Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 100.R-100, Last Edited: 12/17/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~75~~ ~~80~~ ~~85~~ Foothigh 75
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| 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 | Dollars/Acre | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-26-127-034 | 6701 DANA LN | 08/21/19 | WD | $5,760.0 | $28,800 | $8,600 | 29.86 | $17,255 | $16,482 | $4,937 | 65.8 | 98.0 | 0.15 | 0.15 | $88 | $38,400 | 66.50 | R-100 |
| 46-26-128-008 | 6809 FLEMING RD | 05/27/21 | WD | $8,700.0 | $43,500 | $10,800 | 24.83 | $21,564 | $25,686 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $174 | $75,652 | 50.00 | R-100 |
| 46-26-152-017 | 2210 CHATEAU DR | 11/22/19 | LC | $5,600.0 | $28,000 | $13,600 | 48.57 | $27,251 | $6,771 | $6,022 | 80.3 | 64.4 | 0.15 | 0.15 | $70 | $37,838 | 100.03 | R-100 |
| 46-26-153-021 | 6409 KAREN DR | 07/15/20 | LC | $2,600.0 | $13,000 | $8,900 | 68.46 | $17,712 | ($212) | $4,500 | 60.0 | 100.0 | 0.14 | 0.14 | $43 | $18,841 | 60.00 | R-100 |
| 46-26-153-028 | 2102 CHATEAU DR | 07/11/19 | LC | $7,000.0 | $35,000 | $15,300 | 43.71 | $30,595 | $10,459 | $6,054 | 80.7 | 65.2 | 0.15 | 0.15 | $87 | $46,667 | 100.00 | R-100 |
| 46-26-154-012 | 6310 KAREN DR | 10/29/20 | WD | $4,601.0 | $23,005 | $12,800 | 55.64 | $25,517 | $1,988 | $4,500 | 60.0 | 100.0 | 0.14 | 0.14 | $77 | $33,341 | 60.00 | R-100 |
| 46-26-156-027 | 2013 BARBARA DR | 07/19/19 | QC | $5,500.0 | $27,500 | $12,100 | 44.00 | $24,242 | $7,639 | $4,381 | 58.4 | 105.0 | 0.14 | 0.14 | $94 | $40,146 | 57.00 | R-100 |
| 46-26-156-030 | 6113 OXLEY DR | 08/11/20 | WD | $13,980.0 | $69,900 | $20,200 | 28.90 | $40,341 | $35,800 | $6,241 | 83.2 | 61.3 | 0.15 | 0.15 | $168 | $93,826 | 106.90 | R-100 |
| 46-26-176-066 | 1622 BARBARA DR | 08/12/20 | QC | $2,700.0 | $13,500 | $8,200 | 60.74 | $16,483 | $860 | $3,843 | 51.2 | 105.0 | 0.12 | 0.12 | $53 | $22,314 | 50.00 | R-100 |
| 46-26-176-068 | 1610 BARBARA DR | 03/11/21 | WD | $5,400.0 | $27,000 | $11,600 | 42.96 | $23,130 | $8,827 | $4,957 | 66.1 | 105.0 | 0.16 | 0.16 | $82 | $34,839 | 64.50 | R-100 |
| 46-26-177-019 | 6501 FLEMING RD | 07/17/20 | WD | $4,800.0 | $24,000 | $13,000 | 54.17 | $25,957 | $2,802 | $4,759 | 63.5 | 107.7 | 0.16 | 0.16 | $76 | $30,968 | 58.09 | R-100 |
| 46-26-178-020 | 1617 BARBARA DR | 05/01/20 | LC | $4,600.0 | $23,000 | $12,100 | 52.61 | $24,135 | $2,711 | $3,846 | 51.3 | 105.2 | 0.12 | 0.12 | $90 | $38,017 | 50.00 | R-100 |
| 46-26-178-024 | 1605 BARBARA DR | 01/22/20 | LC | $4,300.0 | $21,500 | $10,900 | 50.70 | $21,749 | $3,596 | $3,845 | 51.3 | 105.2 | 0.12 | 0.12 | $84 | $35,537 | 50.00 | R-100 |
| | | **Totals:** | | | **$377,705** | **$158,100** | | **$315,931** | **$123,409** | **$61,635** | **821.8** | | **1.80** | **1.80** | **$91** | **$42,030** | | |
| | | | | | | **Sale. Ratio =>** | **41.86** | | | **Average** | | | **Average** | | | **Average** | | |
| | | | | | | **Std. Dev. =>** | **12.81** | | | **per FF=>** | **$150** | | **per Net Acre=>** | **68,636.82** | | **per SqFt=>** | | |

20
$5,000
$75

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

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~70~~ 80
Standard Frontage: 0 Standard Depth : 100

Good high
65

| Parcel Number | Street Address | Sale Date | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-26-201-012 | 1402 BANBURY PL | 10/19/20 | CD | $4,000.0 | $20,000 | $11,300 | 56.50 | $22,590 | $3,267 | $5,857 | 83.7 | 70.0 | 0.16 | 0.16 | $48 | $24,845 | 100.00 | R-105 |
| 46-26-202-011 | 6714 FLEMING RD | 09/07/20 | LC | $9,400.0 | $47,000 | $7,500 | 15.96 | $14,985 | $35,515 | $3,500 | 50.0 | 100.0 | 0.12 | 0.12 | $188 | $81,739 | 50.00 | R-105 |
| 46-26-203-041 | 6621 ORANGE LN | 08/02/21 | WD | $6,600.0 | $33,000 | $10,900 | 33.03 | $21,842 | $16,058 | $4,900 | 70.0 | 100.0 | 0.16 | 0.16 | $94 | $40,994 | 70.00 | R-105 |
| 46-26-254-007 | 1419 BARBARA DR | 06/07/19 | WD | $3,000.0 | $15,000 | $8,700 | 58.00 | $17,458 | $1,182 | $3,640 | 52.0 | 100.0 | 0.12 | 0.12 | $58 | $25,210 | 52.00 | R-105 |
| 46-26-254-022 | 6107 SALLY CT | 03/23/21 | WD | $11,400.0 | $57,000 | $11,000 | 19.30 | $21,936 | $41,004 | $5,940 | 84.9 | 71.8 | 0.17 | 0.17 | $134 | $69,091 | 100.16 | R-105 |
| | | **Totals:** | | | **$172,000** | **$49,400** | | **$98,811** | **$97,026** | **$23,837** | **340.5** | | **0.72** | **0.72** | **$104** | **$48,376** | | |
| | | | | | | **Sale. Ratio =>** | **28.72** | | | **Average** | | | **Average** | | | **Average** | | |
| | | | | | | **Std. Dev. =>** | **19.95** | | | **per FF=>** | **$285** | | **per Net Acre=>** | **134,571.43** | | **per SqFt=>** | | |

~ 5,000

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

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

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 | 65 | 50 |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 110.R-110, Last Edited: 12/17/2021

Frontages:
Frontage 'A': Description: 'STANDARD '  FF Rate: 50
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 | Dollars/Acre | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-26-228-017 | 6908 CRANWOOD DR | 04/09/21 | WD | $5,700.0 | $28,500 | $10,300 | 36.14 | $20,557 | $12,641 | $4,698 | 78.3 | 72.2 | 0.15 | 0.15 | $73 | $37,255 | 92.12 | R-110 |
| 46-26-228-025 | 712 W BUNDY AVE | 04/16/19 | QC | $3,600.0 | $18,000 | $9,000 | 50.00 | $17,955 | $3,635 | $3,590 | 59.8 | 115.5 | 0.15 | 0.15 | $60 | $24,324 | 55.67 | R-110 |
| 46-26-230-045 | 6527 CRANWOOD DR | 10/10/19 | WD | $3,500.0 | $17,500 | $8,000 | 45.71 | $16,033 | $4,647 | $3,180 | 53.0 | 100.0 | 0.12 | 0.12 | $66 | $28,689 | 53.00 | R-110 |
| 46-26-230-046 | 6523 CRANWOOD DR | 06/24/21 | WD | $5,800.0 | $29,000 | $6,300 | 21.72 | $12,667 | $19,513 | $3,180 | 53.0 | 100.0 | 0.12 | 0.12 | $109 | $47,541 | 53.00 | R-110 |
| 46-26-230-050 | 6507 CRANWOOD DR | 06/07/19 | WD | $3,000.0 | $15,000 | $7,300 | 48.67 | $14,661 | $3,459 | $3,120 | 52.0 | 100.0 | 0.12 | 0.12 | $58 | $25,210 | 52.00 | R-110 |
| 46-26-276-003 | 829 CHATHAM DR | 06/01/21 | WD | $5,300.0 | $26,500 | $8,600 | 32.45 | $17,203 | $12,916 | $3,619 | 60.3 | 115.0 | 0.15 | 0.15 | $88 | $35,811 | 56.24 | R-110 |
| 46-26-276-007 | 813 CHATHAM DR | 04/07/21 | WD | $2,600.0 | $13,000 | $8,400 | 64.62 | $16,738 | ($263) | $3,475 | 57.9 | 115.0 | 0.14 | 0.14 | $45 | $18,182 | 54.00 | R-110 |
| | | **Totals:** | | | **$147,500** | **$57,900** | | **$115,814** | **$56,548** | **$24,862** | **414.3** | | **0.96** | **0.96** | | | | |
| | | | | | | **Sale. Ratio =>** | **39.25** | | | **Average** | | | **Average** | | | **Average** | | |
| | | | | | | **Std. Dev. =>** | **13.94** | | | **per FF=>** | **$136** | | **per Net Acre=>** | **59,212.57** | | **per SqFt=>** | | |

~~$4000~~

≈ $3500

65

50

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 115.R-115, Last Edited: 12/17/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~50~~ 80 45
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-25-101-014 | 7006 DUPONT ST | 10/23/19 | $16,000 | MLC | $3,200.0 | $16,000 | $7,000 | 43.75 | $14,000 | $4,500 | $2,500 | 50.0 | 99.5 | 0.11 | 0.11 | $64 | $28,070 | 50.00 | R-115 |
| 46-25-102-011 | 7002 COLLEGE ST | 07/12/21 | $35,000 | WD | $7,000.0 | $35,000 | $5,600 | 16.00 | $11,228 | $26,485 | $2,713 | 54.3 | 150.0 | 0.19 | 0.19 | $129 | $37,838 | 55.50 | R-115 |
| 46-25-130-010 | 209 W ALMA AVE | 10/23/19 | $27,000 | WD | $2,700.0 | $13,500 | $3,600 | 26.67 | $9,056 | $6,647 | $2,203 | 54.0 | 104.0 | 0.13 | 0.13 | $50 | $20,930 | 54.00 | R-115 |
| 46-25-151-010 | 613 W FOSS AVE | 09/09/20 | $7,000 | WD | $1,400.0 | $7,000 | $5,100 | 72.86 | $10,120 | ($620) | $2,500 | 50.0 | 104.0 | 0.12 | 0.12 | $28 | $11,765 | 50.00 | R-115 |
| 46-25-151-016 | 638 W LORADO AVE | 07/17/19 | $14,500 | QC | $2,900.0 | $14,500 | $6,800 | 46.90 | $13,629 | $3,371 | $2,500 | 50.0 | 104.0 | 0.12 | 0.12 | $58 | $24,370 | 50.00 | R-115 |
| 46-25-154-005 | 509 W LORADO AVE | 06/15/21 | $26,120 | WD | $5,224.0 | $26,120 | $6,600 | 25.27 | $13,266 | $17,354 | $4,500 | 90.0 | 208.0 | 0.22 | 0.12 | $58 | $24,298 | 90.00 | R-115 |
| 46-25-154-021 | 514 W RUTH AVE | 10/04/19 | $7,200 | WD | $1,440.0 | $7,200 | $4,800 | 66.67 | $9,577 | ($377) | $2,000 | 40.0 | 104.0 | 0.10 | 0.10 | $36 | $15,000 | 40.00 | R-115 |
| 46-25-154-021 | 514 W RUTH AVE | 12/03/19 | $18,000 | QC | $3,600.0 | $18,000 | $4,800 | 26.67 | $9,577 | $10,423 | $2,000 | 40.0 | 104.0 | 0.10 | 0.10 | $90 | $37,500 | 40.00 | R-115 |
| 46-25-155-018 | 630 W AUSTIN AVE | 10/18/19 | $10,000 | WD | $2,000.0 | $10,000 | $6,000 | 60.00 | $12,034 | $466 | $2,500 | 50.0 | 109.0 | 0.13 | 0.13 | $40 | $16,000 | 50.00 | R-115 |
| | | Totals: | $160,820 | | | $147,320 | $50,300 | | $102,487 | $68,249 | $23,416 | 478.3 | | 1.20 | 1.10 | | | | |
| | | | | | | | Sale. Ratio => | 34.14 | | | Average | | | Average | | | Average | | |
| | | | | | | | Std. Dev. => | 20.41 | | | per FF=> | $143 | | per Net Acre=> | 56,969.12 | | per SqFt=> | | |

