KNAPP AVE	03/19/21	WD	\$5,600.0	\$28,000	\$13,400	47.86	\$26,727	\$5,273	\$4,000	40.0	100.0	0.09	0.09	\$140	40.00	455
40-14-356-007	915 KNAPP AVE	10/28/20	WD	\$5,700.0	\$28,500	\$10,900	38.25	\$21,820	\$10,680	\$4,000	40.0	100.0	0.09	0.09	\$143	40.00	455
40-14-360-016	968 MANN AVE	05/27/20	MLC	\$3,800.0	\$19,000	\$10,000	52.63	\$19,912	\$3,088	\$4,000	40.0	100.0	0.09	0.09	\$95	40.00	455
40-14-362-014	951 STOCKER AVE	06/24/21	WD	\$9,600.0	\$48,000	\$17,000	35.42	\$33,977	\$20,523	\$6,500	65.0	100.0	0.15	0.15	\$148	65.00	455
40-14-363-005	969 KNAPP AVE	12/21/21	WD	\$11,000.0	\$55,000	\$16,400	29.82	\$32,706	\$28,817	\$6,523	65.2	100.0	0.15	0.15	\$169	65.23	455
40-14-366-021	1009 BARNEY AVE	08/12/21	WD	\$6,000.0	\$30,000	\$20,600	68.67	\$41,145	(\$2,452)	\$8,693	86.9	100.0	0.20	0.20	\$69	86.93	455
40-14-367-002	3214 FIELDING ST	07/13/20	WD	\$4,800.0	\$24,000	\$10,300	42.92	\$20,528	\$7,786	\$4,314	43.1	105.0	0.10	0.10	\$111	42.10	455
40-14-381-005	911 BRADLEY AVE	08/19/21	WD	\$8,980.0	\$44,900	\$14,000	31.18	\$28,075	\$20,825	\$4,000	40.0	100.0	0.09	0.09	\$225	40.00	455
40-14-381-006	915 BRADLEY AVE	11/23/21	WD	\$5,400.0	\$27,000	\$11,300	41.85	\$22,577	\$8,423	\$4,000	40.0	100.0	0.09	0.09	\$135	40.00	455
40-14-381-018	932 HAMMOND ST	02/04/21	WD	\$5,480.0	\$27,400	\$17,400	63.50	\$34,663	\$7,246	\$14,509	145.1	300.0	0.33	0.33	\$38	145.09	455
40-14-381-019	HAMMOND ST	02/04/21	WD	\$5,480.0	\$27,400	\$17,400	63.50	\$34,663	\$7,246	\$14,509	145.1	300.0	0.33	0.33	\$38	145.09	455
40-14-382-012	2802 FIELDING ST	02/22/22	WD	\$3,600.0	\$18,000	\$9,800	54.44	\$19,501	\$2,493	\$3,994	39.9	99.7	0.09	0.09	\$90	40.00	455
40-14-382-014	2718 FIELDING ST	04/30/21	WD	\$11,800.0	\$59,000	\$16,900	28.64	\$33,744	\$29,250	\$3,994	39.9	99.7	0.09	0.09	\$295	40.00	455
40-14-383-005	986 KNIGHT AVE	09/29/20	WD	\$7,700.0	\$38,500	\$14,600	37.92	\$29,179	\$13,321	\$4,000	40.0	100.0	0.09	0.09	\$193	40.00	455
40-14-387-006	2805 GIBSON ST	09/11/20	WD	\$4,600.0	\$23,000	\$10,100	43.91	\$20,253	\$6,747	\$4,000	40.0	100.0	0.09	0.09	\$115	40.00	455
40-14-387-013	2826 REYNOLDS ST	03/25/22	WD	\$2,500.0	\$12,500	\$10,300	82.40	\$20,639	(\$4,139)	\$4,000	40.0	100.0	0.09	0.09	\$63	40.00	455
40-14-389-002	2827 REYNOLDS ST	07/24/20	WD	\$4,000.0	\$20,000	\$10,700	53.50	\$21,451	\$2,549	\$4,000	40.0	100.0	0.09	0.09	\$100	40.00	455
40-14-389-005	2815 REYNOLDS ST	03/05/21	WD	\$5,000.0	\$25,000	\$10,700	42.80	\$21,349	\$7,651	\$4,000	40.0	100.0	0.09	0.09	\$125	40.00	455
40-14-427-031	2001 BECKWITH CT	11/18/21	WD	\$6,820.0	\$34,100	\$15,500	45.45	\$30,879	\$12,244	\$9,023	90.2	140.0	0.17	0.17	\$76	110.26	455
40-14-427-036	2005 BECKWITH CT	11/18/21	WD	\$6,820.0	\$34,100	\$15,500	45.45	\$30,879	\$12,244	\$9,023	90.2	140.0	0.17	0.17	\$76	110.26	455
Totals:				\$6,514.6	\$846,900	\$353,700	41.76	\$706,477	\$288,928	\$148,505	1,485.0	3.37	2.77	\$130			
				Sale. Ratio =>		41.76	Average				Average						
				Std. Dev. =>		13.47	per FF=>				per Net Acres=>						

225,000

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

Jnit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 460.R-460, Last Edited: 12/03/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 115
Standard Frontage: 0 Standard Depth : 120