$3,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 120.R-120, Last Edited: 12/17/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 75 ~~80~~ 70
Standard Frontage: 0 Standard Depth : 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-26-302-014 | 5905 CLOVERLAWN DR | 05/24/21 | WD | $6,000.0 | $30,000 | $8,700 | 29.00 | $17,447 | $16,378 | $3,825 | 51.0 | 100.0 | 0.12 | 0.12 | $118 | $51,282 | $3.21 | 51.00 | R-120 |
| 46-26-303-014 | 5713 OXLEY DR | 10/09/20 | WD | $9,000.2 | $45,001 | $21,700 | 48.22 | $43,429 | $6,147 | $4,575 | 61.0 | 100.0 | 0.14 | 0.14 | $148 | $64,287 | $1.01 | 61.00 | R-120 |
| 46-26-303-031 | 5914 CLOVERLAWN DR | 04/23/21 | PTA | $7,000.0 | $35,000 | $8,200 | 23.43 | $16,412 | $22,338 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $4.46 | 50.00 | R-120 |
| 46-26-326-015 | 1622 W HOME AVE | 02/17/21 | WD | $4,800.0 | $24,000 | $10,700 | 44.58 | $21,395 | $6,931 | $4,326 | 57.7 | 110.0 | 0.14 | 0.14 | $83 | $34,532 | $1.14 | 55.00 | R-120 |
| 46-26-327-006 | 1901 W HOME AVE | 04/29/21 | WD | $6,300.0 | $31,500 | $14,400 | 45.71 | $28,766 | $7,454 | $4,720 | 62.9 | 110.0 | 0.15 | 0.15 | $100 | $41,447 | $1.13 | 60.00 | R-120 |
| 46-26-327-009 | 1805 W HOME AVE | 09/16/19 | MLC | $6,000.0 | $30,000 | $16,900 | 56.33 | $33,732 | $988 | $4,720 | 62.9 | 110.0 | 0.15 | 0.15 | $95 | $39,474 | $0.15 | 60.00 | R-120 |
| 46-26-327-023 | 1732 W HOBSON AVE | 09/16/19 | WD | $5,000.0 | $25,000 | $14,200 | 56.80 | $28,301 | $749 | $4,050 | 54.0 | 100.0 | 0.12 | 0.12 | $93 | $40,323 | $0.14 | 54.00 | R-120 |
| 46-26-329-001 | 1811 W HOBSON AVE | 05/31/19 | WD | $8,400.0 | $42,000 | $14,300 | 34.05 | $28,687 | $18,269 | $4,956 | 66.1 | 88.9 | 0.14 | 0.14 | $127 | $58,741 | $2.93 | 70.07 | R-120 |
| 46-26-329-012 | 5710 MARLOWE DR | 09/09/20 | WD | $4,980.0 | $24,900 | $9,800 | 39.36 | $19,665 | $9,323 | $4,088 | 54.5 | 100.0 | 0.13 | 0.13 | $91 | $39,840 | $1.71 | 54.50 | R-120 |
| 46-26-330-015 | 5702 GRIGGS DR | 06/18/21 | WD | $10,840.0 | $54,200 | $12,200 | 22.51 | $24,343 | $35,063 | $5,206 | 69.4 | 148.3 | 0.19 | 0.19 | $156 | $55,876 | $4.15 | 57.00 | R-120 |
| 46-26-331-019 | 5702 LESLIE DR | 05/17/19 | LC | $5,800.0 | $29,000 | $10,800 | 37.24 | $21,576 | $11,703 | $4,279 | 57.0 | 111.6 | 0.14 | 0.14 | $102 | $42,029 | $1.95 | 54.00 | R-120 |
| 46-26-377-010 | 1821 MARLOWE DR | 07/31/19 | WD | $6,840.0 | $34,200 | $13,000 | 38.01 | $25,919 | $12,700 | $4,419 | 58.9 | 102.0 | 0.14 | 0.14 | $116 | $49,927 | $2.13 | 58.34 | R-120 |
| 46-26-377-030 | 1820 OXLEY DR | 06/23/21 | WD | $7,500.0 | $37,500 | $12,100 | 32.27 | $24,257 | $17,814 | $4,571 | 60.9 | 108.5 | 0.14 | 0.14 | $123 | $54,348 | $2.96 | 65.00 | R-120 |
| 46-26-378-006 | 1801 GRIGGS DR | 11/01/19 | WD | $5,200.0 | $26,000 | $11,000 | 42.31 | $21,931 | $8,744 | $4,675 | 62.3 | 133.2 | 0.17 | 0.17 | $83 | $31,515 | $1.22 | 54.00 | R-120 |
| 46-26-378-017 | 1820 MARLOWE DR | 06/28/19 | CD | $4,000.0 | $20,000 | $12,800 | 64.00 | $25,579 | ($952) | $4,627 | 61.7 | 118.5 | 0.15 | 0.15 | $65 | $25,974 | ($0.14) | 56.67 | R-120 |
| 46-26-378-021 | 1720 MARLOWE DR | 10/30/20 | WD | $4,400.0 | $22,000 | $11,200 | 50.91 | $22,308 | $3,781 | $4,089 | 54.5 | 109.9 | 0.13 | 0.13 | $81 | $33,588 | $0.66 | 52.00 | R-120 |
| 46-26-379-017 | 5329 SUSSEX DR | 10/12/20 | QC | $6,000.0 | $30,000 | $11,300 | 37.67 | $22,660 | $12,406 | $5,066 | 67.5 | 104.8 | 0.16 | 0.16 | $89 | $37,736 | $1.79 | 66.00 | R-120 |
| 46-26-380-025 | 5417 FLEMING RD | 02/17/21 | WD | $4,800.0 | $24,000 | $10,000 | 41.67 | $20,033 | $8,057 | $4,090 | 54.5 | 110.0 | 0.13 | 0.13 | $88 | $36,641 | $1.41 | 52.00 | R-120 |
| 46-26-380-028 | 5405 FLEMING RD | 02/17/21 | WD | $4,800.0 | $24,000 | $9,900 | 41.25 | $19,830 | $8,260 | $4,090 | 54.5 | 110.0 | 0.13 | 0.13 | $88 | $36,641 | $1.45 | 52.00 | R-120 |
| 46-26-451-006 | 5418 FLEMING RD | 08/02/20 | WD | $6,400.0 | $32,000 | $11,800 | 36.88 | $23,672 | $12,791 | $4,463 | 59.5 | 130.9 | 0.16 | 0.16 | $108 | $41,026 | $1.88 | 52.00 | R-120 |
| | | **Totals:** | | | **$620,301** | **$245,000** | | **$489,942** | **$218,944** | **$88,585** | **1,181.1** | | **2.84** | **2.84** | **$105** | **$43,805** | | | |
| | | | | | | **Sale. Ratio =>** | **39.50** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **10.70** | | | **per FF=>** | **$185** | | **per Net Acre=>** | **77,065.82** | | **per SqFt=>** | **$1.77** | | |

$5,000

$60,000

$70

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 125.R-125, Last Edited: 12/17/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~70~~ 75 No change
Standard Frontage: 0 Standard Depth : 100

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | 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 | Actual Front | Land Table | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-26-401-022 | 6019 SALLY CT | 08/20/20 | WD | ~~$11,600.0~~ | $58,000 | $15,700 | 27.07 | $31,338 | $32,071 | $5,409 | 77.3 | 100.1 | 0.18 | 0.18 | $150 | $64,444 | 75.00 | R-125 | 401 |
| 46-26-403-028 | 5931 MARJA ST | 04/01/20 | WD | $3,400.0 | $17,000 | $9,900 | 58.24 | $19,867 | $1,848 | $4,715 | 67.4 | 157.5 | 0.19 | 0.19 | $50 | $17,526 | 53.67 | R-125 | 401 |
| 46-26-403-056 | 5705 MARJA ST | 12/03/20 | WD | $9,200.0 | $46,000 | $12,400 | 26.96 | $24,755 | $24,888 | $3,643 | 52.0 | 100.1 | 0.12 | 0.12 | $177 | $76,667 | 52.00 | R-125 | 401 |
| 46-26-403-058 | 5619 MARJA ST | 10/13/20 | QC | $5,000.0 | $5,000 | $1,800 | 36.00 | $3,641 | $5,000 | $3,641 | 52.0 | 100.1 | 0.12 | 0.12 | $96 | $42,017 | 52.00 | R-125 | 402 |
| 46-26-404-007 | 6010 MARJA ST | 06/22/20 | MLC | $6,000.0 | $30,000 | $9,400 | 31.33 | $18,880 | $14,826 | $3,706 | 52.9 | 105.0 | 0.12 | 0.12 | $113 | $49,587 | 55.00 | R-125 | 401 |
| 46-26-404-022 | 6013 SUSAN ST | 07/15/19 | WD | $3,000.0 | $15,000 | $10,400 | 69.33 | $20,744 | ($1,923) | $3,821 | 54.6 | 105.0 | 0.14 | 0.14 | $55 | $22,222 | 48.00 | R-125 | 401 |
| 46-26-405-002 | 6022 SUSAN ST | 06/03/21 | WD | $6,600.0 | $33,000 | $10,500 | 31.82 | $20,914 | $18,088 | $6,002 | 85.7 | 75.0 | 0.16 | 0.16 | $77 | $40,244 | 107.00 | R-125 | 401 |
| 46-26-405-003 | 1313 W HOME AVE | 08/14/20 | WD | ~~$11,600.0~~ | $58,000 | $15,000 | 25.86 | $29,955 | $32,961 | $4,916 | 70.2 | 88.2 | 0.14 | 0.14 | $165 | $82,857 | 85.65 | R-125 | 401 |
| 46-26-405-018 | 5908 SUSAN ST | 09/21/20 | WD | $3,600.0 | $18,000 | $12,200 | 67.78 | $24,377 | ($1,654) | $4,723 | 67.5 | 88.3 | 0.16 | 0.16 | $53 | $22,930 | 60.00 | R-125 | 401 |
| 46-26-452-026 | 5401 LAURENE ST | 06/02/21 | WD | $4,200.0 | $21,000 | $7,300 | 34.76 | $14,647 | $9,939 | $3,586 | 51.2 | 105.0 | 0.12 | 0.12 | $82 | $34,711 | 50.00 | R-125 | 401 |
| 46-26-453-023 | 5417 MARJA ST | 12/27/19 | WD | $2,800.0 | $14,000 | $9,500 | 67.86 | $19,004 | ($1,154) | $3,850 | 55.0 | 100.0 | 0.13 | 0.13 | $51 | $22,222 | 55.00 | R-125 | 401 |
| 46-26-454-011 | 5402 MARJA ST | 07/31/19 | WD | $2,700.0 | $13,500 | $11,900 | 88.15 | $23,767 | ($6,155) | $4,112 | 58.7 | 105.0 | 0.14 | 0.14 | $46 | $20,000 | 60.00 | R-125 | 401 |
| | | **Totals:** | | | **$328,500** | **$126,000** | | **$251,889** | **$128,735** | **$52,124** | **744.6** | | **1.71** | **1.71** | | | | | |
| | | | | | | **Sale. Ratio =>** | **38.36** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **21.69** | | | **per FF=>** | **$173** | | **per Net Acre=>** | **75,195.68** | | **per SqFt=>** | | | |

2
$ 3500

No change

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 130.R-130, Last Edited: 12/17/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 35
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~45~~ 550 Reduce
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

area
$35

| Parcel Number | Street Address | Sale Date | Instr. | 20% Alloction | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-25-129-026 | 145 E ALMA AVE | 05/15/20 | WD | $2,000.0 | $10,000 | $7,000 | 70.00 | $14,005 | $1,836 | 40.8 | 104.0 | 0.10 | 0.10 | $49 | $20,833 | 40.00 | R-130 |
| 46-25-207-013 | 242 E HOLBROOK AVE | 09/16/19 | WD | $2,000.0 | $10,000 | $7,700 | 77.00 | $15,337 | $1,896 | 42.1 | 111.0 | 0.10 | 0.10 | $47 | $19,608 | 40.00 | R-130 |
| 46-25-226-027 | 519 E YORK AVE | 07/22/19 | WD | $3,400.0 | $17,000 | $9,500 | 55.88 | $18,925 | $6,735 | 141.4 | 200.0 | 0.65 | 0.65 | $24 | $5,199 | 100.00 | R-130 |
| 46-25-231-032 | 406 E HOLBROOK AVE | 01/29/21 | PTA | $1,200.0 | $6,000 | $4,800 | 80.00 | $9,543 | $3,793 | 84.3 | 111.0 | 0.20 | 0.20 | $14 | $5,882 | 80.00 | R-130 |
| 46-25-252-031 | 349 E LORADO AVE | 06/01/21 | WD | $2,600.0 | $13,000 | $7,500 | 57.69 | $14,996 | $1,836 | 40.8 | 104.0 | 0.10 | 0.10 | $64 | $27,083 | 40.00 | R-130 |
| 46-25-276-035 | 426 E FOSS AVE | 08/16/19 | WD | $2,700.0 | $13,500 | $7,700 | 57.04 | $15,438 | $1,836 | 40.8 | 104.0 | 0.10 | 0.10 | $66 | $28,125 | 40.00 | R-130 |
| 46-25-327-011 | 141 E PIPER AVE | 05/25/21 | WD | $1,200.0 | $6,000 | $4,600 | 76.67 | $9,190 | $1,875 | 41.7 | 108.5 | 0.10 | 0.10 | $29 | $12,000 | 40.00 | R-130 |
| 46-25-327-016 | 121 E PIPER AVE | 07/08/21 | WD | $4,800.0 | $24,000 | $8,200 | 34.17 | $16,320 | $3,754 | 83.4 | 108.7 | 0.20 | 0.20 | $58 | $24,000 | 80.00 | R-130 |
| 46-25-401-017 | 253 E PIPER AVE | 12/29/20 | WD | $1,250.0 | $6,250 | $5,400 | 86.40 | $10,819 | $3,732 | 82.9 | 107.5 | 0.20 | 0.20 | $15 | $6,345 | 80.00 | R-130 |
| 46-25-428-026 | 429 E HOME AVE | 07/23/21 | PTA | $2,800.0 | $14,000 | $4,700 | 33.57 | $9,418 | $1,844 | 41.0 | 105.0 | 0.10 | 0.10 | $68 | $29,167 | 40.00 | R-130 |
| | | **Totals:** | | | **$119,750** | **$67,100** | | **$133,991** | **$29,137** | **639.2** | | **1.84** | **1.84** | **$43** | **$17,824** | | |
| | | | | | | **Sale. Ratio =>** | **56.03** | | **Average** | | | **Average** | | | **Average** | | |
| | | | | | | **Std. Dev. =>** | **18.50** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | | |

~ 2,500

$35

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 135.R-135, Last Edited: 12/16/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~65~~ 60 No change
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 47-30-134-036 | 933 E FOSS AVE | 01/17/20 | WD | $4,000.0 | $20,000 | $7,200 | 36.00 | $14,310 | $9,215 | $3,525 | 64.1 | 114.1 | 0.16 | 0.16 | $62 | $25,478 | $1.35 | 60.00 | R-135 | 401 |
| 47-30-134-036 | 933 E FOSS AVE | 08/20/20 | MLC | $4,600.0 | $23,000 | $7,200 | 31.30 | $14,310 | $12,215 | $3,525 | 64.1 | 114.1 | 0.16 | 0.16 | $72 | $29,299 | $1.79 | 60.00 | R-135 | 401 |
| 47-30-177-042 | 1022 E FOSS AVE | 05/03/21 | WD | $3,000.0 | $15,000 | $8,200 | 54.67 | $16,442 | $5,289 | $6,731 | 122.4 | 104.0 | 0.29 | 0.29 | $25 | $10,453 | $0.42 | 120.00 | R-135 | 401 |
| 47-30-185-015 | 1054 E RUSSELL AVE | 02/14/20 | PTA | $3,000.0 | $15,000 | $8,500 | 56.67 | $17,060 | $168 | $2,228 | 40.5 | 102.6 | 0.09 | 0.09 | $74 | $31,915 | $0.04 | 40.00 | R-135 | 401 |
| 47-30-210-006 | 1178 E HOLBROOK AVE | 02/19/21 | WD | $4,000.0 | $20,000 | $5,800 | 29.00 | $11,613 | $10,593 | $2,206 | 40.1 | 100.5 | 0.09 | 0.09 | $100 | $43,478 | $2.64 | 40.00 | R-135 | 401 |
| 47-30-229-010 | 1238 E ALMA AVE | 09/16/20 | QC | $4,200.0 | $21,000 | $5,500 | 26.19 | $10,981 | $12,263 | $2,244 | 40.8 | 104.0 | 0.10 | 0.10 | $103 | $43,750 | $2.93 | 40.00 | R-135 | 401 |
| 47-30-258-033 | 1156 E AUSTIN AVE | 04/08/20 | WD | $7,000.0 | $35,000 | $12,600 | 36.00 | $25,263 | $13,182 | $3,445 | 62.6 | 109.0 | 0.15 | 0.15 | $112 | $46,667 | $2.02 | 60.00 | R-135 | 401 |
| 47-30-406-029 | 1217 E HOBSON AVE | 09/23/20 | WD | $3,300.0 | $16,500 | $5,500 | 33.33 | $10,975 | $8,152 | $2,627 | 47.8 | 95.0 | 0.11 | 0.11 | $69 | $30,841 | $1.75 | 49.00 | R-135 | 401 |
| 47-30-406-039 | 1164 E HOME AVE | 04/15/21 | WD | $4,400.0 | $22,000 | $8,200 | 37.27 | $16,387 | $10,611 | $4,998 | 90.9 | 84.9 | 0.19 | 0.19 | $48 | $22,798 | $1.26 | 99.00 | R-135 | 401 |
| 47-30-408-012 | 1218 E HOBSON AVE | 09/23/20 | WD | $3,300.0 | $16,500 | $7,200 | 43.64 | $14,412 | $4,715 | $2,627 | 47.8 | 95.0 | 0.11 | 0.11 | $69 | $30,841 | $1.01 | 49.00 | R-135 | 401 |
| 47-30-452-025 | 1122 E MOTT AVE | 04/30/21 | WD | $6,780.0 | $33,900 | $6,800 | 20.06 | $13,553 | $23,337 | $2,990 | 54.4 | 97.7 | 0.12 | 0.12 | $125 | $55,122 | $4.36 | 55.00 | R-135 | 401 |
| 47-30-452-025 | 1122 E MOTT AVE | 03/01/21 | WD | $2,600.0 | $13,000 | $6,800 | 52.31 | $13,553 | $2,437 | $2,990 | 54.4 | 97.7 | 0.12 | 0.12 | $48 | $21,138 | $0.45 | 55.00 | R-135 | 401 |
| 47-30-460-033 | 1133 FAIRFAX ST | 04/19/19 | WD | $12,980.0 | $64,900 | $20,500 | 31.59 | $40,945 | $27,757 | $3,802 | 56.9 | 200.0 | 0.54 | 0.54 | $228 | $24,037 | $1.18 | 40.20 | R-135 | 401 |
| | | Totals: | | | $315,800 | $110,000 | | $219,804 | $139,934 | $43,938 | 786.6 | | 2.23 | 2.23 | $87 | $31,986 | | | | |
| | | | | | | Sale. Ratio => | 34.83 | | | Average | | | Average | | | Average | | | | |
| | | | | | | Std. Dev. => | 11.25 | | | per FF=> | $178 | | per Net Acre=> | 62,863.43 | | per SqFt=> | $1.44 | | | |

~294,000

NO change

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 145.R-145, Last Edited: 12/17/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~45~~ 40
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 47-29-126-006 | 7021 CECIL DR | 06/26/20 | LC | $3,600.0 | $18,000 | $6,900 | 38.33 | $13,782 | $6,578 | $2,360 | 52.4 | 110.0 | 0.13 | 0.13 | $69 | $28,571 | $0.66 | 50.00 | R-145 |
| 47-29-126-007 | 7017 CECIL DR | 10/15/20 | WD | $3,300.0 | $16,500 | $6,600 | 40.00 | $13,133 | $5,727 | $2,360 | 52.4 | 110.0 | 0.13 | 0.13 | $63 | $26,190 | $0.60 | 50.00 | R-145 |
| 47-29-126-013 | 6913 CECIL DR | 07/08/21 | WD | $2,200.0 | $11,000 | $6,200 | 56.36 | $12,475 | $1,649 | $3,124 | 69.4 | 103.4 | 0.16 | 0.16 | $32 | $13,580 | $0.31 | 68.33 | R-145 |
| 47-29-127-009 | 7002 CECIL DR | 06/15/20 | LC | $3,000.0 | $15,000 | $6,000 | 40.00 | $11,941 | $5,309 | $2,250 | 50.0 | 100.0 | 0.12 | 0.12 | $60 | $26,087 | $0.60 | 50.00 | R-145 |
| 47-29-129-005 | 1718 POLLY ST | 01/17/20 | WD | $4,000.0 | $20,000 | $5,000 | 25.00 | $10,087 | $12,219 | $2,306 | 51.3 | 105.1 | 0.12 | 0.12 | $78 | $33,058 | $0.76 | 50.00 | R-145 |
| 47-29-181-014 | 6602 HILLCROFT DR | 01/26/21 | WD | $2,600.0 | $13,000 | $7,200 | 55.38 | $14,425 | $916 | $2,341 | 52.0 | 108.3 | 0.12 | 0.12 | $50 | $20,968 | $0.48 | 50.00 | R-145 |
| | | **Totals:** | | | **$93,500** | **$37,900** | | **$75,843** | **$32,398** | **$14,741** | **327.6** | | **0.77** | **0.77** | | | | | |
| | | | | | | **Sale. Ratio =>** | **40.53** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **11.78** | | | **per FF=>** | **$99** | | **per Net Acre=>** | **41,857.88** | | **per SqFt=>** | **$0.96** | | |

~~$23,000~~

DKC

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

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

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

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

No Sales
No change

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 155.R-155, Last Edited: 10/04/2021

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

Values for Acreage Table 1: 'GROVELAND/WEBSTER'

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~80~~ 90
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 1: 'GROVELAND/WEBSTER'