~~100~~
reduce
100

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
40-22-226-008	3930 AUGUSTA ST	10/29/21	WD	\$9,000.0	\$45,000	\$16,100	35.78	\$32,240	\$19,195	\$6,435	56.0	120.0	0.15	0.15	\$161	55.96	460
40-22-226-010	3922 AUGUSTA ST	10/29/21	WD	\$5,600.0	\$28,000	\$10,900	38.93	\$21,848	\$10,752	\$4,600	40.0	120.0	0.11	0.11	\$140	40.00	460
40-22-228-016	3801 AUGUSTA ST	09/08/20	MLC	\$7,400.0	\$37,000	\$20,900	56.49	\$41,794	\$4,406	\$9,200	80.0	120.0	0.22	0.22	\$93	80.00	460
40-22-228-022	3906 BROWN ST	11/17/21	WD	\$10,050.0	\$50,250	\$18,200	36.22	\$36,382	\$18,468	\$4,600	40.0	120.0	0.11	0.11	\$251	40.00	460
40-22-231-013	3722 WHITNEY AVE	07/25/22	WD	\$13,980.0	\$69,900	\$11,000	15.74	\$21,990	\$52,510	\$4,600	40.0	120.0	0.11	0.11	\$350	40.00	460
40-22-231-015	3714 WHITNEY AVE	05/06/21	WD	\$2,593.0	\$12,965	\$11,500	88.70	\$22,945	(\$5,380)	\$4,600	40.0	120.0	0.11	0.11	\$65	40.00	460
40-22-231-019	3626 WHITNEY AVE	04/30/21	WD	\$11,100.0	\$55,500	\$25,400	45.77	\$50,820	\$9,280	\$4,600	40.0	120.0	0.11	0.11	\$278	40.00	460
40-22-231-020	3622 WHITNEY AVE	12/16/20	QC	\$10,000.0	\$50,000	\$11,600	23.20	\$23,270	\$31,330	\$4,600	40.0	120.0	0.11	0.11	\$250	40.00	460
40-22-231-024	3604 WHITNEY AVE	07/23/21	WD	\$4,580.0	\$22,900	\$12,300	53.71	\$24,680	\$3,395	\$5,175	45.0	120.0	0.12	0.12	\$102	45.00	460
40-22-232-017	3930 ARLENE AVE	10/13/21	WD	\$19,500.0	\$97,500	\$20,100	20.62	\$40,147	\$61,953	\$4,600	40.0	120.0	0.11	0.11	\$488	40.00	460
40-22-232-031	3918 ARLENE AVE	08/19/20	WD	\$4,680.0	\$23,400	\$18,300	78.21	\$36,603	(\$4,348)	\$8,855	77.0	120.0	0.21	0.21	\$61	77.00	460
40-22-277-026	3617 ARLENE AVE	09/24/21	WD	\$7,060.0	\$35,300	\$18,300	51.84	\$36,638	\$5,562	\$6,900	60.0	120.0	0.17	0.17	\$118	60.00	460
40-22-278-001	3933 HERRICK ST	06/30/22	WD	\$8,000.0	\$40,000	\$23,200	58.00	\$46,315	(\$427)	\$5,888	51.2	120.0	0.14	0.14	\$156	51.20	460
40-22-278-003	3925 HERRICK ST	07/28/21	WD	\$4,000.0	\$20,000	\$13,200	66.00	\$26,326	(\$1,726)	\$4,600	40.0	120.0	0.11	0.11	\$100	40.00	460
40-22-278-006	3913 HERRICK ST	07/01/22	WD	\$17,000.0	\$85,000	\$16,800	19.76	\$33,690	\$55,910	\$4,600	40.0	120.0	0.11	0.11	\$425	40.00	460
40-22-278-020	3930 CLAIRMONT ST	08/09/21	WD	\$5,400.0	\$27,000	\$16,900	62.59	\$33,731	(\$2,131)	\$4,600	40.0	120.0	0.11	0.11	\$135	40.00	460
40-22-278-020	3930 CLAIRMONT ST	04/26/22	WD	\$21,000.0	\$105,000	\$16,900	16.10	\$33,731	\$75,869	\$4,600	40.0	120.0	0.11	0.11	\$525	40.00	460
40-22-280-007	3909 CLAIRMONT ST	03/10/22	WD	\$10,500.0	\$52,500	\$13,000	24.76	\$26,004	\$31,096	\$4,600	40.0	120.0	0.11	0.11	\$263	40.00	460
40-22-280-021	3922 LARCHMONT ST	03/04/22	WD	\$13,980.0	\$69,900	\$17,200	24.61	\$34,389	\$40,111	\$4,600	40.0	120.0	0.11	0.11	\$350	40.00	460
40-22-280-027	3826 LARCHMONT ST	08/26/21	WD	\$11,100.0	\$55,500	\$19,400	34.95	\$38,798	\$21,302	\$4,600	40.0	120.0	0.11	0.11	\$278	40.00	460
40-22-281-010	3617 CLAIRMONT ST	05/18/20	WD	\$4,600.0	\$23,000	\$16,800	73.04	\$33,555	(\$5,955)	\$4,600	40.0	120.0	0.11	0.11	\$115	40.00	460
40-22-281-013	3722 LARCHMONT ST	01/25/21	WD	\$6,000.0	\$30,000	\$19,900	66.33	\$39,752	(\$5,152)	\$4,600	40.0	120.0	0.11	0.11	\$150	40.00	460
40-22-281-023	3618 LARCHMONT ST	10/06/20	QC	\$5,500.0	\$27,500	\$16,700	60.73	\$33,307	(\$1,207)	\$4,600	40.0	120.0	0.11	0.11	\$138	40.00	460
40-22-282-010	3901 LARCHMONT ST	02/18/21	WD	\$10,900.0	\$54,500	\$18,300	33.58	\$36,690	\$23,560	\$5,750	50.0	120.0	0.14	0.14	\$218	50.00	460
40-22-282-014	3813 LARCHMONT ST	09/13/21	WD	\$8,400.0	\$42,000	\$20,300	48.33	\$40,522	\$7,228	\$5,750	50.0	120.0	0.14	0.14	\$168	50.00	460
40-22-282-015	3809 LARCHMONT ST	08/05/22	WD	\$6,200.0	\$31,000	\$15,900	51.29	\$31,854	\$3,746	\$4,600	40.0	120.0	0.11	0.11	\$155	40.00	460
40-22-283-001	3721 LARCHMONT ST	05/09/22	WD	\$5,600.0	\$28,000	\$15,300	54.64	\$30,600	\$2,000	\$4,600	40.0	120.0	0.11	0.11	\$140	40.00	460
40-22-283-019	3622 HOGARTH AVE	12/10/21	WD	\$9,900.0	\$49,500	\$21,700	43.84	\$43,436	\$15,264	\$9,200	80.0	120.0	0.22	0.22	\$124	80.00	460
40-22-284-002	3935 HOGARTH AVE	07/22/22	WD	\$7,400.0	\$37,000	\$23,300	62.97	\$46,671	(\$1,544)	\$8,127	70.7	166.5	0.23	0.23	\$105	60.00	460
40-22-284-009	3905 HOGARTH AVE	05/04/21	WD	\$12,200.0	\$61,000	\$11,200	18.36	\$22,332	\$43,982	\$5,314	46.2	160.1	0.15	0.15	\$264	40.00	460
40-22-285-002	3717 HOGARTH AVE	11/22/21	WD	\$7,700.0	\$38,500	\$13,000	33.77	\$25,961	\$17,685	\$5,146	44.7	150.2	0.14	0.14	\$172	40.00	460
Totals:				\$9,062.0	\$1,404,615	\$523,600		\$1,047,021	\$526,734	\$169,140	1,470.8		4.12	4.12	\$204		
Sale. Ratio =>						37.28											
Std. Dev. =>						19.69											
Average																	
per FF=>																	
Average																	
per Net Acre=>																	
127,972.30																	

127,972.30


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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 465,R-465, Last Edited: 12/05/2021

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

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

✓ 1\$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
40-23-102-019	3422 BROWN ST	09/13/21	WD	\$6,200.0	\$31,000	\$13,100	42.26	\$26,223	\$9,159	\$4,382	43.8	120.0	0.11	0.11	\$141	40.00	465
40-23-103-002	1115 BARNEY AVE	09/03/20	WD	\$5,320.0	\$26,600	\$13,400	50.38	\$26,710	\$3,890	\$4,000	40.0	100.0	0.09	0.09	\$133	40.00	465
40-23-103-013	1221 BARNEY AVE	10/27/20	WD	\$4,700.0	\$23,500	\$12,700	54.04	\$25,309	\$2,191	\$4,000	40.0	100.0	0.09	0.09	\$118	40.00	465
40-23-103-018	1210 MANN AVE	06/02/21	LC	\$10,980.0	\$54,900	\$14,700	26.78	\$29,430	\$29,470	\$4,000	40.0	100.0	0.09	0.09	\$275	40.00	465
40-23-103-019	1214 MANN AVE	04/22/22	WD	\$5,000.0	\$25,000	\$15,000	60.00	\$30,060	(\$1,060)	\$4,000	40.0	100.0	0.09	0.09	\$125	40.00	465
40-23-105-007	1115 STOCKER AVE	05/18/20	WD	\$7,400.0	\$37,000	\$14,400	38.92	\$28,702	\$12,298	\$4,000	40.0	100.0	0.09	0.09	\$185	40.00	465
40-23-106-006	3505 BROWN ST	08/31/21	WD	\$9,980.0	\$49,900	\$19,200	38.48	\$38,474	\$20,190	\$8,764	87.6	120.0	0.22	0.22	\$114	80.00	465
40-23-106-023	3406 WHITNEY AVE	05/19/21	WD	\$7,980.0	\$39,900	\$10,900	27.32	\$21,807	\$21,865	\$3,772	37.7	87.1	0.08	0.08	\$212	40.42	465
40-23-107-027	3402 ARLENE AVE	07/16/21	WD	\$14,000.0	\$70,000	\$14,500	20.71	\$28,970	\$45,412	\$4,382	43.8	120.0	0.11	0.11	\$320	40.00	465
40-23-109-029	1302 STOCKER AVE	07/28/20	WD	\$4,100.0	\$20,500	\$19,700	96.10	\$39,473	(\$10,973)	\$8,000	80.0	100.0	0.18	0.18	\$51	80.00	465
40-23-110-013	1417 STOCKER AVE	11/09/20	WD	\$6,200.0	\$31,000	\$13,800	44.52	\$27,527	\$8,473	\$5,000	50.0	100.0	0.12	0.12	\$124	50.00	465
40-23-110-024	1318 KNAPP AVE	01/21/21	WD	\$4,000.0	\$20,000	\$11,700	58.50	\$23,432	\$568	\$4,000	40.0	100.0	0.09	0.09	\$100	40.00	465
40-23-126-005	1115 KNAPP AVE	04/05/22	WD	\$12,000.0	\$60,000	\$16,700	27.83	\$33,332	\$31,264	\$4,596	46.0	132.0	0.12	0.12	\$261	40.00	465
40-23-126-015	1120 HUGHES AVE	01/22/21	WD	\$8,500.0	\$42,500	\$16,900	39.76	\$33,832	\$13,264	\$4,596	46.0	132.0	0.12	0.12	\$185	40.00	465
40-23-126-015	1120 HUGHES AVE	05/17/21	MLC	\$14,000.0	\$70,000	\$16,900	24.14	\$33,832	\$40,764	\$4,596	46.0	132.0	0.12	0.12	\$305	40.00	465
40-23-128-007	1119 KNIGHT AVE	02/04/22	WD	\$10,600.0	\$53,000	\$19,800	37.36	\$39,531	\$21,469	\$8,000	80.0	100.0	0.18	0.18	\$133	80.00	465
40-23-131-013	1419 KNAPP AVE	11/11/20	WD	\$5,400.0	\$27,000	\$14,900	55.19	\$29,750	\$1,846	\$4,596	46.0	132.0	0.12	0.12	\$118	40.00	465
40-23-131-024	1310 HUGHES AVE	09/24/21	QC	\$12,000.0	\$60,000	\$16,900	28.17	\$33,766	\$30,830	\$4,596	46.0	132.0	0.12	0.12	\$261	40.00	465
40-23-132-013	1421 HUGHES AVE	08/30/21	WD	\$6,000.0	\$30,000	\$13,100	43.67	\$26,210	\$8,386	\$4,596	46.0	132.0	0.12	0.12	\$131	40.00	465
40-23-132-033	1502 KNIGHT AVE	09/08/20	LC	\$5,100.0	\$25,500	\$18,300	71.76	\$36,518	(\$6,422)	\$4,596	46.0	132.0	0.12	0.12	\$111	40.00	465
40-23-151-017	3522 HERRICK ST	02/02/22	WD	\$7,200.0	\$36,000	\$12,700	35.28	\$25,357	\$15,025	\$4,382	43.8	120.0	0.11	0.11	\$164	40.00	465
40-23-151-019	3514 HERRICK ST	09/20/21	WD	\$9,400.0	\$47,000	\$11,100	23.62	\$22,176	\$29,206	\$4,382	43.8	120.0	0.11	0.11	\$215	40.00	465
40-23-151-031	3417 ARLENE AVE	09/14/21	WD	\$7,000.0	\$35,000	\$21,300	60.86	\$42,510	\$1,254	\$8,764	87.6	120.0	0.22	0.22	\$80	80.00	465
40-23-152-008	3201 ARLENE AVE	03/08/22	WD	\$4,000.0	\$20,000	\$14,100	70.50	\$28,101	(\$2,624)	\$5,477	54.8	120.0	0.14	0.14	\$73	50.00	465
40-23-152-016	3214 HERRICK ST	05/10/21	WD	\$4,580.0	\$22,900	\$12,700	55.46	\$25,461	\$1,821	\$4,382	43.8	120.0	0.11	0.11	\$105	40.00	465
40-23-153-021	3410 CLAIRMONT ST	11/19/21	WD	\$6,000.0	\$30,000	\$13,400	44.67	\$26,786	\$7,596	\$4,382	43.8	120.0	0.11	0.11	\$137	40.00	465
40-23-154-001	1601 BARNEY AVE	07/19/21	WD	\$9,800.0	\$49,000	\$20,900	42.65	\$41,816	\$18,568	\$11,384	113.8	90.0	0.25	0.25	\$86	120.00	465
40-23-154-011	3322 CLAIRMONT ST	05/18/20	WD	\$4,600.0	\$23,000	\$15,200	66.09	\$30,331	(\$1,854)	\$5,477	54.8	120.0	0.14	0.14	\$84	50.00	465
40-23-154-016	3302 CLAIRMONT ST	01/15/21	WD	\$5,000.0	\$25,000	\$14,900	59.60	\$29,813	(\$431)	\$4,382	43.8	120.0	0.11	0.11	\$114	40.00	465
40-23-155-007	3501 CLAIRMONT ST	06/24/22	WD	\$15,200.0	\$76,000	\$17,200	22.63	\$34,428	\$45,954	\$4,382	43.8	120.0	0.11	0.11	\$347	40.00	465
40-23-155-018	3518 LARCHMONT ST	10/15/20	WD	\$3,200.0	\$16,000	\$9,900	61.88	\$19,718	\$664	\$4,382	43.8	120.0	0.11	0.11	\$73	40.00	465
40-23-156-004	3313 CLAIRMONT ST	03/30/22	WD	\$13,400.0	\$67,000	\$16,000	23.88	\$31,940	\$39,442	\$4,382	43.8	120.0	0.11	0.11	\$306	40.00	465
40-23-156-010	3209 CLAIRMONT ST	12/20/21	WD	\$6,300.0	\$31,500	\$13,700	43.49	\$27,488	\$8,394	\$4,382	43.8	120.0	0.11	0.11	\$144	40.00	465
40-23-156-014	3318 LARCHMONT ST	07/28/22	WD	\$6,000.0	\$30,000	\$14,200	47.33	\$28,489	\$5,893	\$4,382	43.8	120.0	0.11	0.11	\$137	40.00	465
40-23-156-021	3214 LARCHMONT ST	05/10/21	WD	\$5,080.0	\$25,400	\$11,600	45.67	\$23,260	\$6,522	\$4,382	43.8	120.0	0.11	0.11	\$116	40.00	465
40-23-157-009	1705 STOCKER AVE	08/20/20	WD	\$12,000.0	\$60,000	\$28,700	47.83	\$57,374	\$12,626	\$10,000	100.0	100.0	0.23	0.23	\$120	100.00	465
40-23-157-017	1702 KNAPP AVE	01/19/22	WD	\$11,000.0	\$55,000	\$18,100	32.91	\$36,166	\$23,834	\$5,000	50.0	100.0	0.12	0.12	\$220	50.00	465
40-23-158-012	3409 LARCHMONT ST	04/02/21	WD	\$8,800.0	\$44,000	\$15,400	35.00	\$30,876	\$17,506	\$4,382	43.8	120.0	0.11	0.11	\$201	40.00	465
40-23-158-016	3522 HOGARTH AVE	06/17/21	WD	\$8,000.0	\$40,000	\$20,300	50.75	\$40,612	\$12,533	\$13,145	131.5	120.0	0.33	0.33	\$61	120.00	465
40-23-158-017	3510 HOGARTH AVE	02/26/21	WD	\$7,000.0	\$35,000	\$14,700	42.00	\$29,468	\$9,914	\$4,382	43.8	120.0	0.11	0.11	\$160	40.00	465
40-23-158-023	3410 HOGARTH AVE	04/28/21	WD	\$5,400.0	\$27,000	\$12,400	45.93	\$24,747	\$6,635	\$4,382	43.8	120.0	0.11	0.11	\$123	40.00	465
40-23-159-007	3217 LARCHMONT ST	01/06/21	WD	\$4,800.0	\$24,000	\$14,900	62.08	\$29,813	(\$702)	\$5,111	51.1	129.0	0.13	0.13	\$94	45.00	465