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

NC

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

NC

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 47-28-152-015 | 6325 BRANCH RD | 12/10/19 | LC | $5,000.0 | $25,000 | $17,900 | 71.60 | $35,750 | $12,040 | 159.9 | 762.7 | 2.52 | 2.52 | $31 | $1,984 | $0.05 | 159.90 | R-155 |
| 47-28-303-001 | 2802 HAMPSTEAD DR | 05/17/19 | WD | $7,980.0 | $39,900 | $16,800 | 42.11 | $33,640 | $5,686 | 71.1 | 135.0 | 0.19 | 0.19 | $112 | $42,000 | $0.96 | 61.17 | R-155 |
| 47-28-303-044 | 2840 HAMPSTEAD DR | 06/11/21 | WD | $9,000.0 | $45,000 | $15,200 | 33.78 | $30,453 | $10,533 | 131.7 | 99.5 | 0.30 | 0.30 | $68 | $29,900 | $0.69 | 132.00 | R-155 |
| 47-28-304-005 | 5708 WESTERN RD | 07/24/21 | LC | $5,000.0 | $25,000 | $13,000 | 52.00 | $26,069 | $4,800 | 60.0 | 100.0 | 0.14 | 0.14 | $83 | $36,232 | $0.83 | 60.00 | R-155 |
| 47-28-305-014 | 5705 BRANCH RD | 07/16/21 | WD | $8,500.0 | $42,500 | $12,100 | 28.47 | $24,225 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $155 | $61,594 | $1.41 | 50.00 | R-155 |
| 47-28-305-017 | 5617 BRANCH RD | 11/21/19 | LC | $12,000.0 | $60,000 | $15,200 | 25.33 | $30,480 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $219 | $86,957 | $2.00 | 50.00 | R-155 |
| 47-28-355-028 | 2833 E PIERSON RD | 05/08/19 | WD | $4,000.0 | $20,000 | $11,100 | 55.50 | $22,194 | $4,032 | 50.4 | 100.0 | 0.12 | 0.12 | $79 | $34,483 | $0.79 | 50.40 | R-155 |
| 47-28-355-053 | 5107 WINSFORD BYWAY | 07/19/19 | QC | $6,000.0 | $30,000 | $13,800 | 46.00 | $27,681 | $4,408 | 55.1 | 116.4 | 0.14 | 0.14 | $109 | $44,118 | $1.01 | 51.07 | R-155 |
| 47-28-355-059 | 2914 EATON PL | 08/13/21 | WD | $2,000.0 | $10,000 | $11,800 | 118.00 | $23,544 | $4,250 | 53.1 | 108.5 | 0.13 | 0.13 | $38 | $15,748 | $0.36 | 51.00 | R-155 |
| 47-28-357-001 | 2726 E PIERSON RD | 05/24/21 | WD | $2,500.0 | $12,500 | $14,200 | 113.60 | $28,444 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $46 | $18,116 | $0.42 | 50.00 | R-155 |
| 47-28-357-009 | 2818 E PIERSON RD | 08/13/21 | WD | $2,800.0 | $14,000 | $11,500 | 82.14 | $22,980 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $51 | $20,290 | $0.47 | 50.00 | R-155 |
| 47-28-357-019 | 2918 E PIERSON RD | 07/12/19 | WD | $5,000.0 | $25,000 | $14,100 | 56.40 | $28,189 | $6,873 | 85.9 | 73.8 | 0.17 | 0.17 | $58 | $29,586 | $0.68 | 100.00 | R-155 |
| 47-29-451-001 | 2005 GROVELAND AVE | 02/16/21 | WD | $5,000.0 | $25,000 | $17,400 | 69.60 | $34,818 | $10,581 | 165.0 | 535.0 | 2.03 | 2.03 | $30 | $2,467 | $0.06 | 165.00 | R-155 |
| 47-29-476-018 | 5205 WESTERN RD | 02/11/21 | WD | $5,080.0 | $25,400 | $16,300 | 64.17 | $30,324 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $93 | $36,812 | $0.85 | 50.00 | R-155 |
| 47-29-478-016 | 2714 EATON PL | 05/29/20 | QC | $3,000.0 | $15,000 | $11,200 | 74.67 | $22,452 | $4,080 | 51.0 | 100.0 | 0.12 | 0.12 | $59 | $25,641 | $0.59 | 51.00 | R-155 |
| 47-29-480-008 | 2710 E PIERSON RD | 04/23/21 | WD | $5,525.0 | $27,625 | $14,400 | 52.13 | $28,837 | $4,559 | 57.0 | 120.4 | 0.14 | 0.14 | $97 | $38,368 | $0.88 | 51.93 | R-155 |
| 47-32-226-020 | 2605 ALPHA WAY | 07/28/21 | LC | $5,400.0 | $27,000 | $13,200 | 48.89 | $26,369 | $5,150 | 64.4 | 115.1 | 0.16 | 0.16 | $84 | $33,962 | $0.78 | 60.00 | R-155 |
| 47-32-227-007 | 2721 ALPHA WAY | 04/23/19 | WD | $4,600.0 | $23,000 | $11,800 | 51.30 | $23,690 | $4,289 | 53.6 | 114.9 | 0.13 | 0.13 | $86 | $34,848 | $0.80 | 50.00 | R-155 |
| 47-32-227-007 | 2721 ALPHA WAY | 01/04/21 | PTA | $8,200.0 | $41,000 | $11,800 | 28.78 | $23,690 | $4,289 | 53.6 | 114.9 | 0.13 | 0.13 | $153 | $62,121 | $1.43 | 50.00 | R-155 |
| 47-32-228-003 | 4918 ALPHA WAY | 10/15/19 | WD | $5,800.0 | $29,000 | $12,000 | 41.38 | $24,058 | $4,634 | 57.9 | 93.3 | 0.13 | 0.13 | $100 | $45,313 | $1.04 | 60.00 | R-155 |
| 47-32-228-006 | 5002 ALPHA WAY | 07/26/21 | WD | $13,700.0 | $68,500 | $14,800 | 21.61 | $29,642 | $4,800 | 60.0 | 100.0 | 0.14 | 0.14 | $228 | $99,275 | $2.28 | 60.00 | R-155 |
| 47-32-228-013 | 2514 ALPHA WAY | 03/05/21 | WD | $8,000.0 | $40,000 | $12,500 | 31.25 | $25,074 | $4,919 | 61.5 | 105.0 | 0.15 | 0.15 | $130 | $55,172 | $1.27 | 60.00 | R-155 |
| 47-32-229-002 | 2408 BETA LN | 12/20/19 | WD | $2,400.0 | $12,000 | $9,500 | 79.17 | $18,929 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $48 | $20,870 | $0.48 | 50.00 | R-155 |
| 47-32-229-002 | 2408 BETA LN | 12/15/20 | WD | $3,600.0 | $18,000 | $9,500 | 52.78 | $18,929 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $72 | $31,304 | $0.72 | 50.00 | R-155 |
| 47-32-229-010 | 2502 BETA LN | 04/17/19 | WD | $2,600.0 | $13,000 | $11,700 | 90.00 | $23,412 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $52 | $22,609 | $0.52 | 50.00 | R-155 |
| 47-32-229-010 | 2502 BETA LN | 04/26/19 | MLC | $7,000.0 | $35,000 | $11,700 | 33.43 | $23,412 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $1.40 | 50.00 | R-155 |
| 47-32-229-021 | 2501 PLAINFIELD AVE | 10/16/20 | WD | $7,200.0 | $36,000 | $12,000 | 33.33 | $23,937 | $5,040 | 63.0 | 100.0 | 0.15 | 0.15 | $114 | $49,655 | $1.14 | 63.00 | R-155 |
| 47-32-229-026 | 2420 BETA LN | 10/18/19 | WD | $7,000.0 | $35,000 | $16,300 | 46.57 | $32,568 | $8,000 | 100.0 | 100.0 | 0.23 | 0.23 | $70 | $30,435 | $0.70 | 100.00 | R-155 |
| 47-32-230-009 | 4924 THETA PASSAGE | 06/20/19 | WD | $5,000.0 | $25,000 | $12,500 | 50.00 | $25,007 | $4,202 | 52.5 | 100.0 | 0.12 | 0.12 | $95 | $41,322 | $0.95 | 52.53 | R-155 |
| 47-32-231-007 | 2701 GAMMA LN | 04/30/19 | WD | $6,600.0 | $33,000 | $17,100 | 51.82 | $34,175 | $5,430 | 67.9 | 103.7 | 0.16 | 0.16 | $97 | $41,509 | $0.95 | 66.66 | R-155 |
| 47-32-232-011 | 4908 WESTERN RD | 06/24/21 | WD | $16,000.0 | $80,000 | $17,800 | 22.25 | $35,640 | $9,869 | 123.4 | 90.0 | 0.27 | 0.27 | $130 | $59,480 | $1.37 | 130.00 | R-155 |
| 47-32-233-004 | 2714 EPSILON TR | 05/14/21 | WD | $8,000.0 | $40,000 | $13,300 | 33.25 | $26,566 | $4,263 | 53.3 | 101.1 | 0.12 | 0.12 | $150 | $65,041 | $1.49 | 53.00 | R-155 |
| 47-33-101-012 | 2913 ALPHA WAY | 07/09/21 | WD | $7,000.0 | $35,000 | $10,700 | 30.57 | $21,476 | $4,292 | 53.6 | 115.1 | 0.13 | 0.13 | $130 | $53,030 | $1.22 | 50.00 | R-155 |
| 47-33-101-034 | 2813 ALPHA WAY | 08/07/20 | WD | $7,200.0 | $36,000 | $13,500 | 37.50 | $26,967 | $5,562 | 69.5 | 115.1 | 0.17 | 0.17 | $104 | $42,105 | $0.97 | 64.80 | R-155 |
| 47-33-101-036 | 2829 ALPHA WAY | 08/17/20 | WD | $7,600.0 | $38,000 | $10,800 | 28.42 | $25,230 | $5,251 | 65.6 | 115.1 | 0.16 | 0.16 | $116 | $46,914 | $1.08 | 61.18 | R-155 |
| 47-33-102-008 | 2814 ALPHA WAY | 12/02/20 | WD | $7,100.0 | $35,500 | $12,400 | 34.93 | $24,727 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $130 | $51,449 | $1.18 | 50.00 | R-155 |
| 47-33-102-019 | 2918 ALPHA WAY | 10/09/19 | LC | $5,000.0 | $25,000 | $13,000 | 52.00 | $26,046 | $4,382 | 54.8 | 120.0 | 0.14 | 0.14 | $91 | $36,232 | $0.83 | 50.00 | R-155 |
| 47-33-102-030 | 2809 GAMMA LN | 03/27/20 | WD | $8,663.0 | $43,315 | $14,300 | 33.01 | $28,660 | $4,469 | 55.9 | 120.0 | 0.14 | 0.14 | $155 | $61,879 | $1.42 | 51.00 | R-155 |
| 47-33-103-020 | 2922 GAMMA LN | 01/07/21 | WD | $3,000.0 | $15,000 | $12,000 | 80.00 | $23,995 | $4,290 | 53.6 | 115.0 | 0.13 | 0.13 | $56 | $22,727 | $0.52 | 50.00 | R-155 |
| 47-33-103-020 | 2922 GAMMA LN | 05/07/21 | WD | $14,200.0 | $71,000 | $12,000 | 16.90 | $23,995 | $4,290 | 53.6 | 115.0 | 0.13 | 0.13 | $265 | $107,576 | $2.47 | 50.00 | R-155 |
| 47-33-103-038 | 2913 EPSILON TR | 08/28/20 | MLC | $6,980.0 | $34,900 | $14,300 | 40.97 | $28,594 | $4,290 | 53.6 | 115.0 | 0.13 | 0.13 | $130 | $52,879 | $1.21 | 50.00 | R-155 |
| 47-33-103-039 | 2917 EPSILON TR | 06/24/21 | WD | $11,000.0 | $55,000 | $14,600 | 26.55 | $29,195 | $4,290 | 53.6 | 115.0 | 0.13 | 0.13 | $205 | $83,333 | $1.91 | 50.00 | R-155 |
| 47-33-103-043 | 4907 DELTA DR | 08/07/20 | MLC | $4,980.0 | $24,900 | $10,500 | 42.17 | $20,929 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $100 | $43,304 | $0.99 | 50.00 | R-155 |
| 47-33-104-002 | 2726 EPSILON TR | 06/30/21 | WD | $11,000.0 | $55,000 | $14,700 | 26.73 | $29,394 | $4,328 | 54.1 | 108.5 | 0.13 | 0.13 | $203 | $85,271 | $1.96 | 51.93 | R-155 |
| 47-33-104-038 | 2723 PLAINFIELD AVE | 05/29/19 | WD | $3,700.0 | $18,500 | $12,000 | 64.86 | $23,971 | $4,439 | 55.5 | 107.5 | 0.13 | 0.13 | $67 | $28,030 | $0.64 | 53.52 | R-155 |
| 47-33-104-048 | 2829 PLAINFIELD AVE | 10/21/19 | WD | $6,000.0 | $30,000 | $15,200 | 50.67 | $30,495 | $4,480 | 56.0 | 125.4 | 0.14 | 0.14 | $107 | $41,667 | $0.96 | 50.00 | R-155 |
| | | Totals: | | | $1,514,540 | $613,500 | | $1,228,852 | $237,382 | 3,009.4 | | 10.95 | 10.95 | | | | | |
| | | | | | | Sale. Ratio => | 40.51 | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 22.88 | | per FF=> | #REF! | | per Net Acre=> | #REF! | | per SqFt=> | #REF! | | |