40-23-159-007	3217 LARCHMONT ST	04/07/22	WD	\$9,000.0	\$45,000	\$14,900	33.11	\$29,813	\$20,298	\$5,111	51.1	129.0	0.13	0.13	\$176	45.00	465
40-23-159-014	3302 CHICAGO BLVD	07/08/21	WD	\$7,400.0	\$37,000	\$17,700	47.84	\$35,453	\$10,292	\$8,745	87.4	67.2	0.17	0.17	\$85	106.67	465
40-23-176-013	1618 HUGHES AVE	12/28/21	WD	\$9,200.0	\$46,000	\$15,500	33.70	\$31,061	\$19,535	\$4,596	46.0	132.0	0.12	0.12	\$200	40.00	465
40-23-177-004	2928 CHICAGO BLVD	12/29/21	WD	\$10,000.0	\$50,000	\$22,500	45.00	\$44,928	\$15,929	\$10,857	108.6	56.1	0.19	0.19	\$92	144.93	465
Totals:				\$7,800.4	\$1,794,100	\$720,600	40.16	\$1,440,873	\$606,714	\$253,487	2,534.8		6.10	6.10	\$155		
				\$7,100.0													
				Sale. Ratio =>			40.16	Average			\$239	Average					
				Std. Dev. =>			15.42	per FF=>				per Net Acre=>			99,428.71		

27000

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

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 470.R-470, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 20
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