N$5000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 160.R-160, Last Edited: 12/16/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~55~~ 60
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-35-177-053 | 1906 CASTLE LN | 03/04/20 | WD | $6,200.0 | $31,000 | $11,800 | 38.06 | $23,504 | $2,715 | 49.4 | 91.8 | 0.11 | 0.11 | $126 | $56,881 | $1.31 | 51.54 | R-160 |
| 46-35-179-035 | 4308 TRUMBULL DR | 06/27/19 | WD | $3,000.0 | $15,000 | $10,400 | 69.33 | $20,826 | $3,153 | 57.3 | 96.8 | 0.13 | 0.13 | $52 | $23,077 | $0.53 | 58.29 | R-160 |
| 46-35-127-006 | 1905 SHAMROCK LN | 08/15/19 | WD | $3,400.0 | $17,000 | $10,800 | 63.53 | $21,660 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $68 | $29,565 | $0.68 | 50.00 | R-160 |
| 46-35-129-024 | 5009 MIAMI LN | 12/17/19 | LC | $3,000.0 | $15,000 | $8,100 | 54.00 | $16,105 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $60 | $26,087 | $0.60 | 50.00 | R-160 |
| 46-35-129-030 | 4901 MIAMI LN | 05/05/20 | WD | $4,000.0 | $20,000 | $9,200 | 46.00 | $18,335 | $3,025 | 55.0 | 100.0 | 0.13 | 0.13 | $73 | $31,746 | $0.73 | 55.00 | R-160 |
| 46-35-154-013 | 2217 CANNIFF ST | 05/27/21 | WD | $4,400.0 | $22,000 | $8,600 | 39.09 | $17,221 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $88 | $38,261 | $0.88 | 50.00 | R-160 |
| 46-35-105-015 | 4738 BIRCHCREST DR | 10/12/20 | QC | $3,700.0 | $18,500 | $8,700 | 47.03 | $17,306 | $2,946 | 53.6 | 100.8 | 0.12 | 0.12 | $69 | $30,081 | $0.69 | 53.34 | R-160 |
| 46-35-105-018 | 4726 BIRCHCREST DR | 08/20/20 | WD | $4,000.0 | $20,000 | $10,100 | 50.50 | $20,177 | $3,000 | 54.6 | 104.1 | 0.13 | 0.13 | $73 | $31,250 | $0.72 | 53.47 | R-160 |
| 46-35-253-013 | 1414 BENT DR | 07/01/20 | WD | $3,200.0 | $16,000 | $8,700 | 54.38 | $17,377 | $2,818 | 51.2 | 105.0 | 0.12 | 0.12 | $62 | $26,446 | $0.61 | 50.00 | R-160 |
| 46-35-154-031 | 2314 SANTA BARBARA DR | 02/18/21 | WD | $8,000.0 | $40,000 | $14,200 | 35.50 | $28,322 | $3,092 | 56.2 | 107.0 | 0.13 | 0.13 | $142 | $60,150 | $1.38 | 54.34 | R-160 |
| 46-35-153-025 | 2308 CANNIFF ST | 04/18/19 | WD | $2,652.0 | $13,260 | $7,400 | 55.81 | $17,337 | $3,947 | 58.8 | 112.4 | 0.15 | 0.14 | $45 | $17,333 | $0.40 | 55.50 | R-160 |
| 46-35-255-017 | 1313 BENT DR | 10/12/20 | WD | $4,400.0 | $22,000 | $8,100 | 36.82 | $16,166 | $3,082 | 56.0 | 113.2 | 0.14 | 0.14 | $79 | $32,117 | $0.74 | 52.67 | R-160 |
| 46-35-126-034 | 5014 MIAMI LN | 04/13/21 | WD | $2,400.0 | $12,000 | $8,700 | 72.50 | $17,388 | $3,629 | 66.0 | 119.2 | 0.17 | 0.17 | $36 | $14,545 | $0.33 | 60.44 | R-160 |
| 46-35-155-056 | 1922 W STEWART AVE | 08/27/21 | WD | $4,000.0 | $20,000 | $11,900 | 59.50 | $23,738 | $3,012 | 54.8 | 120.0 | 0.14 | 0.14 | $73 | $28,986 | $0.67 | 50.00 | R-160 |
| 46-35-126-007 | 1902 SHAMROCK LN | 03/04/21 | WD | $5,200.0 | $26,000 | $8,700 | 33.46 | $17,459 | $3,135 | 57.0 | 130.0 | 0.15 | 0.15 | $91 | $34,899 | $0.80 | 50.00 | R-160 |
| 46-35-177-013 | 4413 CLOVERLAWN DR | 01/10/20 | QC | $4,000.0 | $20,000 | $13,000 | 65.00 | $25,901 | $3,504 | 63.7 | 137.3 | 0.17 | 0.17 | $63 | $23,392 | $0.54 | 54.37 | R-160 |
| | | Totals: | | | $327,760 | $158,400 | | $318,822 | $49,308 | 883.6 | | 2.13 | 2.12 | | | | | |
| | | | | | | Sale. Ratio => | 48.33 | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 12.56 | | per FF=> | #REF! | | per Net Acre=> | #REF! | | per SqFt=> | #REF! | | |

160 lot
@ $3500

125 lot
@ 4000

140
@
$5000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 165.R-165, Last Edited: 10/04/2021

Frontages:
Frontage 'A': Description: '125 FT DEPTH ' FF Rate: 35
Standard Frontage: 0 Standard Depth : 125
Frontage 'B': Description: '100 FT DEPTH ' FF Rate: 50
Standard Frontage: 0 Standard Depth : 100
Frontage 'C': Description: '140 FT DEPTH ' FF Rate: 45
Standard Frontage: 0 Standard Depth : 140

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

Frontages:
Frontage 'A': Description: '125 FT DEPTH ' FF Rate: ~~30~~ 40 35
Standard Frontage: 0 Standard Depth : 125
Frontage 'B': Description: '100 FT DEPTH ' FF Rate: ~~45~~ 55 50
Standard Frontage: 0 Standard Depth : 100
Frontage 'C': Description: '140 FT DEPTH ' FF Rate: ~~35~~ 45 45
Standard Frontage: 0 Standard Depth : 140

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-35-278-035 | 4706 BALDWIN BLVD | 06/29/21 | $47,400 | WD | $9,480.0 | $47,400 | $7,200 | 15.19 | $14,336 | $37,294 | $4,230 | 94.0 | 100.0 | 0.22 | 0.22 | $101 | $43,889 | $1.01 | 94.00 | R-165 |
| | | **Totals:** | **$47,400** | | | **$47,400** | **$7,200** | | **$14,336** | **$37,294** | **$4,230** | **94.0** | | **0.22** | **0.22** | | | | | |
| | | | | | | | **Sale. Ratio =>** | **15.19** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | | **Std. Dev. =>** | **#DIV/0!** | | | **per FF=>** | **$397** | | **per Net Acre=>** | **172,657.41** | | **per SqFt=>** | **$3.96** | | |

Raise same.
not enough sales
bar large
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Look @ 160

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 170.R-170, Last Edited: 12/16/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~50~~ 60
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-25-302-074 | 126 W GRACELAWN AVE | 08/21/20 | MLC | $8,000.0 | $40,000 | $18,900 | 47.25 | $37,749 | $8,431 | 153.3 | 235.0 | 0.54 | 0.54 | $52 | $14,842 | $0.34 | 100.00 | R-170 |
| 46-25-303-022 | 5722 SUBURBAN CT | 03/25/20 | WD | $3,600.0 | $18,000 | $9,700 | 53.89 | $19,357 | $3,592 | 65.3 | 87.1 | 0.14 | 0.14 | $55 | $25,714 | $0.59 | 70.00 | R-170 |
| 46-25-352-010 | 624 W LYNDON AVE | 03/26/20 | WD | $3,000.0 | $15,000 | $10,700 | 71.33 | $21,321 | $2,884 | 52.4 | 110.0 | 0.13 | 0.13 | $57 | $23,810 | $0.55 | 50.00 | R-170 |
| 46-25-353-012 | 5415 GRANVILLE AVE | 07/12/19 | WD | $2,800.0 | $14,000 | $6,900 | 49.29 | $13,753 | $3,461 | 62.9 | 110.0 | 0.15 | 0.15 | $44 | $18,421 | $0.42 | 60.00 | R-170 |
| 46-25-353-012 | 5415 GRANVILLE AVE | 08/13/20 | WD | $3,200.0 | $16,000 | $6,900 | 43.13 | $13,753 | $3,461 | 62.9 | 110.0 | 0.15 | 0.15 | $51 | $21,053 | $0.48 | 60.00 | R-170 |
| 46-25-378-019 | 314 W RIDGEWAY AVE | 03/22/21 | WD | $4,600.0 | $23,000 | $7,900 | 34.35 | $15,806 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $92 | $40,000 | $0.92 | 50.00 | R-170 |
| 46-25-379-004 | 409 W RIDGEWAY AVE | 03/02/20 | QC | $2,400.0 | $12,000 | $9,100 | 75.83 | $18,251 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $48 | $20,870 | $0.48 | 50.00 | R-170 |
| 46-26-407-029 | 5817 WINTHROP BLVD | 04/16/21 | WD | $7,000.0 | $35,000 | $9,900 | 28.29 | $19,760 | $2,937 | 53.4 | 114.1 | 0.13 | 0.13 | $131 | $53,435 | $1.23 | 50.00 | R-170 |
| 46-26-407-042 | 5617 WINTHROP BLVD | 08/19/20 | WD | $3,400.0 | $17,000 | $6,800 | 40.00 | $13,665 | $3,056 | 55.6 | 123.5 | 0.14 | 0.14 | $61 | $23,944 | $0.55 | 50.00 | R-170 |
| 46-26-407-042 | 5617 WINTHROP BLVD | 07/24/21 | QC | $8,000.0 | $40,000 | $6,800 | 17.00 | $13,665 | $3,056 | 55.6 | 123.5 | 0.14 | 0.14 | $144 | $56,338 | $1.29 | 50.00 | R-170 |
| 46-26-429-011 | 5806 EDWARDS AVE | 10/24/19 | WD | $3,040.0 | $15,200 | $8,400 | 55.26 | $16,729 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $61 | $26,435 | $0.61 | 50.00 | R-170 |
| 46-26-477-028 | 5321 GLENN AVE | 06/11/21 | WD | $5,200.0 | $26,000 | $8,100 | 31.15 | $16,278 | $2,884 | 52.4 | 110.0 | 0.13 | 0.13 | $99 | $41,270 | $0.95 | 50.00 | R-170 |
| 46-26-478-034 | 906 W RIDGEWAY AVE | 03/22/21 | WD | $4,600.0 | $23,000 | $7,600 | 33.04 | $15,280 | $2,609 | 47.4 | 90.0 | 0.10 | 0.10 | $97 | $44,660 | $1.03 | 50.00 | R-170 |
| 46-36-102-013 | 609 W PULASKI ST | 03/26/21 | WD | $6,400.0 | $32,000 | $7,600 | 23.75 | $15,100 | $2,200 | 40.0 | 100.0 | 0.09 | 0.09 | $160 | $69,565 | $1.60 | 40.00 | R-170 |
| 46-36-104-014 | 605 W PHILADELPHIA BLV | 08/05/20 | WD | $3,540.0 | $17,700 | $8,000 | 45.20 | $16,050 | $2,214 | 40.3 | 101.3 | 0.09 | 0.09 | $88 | $38,065 | $0.87 | 40.00 | R-170 |
| 46-36-126-005 | 409 W PIERSON RD | 07/09/21 | WD | $3,700.0 | $18,500 | $7,800 | 42.16 | $15,539 | $2,200 | 40.0 | 100.0 | 0.09 | 0.09 | $93 | $40,217 | $0.92 | 40.00 | R-170 |
| 46-36-129-013 | 225 W PHILADELPHIA BLV | 12/10/20 | WD | $6,000.0 | $30,000 | $13,000 | 43.33 | $25,964 | $5,596 | 101.8 | 103.5 | 0.24 | 0.24 | $59 | $25,210 | $0.58 | 100.00 | R-170 |
| 46-36-202-003 | 5002 M L KING AVE | 08/28/20 | WD | $4,000.0 | $20,000 | $8,800 | 44.00 | $17,598 | $3,300 | 60.0 | 100.0 | 0.14 | 0.14 | $67 | $28,986 | $0.67 | 60.00 | R-170 |
| 46-36-204-058 | 325 E BALTIMORE BLVD | 04/12/21 | WD | $4,400.0 | $22,000 | $6,300 | 28.64 | $12,596 | $2,200 | 40.0 | 100.0 | 0.09 | 0.09 | $110 | $47,826 | $1.10 | 40.00 | R-170 |
| 46-36-204-059 | 329 E BALTIMORE BLVD | 03/04/21 | WD | $4,600.0 | $23,000 | $8,700 | 37.83 | $17,301 | $4,400 | 80.0 | 100.0 | 0.18 | 0.18 | $58 | $25,000 | $0.57 | 80.00 | R-170 |
| | | Totals: | | | $457,400 | $177,900 | | $355,515 | $66,731 | 1,213.3 | | 3.03 | 3.03 | | | | | |
| | | | | | | Sale. Ratio => | 38.89 | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 14.55 | | per FF=> | #REF! | | per Net Acre=> | #REF! | | per SqFt=> | #REF! | | |

X $3500
-$1000

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

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~10~~ NC?
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-25-331-019 | 121 E GRACELAWN AVE | 05/25/21 | WD | $2,200.0 | $11,000 | $3,700 | 33.64 | $7,432 | $1,640 | 41.0 | 105.0 | 0.10 | 0.10 | $54 | $22,917 | $0.53 | 40.00 | R-173 |
| 46-25-434-037 | 426 E GRACELAWN AVE | 06/14/19 | WD | $1,786.0 | $8,930 | $6,500 | 72.79 | $11,060 | $1,640 | 61.5 | 105.0 | 0.10 | 0.15 | $29 | $18,604 | $0.43 | 60.00 | R-173 |
| 46-25-454-023 | 335 E RIDGEWAY AVE | 01/13/21 | WD | $3,000.0 | $15,000 | $4,600 | 30.67 | $9,178 | $1,797 | 44.9 | 120.0 | 0.11 | 0.11 | $67 | $26,549 | $0.61 | 41.00 | R-173 |
| 46-25-478-003 | 410 E LYNDON AVE | 06/17/20 | QC | $1,000.0 | $5,000 | $3,800 | 76.00 | $7,640 | $1,797 | 44.9 | 120.0 | 0.11 | 0.11 | $22 | $8,850 | $0.20 | 41.00 | R-173 |
| 46-25-482-034 | 422 E RIDGEWAY AVE | 12/04/20 | WD | $3,400.0 | $17,000 | $5,800 | 34.12 | $11,562 | $3,479 | 87.0 | 112.5 | 0.21 | 0.21 | $39 | $16,038 | $0.37 | 82.00 | R-173 |
| 46-25-483-001 | 5212 FULTON ST | 04/20/21 | WD | $1,600.0 | $8,000 | $6,200 | 77.50 | $12,411 | $2,121 | 53.0 | 112.5 | 0.13 | 0.13 | $30 | $12,403 | $0.28 | 50.00 | R-173 |
| | | **Totals:** | | | **$64,930** | **$30,600** | | **$59,283** | **$12,474** | **332.3** | | **0.76** | **0.81** | | | | | |
| | | | | | | **Sale. Ratio =>** | **47.13** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **23.42** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

W $500

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

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

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

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

DC

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-36-226-019 | 624 E PIERSON RD | 02/03/21 | WD | $1,200.0 | $6,000 | $4,800 | 80.00 | $9,670 | $1,800 | 40.0 | 100.0 | 0.09 | 0.09 | $30 | $13,043 | $0.30 | 40.00 | R-175 |
| 46-36-226-043 | 501 E PULASKI ST | 08/31/21 | WD | $5,800.0 | $29,000 | $5,200 | 17.93 | $10,337 | $1,800 | 40.0 | 100.0 | 0.09 | 0.09 | $145 | $63,043 | $1.45 | 40.00 | R-175 |
| 46-36-226-056 | 633 E PULASKI ST | 08/21/20 | WD | $9,500.0 | ~~$47,500~~ | $4,800 | ~~10.11~~ | $9,574 | $1,800 | 40.0 | 100.0 | 0.09 | 0.09 | $238 | $103,261 | $2.37 | 40.00 | R-175 |
| 46-36-227-004 | 366 E PULASKI ST | 09/02/21 | QC | $1,200.0 | $6,000 | $5,300 | 88.33 | $10,516 | $1,800 | 40.0 | 100.0 | 0.09 | 0.09 | $30 | $13,043 | $0.30 | 40.00 | R-175 |
| 46-36-228-056 | 601 E PHILADELPHIA BLV | 07/31/19 | QC | $1,600.0 | $8,000 | $5,400 | 67.50 | $10,874 | $1,800 | 40.0 | 100.0 | 0.09 | 0.09 | $40 | $17,391 | $0.40 | 40.00 | R-175 |
| 46-36-230-056 | 505 E BISHOP AVE | 11/21/19 | WD | $1,200.0 | $6,000 | $5,400 | 90.00 | $10,812 | $2,085 | 46.3 | 106.0 | 0.11 | 0.11 | $26 | $10,909 | $0.25 | 45.00 | R-175 |
| 46-36-253-032 | 149 E ELDRIDGE AVE | 09/01/20 | QC | $1,800.0 | $9,000 | $7,300 | 81.11 | $14,624 | $2,012 | 44.7 | 125.0 | 0.12 | 0.12 | $40 | $15,652 | $0.36 | 40.00 | R-175 |
| 46-36-281-007 | 622 E ELDRIDGE AVE | 03/22/21 | WD | $4,160.0 | $20,800 | $6,000 | 28.85 | $11,996 | $2,264 | 50.3 | 125.0 | 0.13 | 0.13 | $83 | $32,248 | $0.74 | 45.00 | R-175 |
| 46-36-281-015 | 654 E ELDRIDGE AVE | 05/29/19 | LC | $5,700.0 | $28,500 | $5,700 | 20.00 | $11,450 | $2,264 | 50.3 | 125.0 | 0.13 | 0.13 | $113 | $44,186 | $1.01 | 45.00 | R-175 |
| | | **Totals:** | | | **$160,800** | **$49,900** | | **$99,853** | **$17,625** | **391.7** | | **0.94** | **0.94** | | | | | |
| | | | | | | **Sale. Ratio =>** | **31.03** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **33.70** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

N 29,500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 180.R-180, Last Edited: 10/04/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~25~~ 30
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 47-31-126-030 | 921 LOMITA AVE | 08/02/19 | QC | $1,400.0 | $7,000 | $4,000 | 57.14 | $7,968 | $986 | 39.4 | 97.2 | 0.09 | 0.09 | $36 | $15,730 | $0.36 | 40.00 | R-180 |
| 47-31-180-029 | 4501 GRANT ST | 05/14/21 | WD | $5,100.0 | $25,500 | $6,400 | 25.10 | $12,726 | $1,037 | 41.5 | 107.5 | 0.10 | 0.10 | $123 | $51,515 | $1.18 | 40.00 | R-180 |
| 47-31-182-003 | 910 BLACK AVE | 06/04/21 | WD | $1,000.0 | $5,000 | $5,800 | 116.00 | $11,676 | $1,154 | 46.1 | 110.0 | 0.11 | 0.11 | $22 | $9,009 | $0.21 | 44.00 | R-180 |
| | | **Totals:** | | | **$37,500** | **$16,200** | | **$32,370** | **$3,177** | **127.0** | | **0.30** | **0.30** | | | | | |
| | | | | | | **Sale. Ratio =>** | **43.20** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **46.11** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

~ $1500

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

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: '  '  FF Rate: 70 NO
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 | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-35-327-012 | 4012 WINONA ST | 06/19/20 | MLC | $9,400.0 | $47,000 | $9,600 | 20.43 | $19,209 | $3,843 | 54.9 | 107.3 | 0.13 | 0.13 | $171 | $71,756 | $1.65 | 53.00 | R-183 |
| 46-35-327-013 | 4008 WINONA ST | 02/18/21 | WD | $3,700.0 | $18,500 | $8,100 | 43.78 | $16,240 | $3,845 | 54.9 | 107.4 | 0.13 | 0.13 | $67 | $28,244 | $0.65 | 53.00 | R-183 |
| 46-35-353-008 | 3818 WISNER ST | 08/19/19 | WD | $3,400.0 | $17,000 | $7,700 | 45.29 | $15,461 | $3,500 | 50.0 | 100.0 | 0.12 | 0.12 | $68 | $29,565 | $0.68 | 50.00 | R-183 |
| 46-35-355-021 | 3813 WINONA ST | 02/11/20 | MLC | $7,000.0 | $35,000 | $10,300 | 29.43 | $20,515 | $6,300 | 90.0 | 100.0 | 0.21 | 0.21 | $78 | $33,816 | $0.78 | 90.00 | R-183 |
| 46-35-358-011 | 3621 SENECA ST | 03/26/21 | WD | $4,400.0 | $22,000 | $8,400 | 38.18 | $16,831 | $5,600 | 80.0 | 100.0 | 0.18 | 0.18 | $55 | $23,913 | $0.55 | 80.00 | R-183 |
| 46-35-360-002 | 3618 KELLAR AVE | 11/30/20 | WD | $3,400.0 | $17,000 | $5,900 | 34.71 | $11,833 | $2,800 | 40.0 | 100.0 | 0.09 | 0.09 | $85 | $36,957 | $0.85 | 40.00 | R-183 |
| 46-35-377-009 | 3802 BROWNELL BLVD | 07/23/21 | QC | $5,810.0 | $29,050 | $8,300 | 28.57 | $16,606 | $3,991 | 57.0 | 130.0 | 0.15 | 0.15 | $102 | $38,993 | $0.90 | 50.00 | R-183 |
| 46-35-377-023 | 3801 COMSTOCK AVE | 04/09/19 | WD | $3,999.8 | $19,999 | $9,300 | 46.50 | $18,545 | $3,991 | 57.0 | 130.0 | 0.15 | 0.15 | $70 | $26,844 | $0.62 | 50.00 | R-183 |
| 46-35-379-001 | 3914 LE ERDA AVE | 10/16/20 | WD | $5,100.0 | $25,500 | $14,500 | 56.86 | $29,020 | $6,125 | 87.5 | 100.0 | 0.20 | 0.20 | $58 | $25,373 | $0.58 | 87.50 | R-183 |
| 46-35-381-035 | 3605 BROWNELL BLVD | 06/16/21 | WD | $2,200.0 | $11,000 | $7,600 | 69.09 | $15,221 | $3,326 | 47.5 | 125.0 | 0.12 | 0.12 | $46 | $18,033 | $0.41 | 42.50 | R-183 |
| 46-35-383-030 | 3419 LE ERDA AVE | 08/17/20 | WD | $2,900.0 | $14,500 | $6,700 | 46.21 | $13,333 | $2,988 | 42.7 | 113.9 | 0.11 | 0.11 | $68 | $27,619 | $0.63 | 40.00 | R-183 |
| | | **Totals:** | | | **$256,549** | **$96,400** | | **$192,814** | **$46,309** | **661.5** | | **1.59** | **1.59** | | | | | |
| | | | | | | **Sale. Ratio =>** | **37.58** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **13.70** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