125 ~~100~~ ^{begin}

100

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
40-13-356-002	2005 BECKER ST	11/08/21	WD	\$6,000.0	\$30,000	\$13,100	43.67	\$26,219	\$6,965	\$3,184		39.8	99.0	0.09	0.09	\$151	40.00	470
40-13-356-006	1114 IDA AVE	01/08/21	WD	\$5,800.0	\$29,000	\$12,000	41.38	\$23,988	\$7,963	\$2,951		36.9	125.0	0.10	0.10	\$157	33.00	470
40-13-357-012	1119 IDA AVE	02/25/21	WD	\$7,200.0	\$36,000	\$10,100	28.06	\$20,129	\$18,904	\$3,033		37.9	132.0	0.10	0.10	\$190	33.00	470
40-13-357-013	1123 IDA AVE	12/14/20	PTA	\$5,800.0	\$29,000	\$9,800	33.79	\$19,657	\$12,376	\$3,033		37.9	132.0	0.10	0.10	\$153	33.00	470
40-13-357-019	1118 BOSTON AVE	04/20/22	WD	\$4,000.0	\$20,000	\$14,800	74.00	\$29,535	(\$6,502)	\$3,033		37.9	132.0	0.10	0.10	\$106	33.00	470
40-14-385-005	981 BRADLEY AVE	07/06/21	WD	\$5,300.0	\$26,500	\$15,200	57.36	\$30,311	\$2,589	\$6,400		80.0	100.0	0.18	0.18	\$66	80.00	470
40-14-385-011	974 HAMMOND ST	08/13/20	WD	\$4,000.0	\$20,000	\$14,400	72.00	\$28,748	(\$2,348)	\$6,400		80.0	100.0	0.18	0.18	\$50	80.00	470
40-14-385-012	980 HAMMOND ST	09/27/21	WD	\$5,000.0	\$25,000	\$13,500	54.00	\$26,934	\$1,266	\$3,200		40.0	100.0	0.09	0.09	\$125	40.00	470
40-14-454-027	2602 GIBSON ST	12/23/20	WD	\$6,000.0	\$30,000	\$11,400	38.00	\$22,794	\$10,806	\$3,600		45.0	100.0	0.10	0.10	\$133	45.00	470
40-14-454-027	2602 GIBSON ST	10/04/21	WD	\$10,600.0	\$53,000	\$11,400	21.51	\$22,794	\$33,806	\$3,600		45.0	100.0	0.10	0.10	\$236	45.00	470
40-14-454-036	975 HAMMOND ST	04/07/21	WD	\$11,300.0	\$56,500	\$20,200	35.75	\$40,479	\$23,728	\$7,707		96.3	145.0	0.27	0.27	\$117	80.00	470
40-14-455-007	983 GAINEY AVE	11/05/21	WD	\$11,000.0	\$55,000	\$24,100	43.82	\$48,163	\$15,958	\$9,121		114.0	130.0	0.30	0.30	\$96	100.00	470
40-14-456-024	914 DOWNEY ST	09/03/21	WD	\$9,100.0	\$45,500	\$17,300	38.02	\$34,698	\$16,957	\$6,155		76.9	92.5	0.17	0.17	\$118	80.00	470
40-14-457-006	2475 ZIMMERMAN ST	12/30/21	WD	\$8,480.0	\$42,400	\$9,900	23.35	\$19,850	\$25,724	\$3,174		39.7	95.1	0.09	0.09	\$214	40.70	470
40-14-458-028	966 DOWNEY ST	04/03/20	WD	\$6,600.0	\$33,000	\$19,700	59.70	\$39,388	(\$3,168)	\$3,220		40.2	80.0	0.08	0.08	\$164	45.00	470
40-14-459-010	2413 REID ST	04/07/21	WD	\$6,208.6	\$31,043	\$21,000	67.65	\$41,951	(\$4,753)	\$6,155		76.9	92.5	0.17	0.17	\$81	80.00	470
40-14-459-021	2418 GIBSON ST	12/01/21	WD	\$3,100.0	\$15,500	\$12,100	78.06	\$24,166	(\$5,588)	\$3,078		38.5	92.5	0.09	0.09	\$81	40.00	470
40-14-480-016	2101 W COURT ST	10/14/21	WD	\$3,900.0	\$19,500	\$11,700	60.00	\$23,309	\$1,349	\$5,158		64.5	88.6	0.14	0.14	\$60	68.50	470
40-14-480-021	924 DURAND ST	04/29/21	WD	\$6,400.0	\$32,000	\$18,000	56.25	\$35,955	(\$631)	\$3,334		41.7	91.8	0.09	0.09	\$154	43.50	470
40-14-480-036	909 VOSBURG	10/01/20	WD	\$9,980.0	\$49,900	\$16,300	32.67	\$32,541	\$23,532	\$6,173		77.2	95.0	0.17	0.17	\$129	79.17	470
40-14-484-019	2113 CORUNNA RD	12/17/20	WD	\$4,400.0	\$22,000	\$13,700	62.27	\$27,310	(\$1,992)	\$3,318		41.5	107.5	0.10	0.10	\$106	40.00	470
40-14-484-019	2113 CORUNNA RD	06/03/21	WD	\$3,000.0	\$15,000	\$13,700	91.33	\$27,310	(\$8,992)	\$3,318		41.5	107.5	0.10	0.10	\$72	40.00	470
40-14-484-034	2124 SWAYZE ST	08/23/21	WD	\$10,800.0	\$54,000	\$13,500	25.00	\$26,904	\$30,414	\$3,318		41.5	107.5	0.10	0.10	\$260	40.00	470
40-14-485-010	2013 BECKER ST	10/22/20	WD	\$17,480.0	\$87,400	\$16,400	18.76	\$32,858	\$58,389	\$3,847		48.1	120.0	0.12	0.12	\$363	43.90	470
40-14-486-001	2325 SWAYZE ST	10/07/21	WD	\$6,300.0	\$31,500	\$10,100	32.06	\$20,224	\$14,354	\$3,078		38.5	92.5	0.09	0.09	\$164	40.00	470
40-14-487-005	1217 DURAND ST	09/10/20	WD	\$13,180.0	\$65,900	\$15,600	23.67	\$31,252	\$38,696	\$4,048		50.6	160.0	0.15	0.15	\$260	40.00	470
40-14-487-006	1301 DURAND ST	05/17/21	WD	\$18,200.0	\$91,000	\$27,400	30.11	\$54,715	\$43,553	\$7,268		90.8	167.9	0.27	0.27	\$200	70.10	470
40-23-128-020	1118 CLANCY AVE	05/13/22	WD	\$5,700.0	\$28,500	\$12,800	44.91	\$25,523	\$6,177	\$3,200		40.0	100.0	0.09	0.09	\$143	40.00	470
40-23-128-023	1202 CLANCY AVE	06/18/21	WD	\$5,000.0	\$25,000	\$11,600	46.40	\$23,292	\$4,908	\$3,200		40.0	100.0	0.09	0.09	\$125	40.00	470
40-23-128-028	1222 CLANCY AVE	06/26/21	WD	\$6,120.0	\$30,600	\$15,600	50.98	\$31,145	\$2,655	\$3,200		40.0	100.0	0.09	0.09	\$153	40.00	470
40-23-129-013	2734 SWAYZE ST	06/21/21	WD	\$18,000.0	\$90,000	\$16,000	17.78	\$32,034	\$64,113	\$6,147		76.8	114.6	0.19	0.19	\$234	71.80	470
40-23-129-014	2726 SWAYZE ST	08/20/21	WD	\$3,800.0	\$19,000	\$17,700	93.16	\$35,496	(\$8,013)	\$8,483		106.0	207.9	0.25	0.16	\$36	103.57	470
40-23-130-015	2701 SWAYZE ST	03/31/21	WD	\$3,400.0	\$17,000	\$11,700	68.82	\$23,364	(\$3,164)	\$3,200		40.0	100.0	0.09	0.09	\$85	40.00	470
40-23-130-025	2722 BROWN ST	01/04/22	WD	\$12,000.0	\$60,000	\$15,000	25.00	\$30,079	\$33,121	\$3,200		40.0	100.0	0.09	0.09	\$300	40.00	470
40-23-133-024	1306 CLANCY AVE	07/22/21	WD	\$8,000.0	\$40,000	\$20,300	50.75	\$40,567	\$2,633	\$3,200		40.0	100.0	0.09	0.09	\$200	40.00	470
40-23-201-014	2626 SWAYZE ST	07/23/21	WD	\$4,850.0	\$24,250	\$11,800	48.66	\$23,518	\$3,932	\$3,200		40.0	100.0	0.09	0.09	\$121	40.00	470
40-23-202-005	2546 SWAYZE ST	07/02/21	WD	\$5,700.0	\$28,500	\$12,000	42.11	\$24,019	\$7,782	\$3,301		41.3	106.4	0.10	0.10	\$138	40.00	470
40-23-203-024	2602 BROWN ST	11/15/21	WD	\$7,640.0	\$38,200	\$10,800	28.27	\$21,566	\$19,866	\$3,252		40.7	100.0	0.09	0.09	\$188	40.65	470
40-23-204-014	2554 BROWN ST	02/03/21	WD	\$10,400.0	\$52,000	\$18,600	35.77	\$37,164	\$17,905	\$3,069		38.4	92.0	0.08	0.08	\$271	40.00	470
40-23-204-017	2544 BROWN ST	05/18/20	WD	\$6,200.0	\$31,000	\$9,600	30.97	\$19,118	\$14,951	\$3,069		38.4	92.0	0.08	0.08	\$162	40.00	470
40-23-204-026	2502 BROWN ST	06/22/21	WD	\$5,600.0	\$28,000	\$12,500	44.64	\$24,913	\$6,165	\$3,078		38.5	92.5	0.09	0.09	\$146	40.00	470
40-23-205-009	2617 BROWN ST	05/14/21	WD	\$5,400.0	\$27,000	\$13,600	50.37	\$27,223	\$3,543	\$3,766		47.1	138.5	0.13	0.13	\$115	40.00	470
40-23-205-014	1311 BRADLEY AVE	04/19/21	WD	\$9,980.0	\$49,900	\$13,900	27.86	\$27,871	\$26,258	\$4,229		52.9	80.0	0.11	0.11	\$189	59.10	470