≈$3,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 185.R-185, Last Edited: 12/16/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~80~~ 60 too high 55
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-35-404-012 | 4029 BURGESS ST | 02/03/20 | WD | $3,000.0 | $15,000 | $7,800 | 52.00 | $15,679 | $2,449 | 49.0 | 96.0 | 0.11 | 0.11 | $61 | $27,273 | $0.63 | 50.00 | R-185 |
| 46-35-429-011 | 4102 MILBOURNE AVE | 01/22/21 | WD | $3,200.0 | $16,000 | $9,700 | 60.63 | $19,351 | $2,500 | 50.0 | 100.0 | 0.12 | 0.12 | $64 | $27,826 | $0.64 | 50.00 | R-185 |
| 46-35-429-018 | 4014 MILBOURNE AVE | 06/17/21 | WD | $6,000.0 | $30,000 | $7,500 | 25.00 | $15,018 | $2,500 | 50.0 | 100.0 | 0.12 | 0.12 | $120 | $52,174 | $1.20 | 50.00 | R-185 |
| 46-35-429-028 | 4113 DONNELLY ST | 12/23/20 | WD | $10,000.0 | $50,000 | $12,600 | 25.20 | $25,133 | $2,500 | 50.0 | 100.0 | 0.12 | 0.12 | $200 | $86,957 | $2.00 | 50.00 | R-185 |
| 46-35-432-003 | 4130 RACE ST | 04/21/21 | WD | $6,500.0 | $32,500 | $6,800 | 20.92 | $13,568 | $2,500 | 50.0 | 100.0 | 0.12 | 0.12 | $130 | $56,522 | $1.30 | 50.00 | R-185 |
| 46-35-432-003 | 4130 RACE ST | 04/21/21 | WD | $3,000.0 | $15,000 | $6,800 | 45.33 | $13,568 | $2,500 | 50.0 | 100.0 | 0.12 | 0.12 | $60 | $26,087 | $0.60 | 50.00 | R-185 |
| 46-35-451-007 | 3802 FLEMING RD | 06/04/21 | WD | $3,000.0 | $15,000 | $8,800 | 58.67 | $17,626 | $3,795 | 75.9 | 90.0 | 0.17 | 0.17 | $40 | $18,182 | $0.42 | 80.00 | R-185 |
| 46-35-454-033 | 3701 LAWNDALE AVE | 09/15/20 | WD | $4,500.0 | $22,500 | $7,600 | 33.78 | $15,274 | $2,494 | 49.9 | 108.0 | 0.12 | 0.12 | $90 | $37,815 | $0.87 | 48.00 | R-185 |
| 46-35-456-025 | 3505 BURGESS ST | 04/07/21 | WD | $5,200.0 | $26,000 | $7,700 | 29.62 | $15,375 | $1,997 | 39.9 | 99.7 | 0.09 | 0.09 | $130 | $56,522 | $1.30 | 40.00 | R-185 |
| 46-35-457-020 | 3617 FOREST HILL AVE | 02/16/21 | WD | $4,600.0 | $23,000 | $6,400 | 27.83 | $12,701 | $2,000 | 40.0 | 100.0 | 0.09 | 0.09 | $115 | $50,000 | $1.15 | 40.00 | R-185 |
| 46-35-457-036 | 1408 W PASADENA AVE | 08/27/21 | WD | $6,000.0 | $30,000 | $7,300 | 24.33 | $14,569 | $2,411 | 48.2 | 93.0 | 0.11 | 0.11 | $124 | $56,075 | $1.29 | 50.00 | R-185 |
| 46-35-479-007 | 3810 KEYES ST | 06/06/19 | WD | $2,160.0 | $10,800 | $7,800 | 72.22 | $15,614 | $2,500 | 50.0 | 100.0 | 0.12 | 0.12 | $43 | $18,783 | $0.43 | 50.00 | R-185 |
| 46-35-481-021 | 3513 MILBOURNE AVE | 04/27/21 | WD | $4,400.0 | $22,000 | $8,200 | 37.27 | $16,486 | $2,578 | 51.6 | 106.3 | 0.12 | 0.12 | $85 | $36,066 | $0.83 | 50.00 | R-185 |
| 46-35-481-024 | 3501 MILBOURNE AVE | 02/17/21 | WD | $4,800.0 | $24,000 | $6,000 | 25.00 | $11,915 | $2,569 | 51.4 | 105.6 | 0.12 | 0.12 | $93 | $39,669 | $0.91 | 50.00 | R-185 |
| | | **Totals:** | | | **$331,800** | **$111,000** | | **$221,877** | **$35,293** | **705.9** | | **1.62** | **1.62** | | | | | |
| | | | | | | **Sale. Ratio =>** | **33.45** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **16.48** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

N ~ $3,500

55

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

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~45~~ No change
Standard Frontage: 0 Standard Depth : 125

| Parcel Number | Street Address | Sale Date | Instr. | 20% Allocation | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 46-36-381-031 | 3710 M L KING AVE | 10/30/20 | WD | $10,000.0 | $50,000 | $15,800 | 31.60 | $31,654 | $23,409 | $5,063 | 112.5 | 125.0 | 0.32 | 0.32 | $89 | $30,960 | $0.71 | 112.50 | R-190 |
| 46-36-403-020 | 11S EDWIN AVE | 07/20/21 | WD | $5,200.0 | $26,000 | $5,200 | 20.00 | $10,487 | $17,123 | $1,610 | 35.8 | 100.0 | 0.09 | 0.09 | $145 | $56,522 | $1.30 | 40.00 | R-190 |
| 46-36-411-002 | 3910 M L KING AVE | 01/05/21 | WD | $3,200.0 | $16,000 | $5,000 | 31.25 | $10,036 | $7,976 | $2,012 | 44.7 | 100.0 | 0.12 | 0.12 | $72 | $27,826 | $0.64 | 50.00 | R-190 |
| 46-36-429-005 | 418 DAMON ST | 06/11/21 | QC | $4,000.0 | $20,000 | $6,700 | 33.50 | $13,387 | $8,638 | $2,025 | 45.0 | 125.0 | 0.13 | 0.13 | $89 | $31,008 | $0.71 | 45.00 | R-190 |
| 46-36-459-010 | 3521 WESLEY ST | 08/12/21 | WD | $6,000.0 | $30,000 | $7,200 | 24.00 | $14,320 | $17,491 | $1,811 | 40.2 | 100.0 | 0.10 | 0.10 | $149 | $58,252 | $1.34 | 45.00 | R-190 |
| | | **Totals:** | | | **$142,000** | **$39,900** | | **$79,884** | **$74,637** | **$12,521** | **278.2** | | **0.76** | **0.76** | | | | | |
| | | | | | | **Sale. Ratio =>** | **28.10** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **5.78** | | | **per FF=>** | **$268** | | **per Net Acre=>** | **97,948.82** | | **per SqFt=>** | **$2.25** | | |

≈ $3500

NO change

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 195.R-195, Last Edited: 12/10/2021

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

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

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

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

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

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

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

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-06-102-020 | 760 E DEWEY ST | 12/03/20 | WD | $1,400.0 | $7,000 | $4,300 | 61.43 | $8,610 | $1,582 | 39.5 | 107.5 | 0.10 | 0.10 | $35 | $14,141 | $0.32 | 40.00 | R-195 |
| 41-07-117-043 | 831 CORNELIA ST | 01/08/21 | WD | $7,000.0 | $35,000 | $8,200 | 23.43 | $17,370 | $2,191 | 54.8 | 132.0 | 0.15 | 0.15 | $128 | $46,053 | $1.06 | 50.00 | R-195 |
| 47-31-304-020 | 725 EDMUND ST | 11/02/20 | QC | $1,000.0 | $5,000 | $3,400 | 68.00 | $6,815 | $1,800 | 45.0 | 110.0 | 0.11 | 0.11 | $22 | $8,772 | $0.20 | 45.00 | R-195 |
| 47-31-326-012 | 832 E STEWART AVE | 07/22/21 | WD | $7,000.0 | $35,000 | $7,100 | 20.29 | $14,139 | $1,856 | 46.4 | 117.0 | 0.12 | 0.12 | $151 | $57,851 | $1.33 | 45.00 | R-195 |
| 47-31-326-015 | 910 E STEWART AVE | 07/10/19 | WD | $3,800.0 | $19,000 | $8,500 | 44.74 | $17,048 | $1,870 | 46.8 | 118.8 | 0.12 | 0.12 | $81 | $30,894 | $0.71 | 45.00 | R-195 |
| 47-31-379-008 | 906 E GILLESPIE AVE | 07/11/19 | WD | $1,600.0 | $8,000 | $4,100 | 51.25 | $8,107 | $1,582 | 39.5 | 107.5 | 0.10 | 0.10 | $40 | $16,162 | $0.37 | 40.00 | R-195 |
| | | **Totals:** | | | **$109,000** | **$35,600** | | **$72,089** | **$10,881** | **272.0** | | **0.71** | **0.71** | | | | | |
| | | | | | | **Sale. Ratio =>** | **32.66** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **19.57** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

~92000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 205.R-205, Last Edited: 12/10/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

No change
80 ~~Too Low~~
90 too high

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 47-32-426-026 | 2732 CARR ST | 03/15/21 | WD | $6,000.0 | $30,000 | $18,700 | 62.33 | $37,479 | $12,078 | 141.4 | 200.0 | 0.85 | 0.85 | $42 | $7,092 | $0.16 | 100.00 | 205 | R-205 |
| 47-32-452-014 | WEAVER ST | 06/28/19 | WD | $3,120.0 | $3,120 | $9,300 | 298.08 | $4,895 | $4,895 | 40.8 | 104.0 | 0.19 | 0.10 | $76 | $16,335 | $0.38 | 40.00 | 205 | R-205 |
| 47-32-452-015 | 2014 WEAVER ST | 06/18/21 | WD | $2,600.0 | $13,000 | $7,000 | 53.85 | $13,901 | $3,059 | 40.8 | 104.0 | 0.10 | 0.10 | $64 | $27,083 | $0.62 | 40.00 | 205 | R-205 |
| 47-32-452-030 | 2002 WEAVER ST | 04/07/19 | WD | $4,576.0 | $22,880 | $9,300 | 40.65 | $24,868 | $4,895 | 81.6 | 104.0 | 0.19 | 0.19 | $56 | $23,958 | $0.55 | 80.00 | 205 | R-205 |
| 47-33-303-002 | 4210 COGGINS AVE | 06/11/21 | WD | $6,000.0 | $30,000 | $10,400 | 34.67 | $20,898 | $3,897 | 52.0 | 108.0 | 0.12 | 0.12 | $115 | $48,387 | $1.11 | 50.00 | 205 | R-205 |
| 47-33-304-010 | 4124 WESTERN RD | 07/09/19 | WD | $3,000.0 | $15,000 | $10,300 | 68.67 | $20,607 | $3,977 | 53.0 | 112.5 | 0.13 | 0.13 | $57 | $23,256 | $0.53 | 50.00 | 205 | R-205 |
| 47-33-304-020 | 4119 DOUGLAS AVE | 12/10/19 | QC | $6,000.0 | $30,000 | $11,700 | 39.00 | $23,492 | $5,966 | 79.5 | 112.5 | 0.19 | 0.19 | $75 | $30,928 | $0.71 | 75.00 | 205 | R-205 |
| 47-33-305-022 | 4123 NEEBISH AVE | 08/15/19 | WD | $7,950.0 | $39,750 | $3,200 | 8.05 | $22,784 | $3,854 | 64.2 | 165.0 | 0.19 | 0.19 | $124 | $42,063 | $0.97 | 50.00 | 205 | R-205 |
| 47-33-305-023 | NEEBISH AVE | 08/15/19 | WD | $2,650.0 | $13,250 | $3,200 | 24.15 | $6,775 | $3,854 | 64.2 | 165.0 | 0.19 | 0.19 | $41 | $14,021 | $0.32 | 50.00 | 205 | R-205 |
| 47-33-306-015 | 4143 COGGINS AVE | 08/05/21 | WD | $6,900.0 | $34,500 | $10,700 | 31.01 | $21,313 | $4,437 | 59.2 | 140.0 | 0.16 | 0.16 | $117 | $42,857 | $0.98 | 50.00 | 205 | R-205 |
| 47-33-307-009 | 4128 COGGINS AVE | 03/06/20 | WD | $5,800.0 | $29,000 | $11,600 | 40.00 | $23,262 | $3,897 | 52.0 | 108.0 | 0.12 | 0.12 | $112 | $46,774 | $1.07 | 50.00 | 205 | R-205 |
| 47-33-307-028 | 3014 CARR ST | 12/17/19 | WD | $4,980.0 | $24,900 | $12,700 | 51.00 | $25,385 | $4,114 | 54.9 | 107.1 | 0.13 | 0.13 | $91 | $38,308 | $0.88 | 53.00 | 205 | R-205 |
| 47-33-352-020 | 2927 NATHAN AVE | 05/07/19 | WD | $2,000.0 | $10,000 | $9,100 | 91.00 | $18,277 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $44 | $19,417 | $0.45 | 45.00 | 205 | R-205 |
| 47-33-353-002 | 2906 NATHAN AVE | 12/07/20 | WD | $2,200.0 | $11,000 | $9,900 | 90.00 | $19,708 | $4,227 | 56.4 | 105.0 | 0.13 | 0.13 | $39 | $16,541 | $0.38 | 55.00 | 205 | R-205 |
| 47-33-353-004 | 3908 DOUGLAS AVE | 12/21/20 | WD | $3,600.0 | $18,000 | $12,000 | 66.67 | $23,936 | $3,458 | 46.1 | 105.0 | 0.11 | 0.11 | $78 | $33,333 | $0.77 | 45.00 | 205 | R-205 |
| 47-33-353-012 | 2952 NATHAN AVE | 12/10/20 | WD | ~~$13,400.0~~ | $67,000 | $11,900 | 17.76 | $25,019 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $298 | $130,097 | $2.99 | 45.00 | 205 | R-205 |
| 47-33-354-024 | 3015 MEISNER ST | 05/13/20 | WD | $3,000.0 | $15,000 | $9,000 | 60.00 | $19,478 | $3,602 | 51.5 | 110.3 | 0.12 | 0.12 | $58 | $24,194 | $0.56 | 49.00 | 205 | R-205 |
| 47-33-354-029 | 3015 MEISNER ST | 05/13/20 | WD | $3,000.0 | $15,000 | $9,000 | 60.00 | $19,478 | $3,602 | 104.3 | 90.0 | 0.12 | 0.23 | $29 | $24,194 | $0.56 | 109.98 | 205 | R-205 |
| 47-33-355-042 | 3807 BRANCH RD | 03/23/21 | WD | $1,800.0 | $9,000 | $7,400 | 82.22 | $14,771 | $3,887 | 51.8 | 107.4 | 0.12 | 0.12 | $35 | $14,634 | $0.34 | 50.00 | 205 | R-205 |
| 47-33-357-017 | 2968 HENRY ST | 02/22/21 | WD | $4,400.0 | $22,000 | $9,100 | 41.36 | $18,154 | $3,458 | 46.1 | 105.0 | 0.11 | 0.11 | $95 | $40,741 | $0.94 | 45.00 | 205 | R-205 |
| 47-33-358-016 | 2972 AGREE AVE | 09/29/20 | WD | $2,000.0 | $10,000 | $7,900 | 79.00 | $15,789 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $44 | $19,417 | $0.45 | 45.00 | 205 | R-205 |
| 47-33-358-029 | 2951 MC CLURE AVE | 02/22/21 | QC | $2,600.0 | $13,000 | $8,400 | 64.62 | $16,731 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $58 | $25,243 | $0.58 | 45.00 | 205 | R-205 |
| 47-33-358-046 | 2923 MC CLURE AVE | 07/09/20 | WD | $9,980.0 | $49,900 | $16,300 | 32.67 | $32,652 | $10,125 | 135.0 | 100.0 | 0.31 | 0.31 | $74 | $32,194 | $0.74 | 135.00 | 205 | R-205 |
| 47-33-358-046 | 2923 MC CLURE AVE | 02/11/21 | WD | ~~$11,800.0~~ | $59,000 | $16,300 | 27.63 | $32,652 | $10,125 | 135.0 | 100.0 | 0.31 | 0.31 | $87 | $38,065 | $0.87 | 135.00 | 205 | R-205 |
| 47-33-376-012 | 3906 BRANCH RD | 02/01/21 | WD | $2,700.0 | $13,500 | $9,800 | 72.59 | $19,663 | $4,516 | 60.2 | 145.0 | 0.17 | 0.17 | $45 | $16,265 | $0.37 | 50.00 | 205 | R-205 |
| 47-33-376-026 | 3702 BRANCH RD | 03/10/20 | QC | $4,000.0 | $20,000 | $8,400 | 42.00 | $16,703 | $4,692 | 62.6 | 156.5 | 0.18 | 0.18 | $64 | $22,222 | $0.51 | 50.00 | 205 | R-205 |
| 47-33-376-026 | 3702 BRANCH RD | 11/30/20 | WD | $4,800.0 | $24,000 | $8,400 | 35.00 | $16,703 | $4,692 | 62.6 | 156.5 | 0.18 | 0.18 | $77 | $26,667 | $0.61 | 50.00 | 205 | R-205 |
| | | Totals: | | | $641,800 | $271,000 | | $555,373 | $128,807 | 1,775.1 | | 4.84 | 4.85 | | | | | | |
| | | | | | | Sale. Ratio => | 42.22 | | Average | | | Average | | | Average | | | | |
| | | | | | | Std. Dev. => | 52.39 | | per FF=> | #REF! | | per Net Acre=> | #REF! | | per SqFt=> | #REF! | | | |