40-23-205-015	1317 BRADLEY AVE	08/04/21	WD	\$4,000.0	\$20,000	\$13,100	65.50	\$26,136	(\$1,815)	\$4,321	54.0	81.1	0.11	0.11	\$74	60.00	470
40-23-206-004	2537 BROWN ST	07/22/22	WD	\$8,200.0	\$41,000	\$10,300	25.12	\$20,577	\$24,048	\$3,625	45.3	128.4	0.12	0.12	\$181	40.00	470
40-23-206-018	2542 CUMINGS AVE	07/27/22	WD	\$14,100.0	\$70,500	\$15,300	21.70	\$30,670	\$43,716	\$3,886	48.6	114.1	0.12	0.12	\$290	45.50	470
40-23-206-022	2526 CUMINGS AVE	10/09/20	WD	\$7,000.0	\$35,000	\$13,800	39.43	\$27,517	\$11,143	\$3,660	45.8	115.9	0.11	0.11	\$153	42.50	470
Totals:				\$7,664.2	\$1,801,093	\$682,400											
				\$6,208.6			37.89	\$1,364,004	\$633,279	\$196,190	2,452.4		5.86	5.77	\$156		
							18.96				\$258						
									Average per FF=>				Average per Net Acre=>	108,031.22			

226,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 475,R-475, Last Edited: 12/07/2022

Values for Square Footage Table: '\$/ff'		
2,500 Sq Ft: 6,250	25,000 Sq Ft: 46,875	174,240 Sq Ft: 0
5,000 Sq Ft: 12,500	30,000 Sq Ft: 56,250	217,800 Sq Ft: 0
7,500 Sq Ft: 18,750	40,000 Sq Ft: 60,000	435,600 Sq Ft: 0
10,000 Sq Ft: 25,000	50,000 Sq Ft: 66,797	653,400 Sq Ft: 0
12,500 Sq Ft: 31,250	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 33,750	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 37,500	130,680 Sq Ft: 0	

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 475.R-475, Last Edited: 08/23/2022

Values for Square Footage Table: '\$/ff'		
2,500 Sq Ft: 7,500	25,000 Sq Ft: 50,000	174,240 Sq Ft: 0
5,000 Sq Ft: 15,000	30,000 Sq Ft: 54,000	217,800 Sq Ft: 0
7,500 Sq Ft: 22,500	40,000 Sq Ft: 58,000	435,600 Sq Ft: 0
10,000 Sq Ft: 30,000	50,000 Sq Ft: 63,300	653,400 Sq Ft: 0
12,500 Sq Ft: 37,500	60,000 Sq Ft: 75,900	871,200 Sq Ft: 0
15,000 Sq Ft: 40,500	87,120 Sq Ft: 87,000	1,089,000 Sq Ft: 0
20,000 Sq Ft: 45,000	130,680 Sq Ft: 0	

2,500	0.06	\$10,000.00	
5,000	0.11	\$20,000.00	
7,500	0.17	\$30,000.00	
10,000	0.23	\$40,000.00	
12,500	0.29	\$50,000.00	
15,000	0.34	\$54,000.00	
20,000	0.46	\$60,000.00	\$3.00
25,000	0.57	\$75,000.00	80,000
30,000	0.69	\$90,000.00	88,000 85,000
40,000	0.92	\$96,000.00	95,000
50,000	1.15	\$84,375.00	90,000
60,000	1.38	\$101,250.00	
87,120	2.00	\$87,120.00	
130,680	3.00	\$130,680.00	
174,240	4.00		
217,800	5.00		
435,600	10.00		
653,400	15.00		
871,200	20.00		
1,089,000	25.00		

Average v	\$30,000	\$4.00	
		\$3.00	75%
		\$2.25	75%
		\$1.69	75%
		\$1.00	

Parcel Number	Street Address	Sale Date	Inst.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Sqft	Actual Front	ECF Area
40-13-376-018	1610 CRESCENT DR	02/12/21	WD	\$30,000.0	\$150,000	\$86,400	57.60	\$172,726	\$25,404	\$48,130	167.0	138.5	0.53	23.00	\$1.30	167.00	475
40-13-377-004	1117 SOUTH DR	09/27/21	WD	\$70,000.0	\$350,000	\$126,000	36.00	\$252,063	\$143,454	\$45,517	138.5	148.0	0.47	20.00	\$6.99	138.50	475
40-13-377-008	1650 MILLER RD	06/28/21	WD	\$47,800.0	\$239,000	\$78,800	32.97	\$157,658	\$132,460	\$51,118	130.0	203.0	0.61	21.00	\$5.02	130.00	475
Totals:					\$739,000	\$291,200											
						Sale. Ratio =>	39.40	\$582,447	\$301,318	\$144,765	435.5		Average	1.61			
						Std. Dev. =>	13.43			Average per FF=>	\$692		Average per Net Acre=>	187,386.82	\$4.30		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 485.R-485, Last Edited: 12/07/2022

Frontages:
Frontage 'A': Description: 'STANDARD' * FF Rate: 75
 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 485.R-485, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: ~~50~~ **45** *ceiling*
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

75

Parcel Number	Street Address	Sale Date	Inst.	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
41-17-356-005	2023 FERRIS AVE	10/11/21	WD	\$3,500.0	\$17,500	\$11,900	68.00	\$23,788	(\$3,214)	\$3,074	51.2	105.0	0.12	0.12	\$68	50.00	485
41-17-356-030	2050 DWIGHT AVE	11/15/21	WD	\$7,320.0	\$36,600	\$12,600	34.43	\$25,219	\$14,455	\$3,074	51.2	105.0	0.12	0.12	\$143	50.00	485
41-17-377-009	2029 HOWARD AVE	07/31/20	WD	\$9,500.0	\$47,500	\$14,800	31.16	\$29,694	\$20,967	\$3,161	52.7	111.0	0.13	0.13	\$180	50.00	485
41-17-378-004	2009 AITKEN AVE	12/21/21	WD	\$10,950.0	\$54,750	\$15,800	28.86	\$31,615	\$26,209	\$3,074	51.2	105.0	0.12	0.12	\$214	50.00	485
41-17-378-023	2022 WINANS AVE	02/05/21	WD	\$4,600.0	\$23,000	\$10,600	46.09	\$21,298	\$4,776	\$3,074	51.2	105.0	0.12	0.12	\$90	50.00	485
41-17-378-031	2050 WINANS AVE	12/22/20	WD	\$10,000.0	\$50,000	\$17,800	35.60	\$35,590	\$17,484	\$3,074	51.2	105.0	0.12	0.12	\$195	50.00	485
41-17-380-032	2026 MAYBURY AVE	07/28/21	WD	\$12,000.0	\$60,000	\$10,000	16.67	\$20,005	\$46,143	\$6,148	102.5	105.0	0.24	0.24	\$117	100.00	485
41-18-436-032	1613 BROAD CT	06/18/21	WD	\$11,200.0	\$56,000	\$19,400	34.64	\$38,851	\$21,007	\$3,858	64.3	141.8	0.18	0.18	\$174	54.00	485
41-18-438-006	514 E TWELFTH ST	02/24/21	WD	\$5,600.0	\$28,000	\$16,900	60.36	\$33,766	(\$1,034)	\$4,732	78.9	120.0	0.20	0.20	\$71	72.00	485
41-18-485-043	420 PINGREE AVE	01/28/21	WD	\$20,000.0	\$100,000	\$26,400	26.40	\$52,837	\$56,409	\$9,246	205.5	150.2	0.58	0.58	\$97	167.64	485
41-20-127-014	2122 WINANS AVE	11/04/21	QC	\$5,940.0	\$29,700	\$10,600	35.69	\$21,127	\$11,647	\$3,074	51.2	105.0	0.12	0.12	\$116	50.00	485
Totals:				\$9,146.4	\$503,050	\$166,800	33.16	\$333,790	\$214,849	\$45,589	811.2		2.05	2.05	\$133		
				\$9,500.0		Sale. Ratio =>	14.90		Average		\$265		Average				
						Std. Dev. =>			per FF=>				per Net Acre=>	105,009.29			

79,000

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 200
               Standard Frontage: 50        Standard Depth : 125
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Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 490.R-490, Last Edited: 11/29/2021

Frontages:
Frontage 'A': Description: 'STANDARD
Standard Frontage: 50

FF Rate: 185
Standard Depth : 125

215 1500

200

Parcel Number	Street Address	Sale Date	Inst.	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
41-17-402-012	1840 SEYMOUR ST	06/07/21	WD	\$10,000.0	\$50,000	\$33,500	67.00	\$67,019	(\$7,654)	\$9,365	50.6	110.0	0.14	0.14	\$198	55.00	490
41-17-403-025	1842 BARKS ST	01/25/22	WD	\$8,500.0	\$42,500	\$20,500	48.24	\$40,965	\$10,598	\$9,063	49.0	120.0	0.14	0.14	\$174	50.00	490
41-17-427-024	1838 CHELAN ST	03/16/21	WD	\$18,800.0	\$94,000	\$29,500	31.38	\$59,038	\$44,212	\$9,250	50.0	125.0	0.14	0.14	\$376	50.00	490
41-17-428-006	1815 CHELAN ST	04/06/20	WD	\$12,800.0	\$64,000	\$34,000	53.13	\$67,982	\$8,019	\$12,001	64.9	94.1	0.18	0.18	\$197	85.00	490
41-17-429-017	1822 OWEN ST	04/07/20	WD	\$9,200.0	\$46,000	\$33,400	72.61	\$66,823	(\$4,049)	\$16,774	90.7	135.6	0.31	0.31	\$101	100.00	490
41-17-457-025	2030 BARKS ST	12/17/21	WD	\$17,580.0	\$87,900	\$34,200	38.91	\$68,457	\$28,759	\$9,316	50.4	97.3	0.13	0.13	\$349	59.00	490
41-17-457-041	2037 SEYMOUR ST	04/15/21	WD	\$8,000.0	\$40,000	\$24,900	62.25	\$49,816	\$1,454	\$11,270	60.9	185.6	0.21	0.21	\$131	50.00	490
41-17-458-017	2010 WHITTLESEY ST	04/22/22	WD	\$19,680.0	\$98,400	\$34,800	35.37	\$69,638	\$37,821	\$9,059	49.0	100.0	0.13	0.13	\$402	56.00	490
41-17-478-007	1929 MC PHAIL ST	12/17/21	WD	\$15,000.0	\$75,000	\$22,600	30.13	\$45,293	\$39,140	\$9,433	51.0	130.0	0.15	0.15	\$294	50.00	490
41-17-478-011	1906 OWEN ST	08/06/21	WD	\$13,000.0	\$65,000	\$36,800	56.62	\$73,568	\$935	\$9,503	51.4	131.9	0.15	0.15	\$253	50.00	490
41-17-479-004	2013 WHITTLESEY ST	08/26/20	QC	\$10,000.0	\$50,000	\$28,300	56.60	\$56,627	\$3,789	\$10,416	56.3	125.0	0.17	0.17	\$178	58.00	490
41-17-479-027	2058 CHELAN ST	07/10/20	WD	\$20,500.0	\$102,500	\$36,000	35.12	\$71,972	\$42,334	\$11,806	63.8	125.0	0.20	0.20	\$321	67.83	490
41-17-480-014	2057 CHELAN ST	06/28/21	WD	\$16,480.0	\$82,400	\$27,800	33.74	\$55,618	\$38,408	\$11,626	62.8	125.0	0.19	0.19	\$262	66.54	490
41-17-480-028	2058 MC PHAIL ST	12/04/20	WD	\$10,000.0	\$50,000	\$36,700	73.40	\$73,416	(\$11,791)	\$11,625	62.8	125.0	0.19	0.19	\$159	66.53	490
Totals:				\$13,538.6	\$947,700	\$433,000	45.69	\$866,232	\$231,975	\$150,507	813.6		2.43	2.43	\$243		
										Average							
							15.59			per FF=>	\$285		Average				
													per Net Acre=>	95,384.46			

for fees

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 495.R-495, Last Edited: 12/05/2021

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

Rates for Rate Table 'Rate Table 1', (SqFt)
\$1.00/SQ FT : 1.00
\$.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

175
100

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
41-16-329-024	1828 TEBO ST	02/24/21	WD	\$5,980.0	\$29,900	\$14,300	47.83	\$28,694	\$6,306	\$5,100	60.0	100.0	0.14	0.14	\$100	60.00	495
41-16-329-024	1828 TEBO ST	08/25/21	WD	\$12,400.0	\$62,000	\$14,300	23.06	\$28,694	\$38,406	\$5,100	60.0	100.0	0.14	0.14	\$207	60.00	495
41-16-331-012	1857 HOSLER ST	12/28/20	WD	\$12,000.0	\$60,000	\$17,200	28.67	\$34,457	\$30,643	\$4,100	60.0	100.0	0.14	0.14	\$200	60.00	495
41-16-379-002	1909 TEBO ST	04/19/21	WD	\$3,400.0	\$17,000	\$12,400	72.94	\$24,859	(\$3,504)	\$4,355	51.2	105.0	0.12	0.12	\$66	50.00	495
41-16-379-013	2001 TEBO ST	10/15/20	WD	\$5,840.0	\$29,200	\$14,500	49.66	\$28,903	\$4,547	\$4,250	50.0	100.0	0.12	0.12	\$117	50.00	495
41-16-379-016	3416 KENT ST	11/30/21	WD	\$11,000.0	\$55,000	\$20,300	36.91	\$40,590	\$20,899	\$6,489	76.3	105.0	0.18	0.18	\$144	74.50	495
41-16-379-023	1930 HOSLER ST	08/30/21	WD	\$8,000.0	\$40,000	\$13,600	34.00	\$27,125	\$17,465	\$4,590	54.0	100.0	0.12	0.12	\$148	54.00	495
41-16-380-005	1925 HOSLER ST	01/21/21	WD	\$9,200.0	\$46,000	\$16,700	36.30	\$33,415	\$17,375	\$4,790	56.4	105.0	0.13	0.13	\$163	55.00	495
41-16-380-006	1929 HOSLER ST	06/26/20	WD	\$8,300.0	\$41,500	\$16,300	39.28	\$32,633	\$13,657	\$4,790	56.4	105.0	0.13	0.13	\$147	55.00	495
41-16-451-019	2043 S AVERILL AVE	01/31/22	WD	\$36,000.0	\$180,000	\$51,900	28.83	\$103,731	\$84,769	\$8,500	100.0	100.0	0.23	0.23	\$360	100.00	495
41-16-454-033	3629 LYNN ST	02/28/22	WD	\$19,000.0	\$95,000	\$15,000	15.79	\$30,011	\$70,089	\$5,100	60.0	100.0	0.14	0.14	\$317	60.00	495
41-16-455-014	3624 LYNN ST	07/09/21	WD	\$19,600.0	\$98,000	\$15,100	15.41	\$30,243	\$72,857	\$5,100	60.0	100.0	0.14	0.14	\$327	60.00	495
41-16-455-016	3630 LYNN ST	06/09/21	WD	\$20,000.0	\$100,000	\$22,700	22.70	\$45,305	\$59,795	\$5,100	60.0	100.0	0.14	0.14	\$333	60.00	495
41-16-455-021	3515 PROVIDENCE ST	12/23/21	WD	\$19,400.0	\$97,000	\$17,500	18.04	\$34,964	\$67,136	\$5,100	60.0	100.0	0.14	0.14	\$323	60.00	495
41-16-455-036	3641 PROVIDENCE ST	08/20/21	WD	\$6,000.0	\$30,000	\$17,200	57.33	\$34,305	\$370	\$4,675	55.0	100.0	0.13	0.13	\$109	55.00	495
41-16-456-027	3529 LIPINCOTT BLVD	08/12/21	WD	\$13,180.0	\$65,900	\$14,400	21.85	\$28,722	\$41,768	\$4,590	54.0	100.0	0.12	0.12	\$244	54.00	495
41-16-478-012	3713 LYNN ST	03/02/21	WD	\$10,000.0	\$50,000	\$21,800	43.60	\$43,548	\$11,980	\$5,528	65.0	100.0	0.15	0.15	\$154	65.03	495
41-16-481-003	3706 PROVIDENCE ST	06/30/20	WD	\$4,700.0	\$23,500	\$14,100	60.00	\$28,201	(\$26)	\$4,675	55.0	100.0	0.13	0.13	\$85	55.00	495
Totals:				\$12,444.4	\$1,120,000	\$329,300		\$658,400	\$554,532	\$92,932	1,093.3		2.53	2.53	\$197		
				Sale. Ratio =>		29.40		\$658,400	Average	\$92,932			2.53		\$159		
				Std. Dev. =>		16.45			per FF=>	\$507			Average				
													per Net Acre=>	219,442.82			

Joe Cam