30,000
to
40,000

S

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 65
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 |

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

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

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

6$ To Low
1$

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-02-104-020 | 3201 WINONA ST | 09/15/21 | WD | $2,600.0 | $13,000 | $8,300 | 63.85 | $16,698 | $4,731 | 86.0 | 117.8 | 0.21 | 0.21 | $30 | $12,150 | $0.28 | 79.27 | 210 | R-210 |
| 40-02-107-028 | 3105 WISNER ST | 12/18/19 | WD | $2,700.0 | $13,500 | $7,100 | 52.59 | $14,203 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $54 | $23,478 | $0.54 | 50.00 | 210 | R-210 |
| 40-02-109-030 | 2901 KELLAR AVE | 09/02/21 | WD | $3,980.0 | $19,900 | $6,000 | 30.15 | $11,987 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $80 | $34,609 | $0.79 | 50.00 | 210 | R-210 |
| 40-02-110-010 | 2906 KELLAR AVE | 04/27/21 | WD | $2,000.0 | $10,000 | $7,800 | 78.00 | $15,541 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $40 | $17,391 | $0.40 | 50.00 | 210 | R-210 |
| 40-02-126-019 | 1613 W PASADENA AVE | 01/06/21 | QC | $1,400.0 | $1,400 | $1,600 | 114.29 | $3,182 | $3,182 | 57.9 | 93.0 | 0.13 | 0.13 | $24 | $10,938 | $0.25 | 60.00 | 210 | R-210 |
| 40-02-126-020 | 1609 W PASADENA AVE | 04/22/21 | WD | $3,600.0 | $18,000 | $7,500 | 41.67 | $15,026 | $3,182 | 57.9 | 93.0 | 0.13 | 0.13 | $62 | $28,125 | $0.65 | 60.00 | 210 | R-210 |
| 40-02-128-005 | 3122 BRYN MAWR PL | 08/12/20 | WD | $3,800.0 | $19,000 | $9,100 | 47.89 | $18,202 | $3,108 | 56.5 | 100.0 | 0.13 | 0.13 | $67 | $29,231 | $0.67 | 56.50 | 210 | R-210 |
| 40-02-129-006 | 1817 W MC CLELLAN ST | 09/26/20 | QC | $2,600.0 | $13,000 | $7,200 | 55.38 | $14,452 | $3,173 | 57.7 | 110.0 | 0.14 | 0.14 | $45 | $18,705 | $0.43 | 55.00 | 210 | R-210 |
| 40-02-129-007 | 1813 W MC CLELLAN ST | 08/07/19 | WD | $6,500.0 | $32,500 | $8,800 | 27.08 | $17,558 | $3,173 | 57.7 | 110.0 | 0.14 | 0.14 | $113 | $46,763 | $1.07 | 55.00 | 210 | R-210 |
| 40-02-129-007 | 1813 W MC CLELLAN ST | 08/03/21 | WD | $12,000.0 | $60,000 | $8,800 | 14.67 | $17,558 | $3,173 | 57.7 | 110.0 | 0.14 | 0.14 | $208 | $86,331 | $1.98 | 55.00 | 210 | R-210 |
| 40-02-129-016 | 1906 W GENESEE ST | 06/01/21 | WD | $4,000.0 | $20,000 | $8,700 | 43.50 | $17,427 | $2,884 | 52.4 | 110.0 | 0.13 | 0.13 | $76 | $31,746 | $0.73 | 50.00 | 210 | R-210 |
| 40-02-152-011 | 2638 CLIO RD | 03/08/21 | WD | $9,600.0 | $48,000 | $10,100 | 21.04 | $20,225 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $192 | $83,478 | $1.92 | 50.00 | 210 | R-210 |
| 40-02-152-014 | 2620 CLIO RD | 03/10/21 | WD | $3,200.0 | $16,000 | $5,900 | 36.88 | $11,731 | $2,750 | 50.0 | 100.0 | 0.12 | 0.12 | $64 | $27,826 | $0.64 | 50.00 | 210 | R-210 |
| 40-02-152-040 | 2644 CLIO RD | 05/26/21 | WD | $4,800.0 | $24,000 | $10,000 | 41.67 | $20,030 | $8,250 | 150.0 | 100.0 | 0.34 | 0.34 | $32 | $13,953 | $0.32 | 150.00 | 210 | R-210 |
| 40-02-201-030 | 1502 W MC CLELLAN ST | 01/15/21 | WD | $11,800.0 | $59,000 | $15,500 | 26.27 | $31,043 | $5,285 | 96.1 | 102.3 | 0.22 | 0.22 | $123 | $52,915 | $1.21 | 95.01 | 210 | R-210 |
| 40-02-204-025 | 1114 W MC CLELLAN ST | 06/17/20 | WD | $5,700.0 | $28,500 | $10,800 | 37.89 | $21,594 | $2,609 | 47.4 | 90.0 | 0.10 | 0.10 | $120 | $55,340 | $1.27 | 50.00 | 210 | R-210 |
| 40-02-204-026 | 1110 W MC CLELLAN ST | 08/02/19 | WD | $3,200.0 | $16,000 | $9,100 | 56.88 | $18,214 | $2,609 | 47.4 | 90.0 | 0.10 | 0.10 | $67 | $31,068 | $0.71 | 50.00 | 210 | R-210 |
| 40-02-226-021 | 3301 MILBOURNE AVE | 02/12/21 | WD | $5,600.0 | $28,000 | $7,600 | 27.14 | $15,234 | $2,818 | 51.2 | 105.0 | 0.12 | 0.12 | $109 | $46,281 | $1.06 | 50.00 | 210 | R-210 |
| | | Totals: | | | $439,800 | $149,900 | | $299,905 | $61,927 | 1,125.9 | | 2.61 | 2.61 | | | | | | |
| | | | | | | Sale. Ratio => | 34.08 | | Average | | | Average | | | Average | | | | |
| | | | | | | Std. Dev. => | 23.52 | | per FF=> | #REF! | | per Net Acre=> | #REF! | | per SqFt=> | #REF! | | | |

2500
3500

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

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 55 No change
Standard Frontage: 0 Standard Depth : 110

~~75~~

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-01-101-017 | 602 W DEWEY ST | 08/27/21 | WD | $1,800.0 | $9,000 | $6,700 | 74.44 | $13,396 | $3,300 | 60.0 | 110.0 | 0.15 | 0.15 | $30 | $11,842 | $0.27 | 60.00 | 215 | R-215 |
| 40-01-103-028 | 606 W JAMIESON ST | 06/23/21 | WD | $3,240.0 | $16,200 | $7,900 | 48.77 | $15,751 | $4,400 | 80.0 | 110.0 | 0.20 | 0.20 | $41 | $16,040 | $0.37 | 80.00 | 215 | R-215 |
| 40-01-105-015 | 602 W MC CLELLAN ST | 04/30/21 | QC | $5,500.0 | $27,500 | $8,300 | 30.18 | $16,578 | $2,750 | 50.0 | 110.0 | 0.13 | 0.13 | $110 | $43,651 | $1.00 | 50.00 | 215 | R-215 |
| 40-01-105-022 | 3107 IROQUOIS AVE | 01/29/21 | WD | $3,000.0 | $15,000 | $9,000 | 60.00 | $17,943 | $2,872 | 52.2 | 120.0 | 0.14 | 0.14 | $57 | $21,739 | $0.50 | 50.00 | 215 | R-215 |
| 40-01-126-003 | 221 W PASADENA AVE | 08/06/20 | WD | $3,000.0 | $15,000 | $8,300 | 55.33 | $16,642 | $2,958 | 53.8 | 127.3 | 0.15 | 0.15 | $56 | $20,548 | $0.47 | 50.00 | 215 | R-215 |
| 40-01-128-008 | 201 W JAMIESON ST | 03/26/20 | WD | $3,600.0 | $18,000 | $8,300 | 46.11 | $16,616 | $2,750 | 50.0 | 110.0 | 0.13 | 0.13 | $72 | $28,571 | $0.66 | 50.00 | 215 | R-215 |
| 40-01-128-023 | 200 W MC CLELLAN ST | 08/31/21 | WD | $8,500.0 | $42,500 | $8,100 | 19.06 | $16,176 | $2,750 | 50.0 | 110.0 | 0.13 | 0.13 | $170 | $67,460 | $1.55 | 50.00 | 215 | R-215 |
| 40-01-128-024 | 132 W MC CLELLAN ST | 07/28/20 | WD | $4,400.0 | $22,000 | $9,600 | 43.64 | $19,120 | $2,750 | 50.0 | 110.0 | 0.13 | 0.13 | $88 | $34,921 | $0.80 | 50.00 | 215 | R-215 |
| 40-01-153-011 | 401 W DARTMOUTH ST | 05/19/21 | WD | $5,200.0 | $26,000 | $9,700 | 37.31 | $19,353 | $2,200 | 40.0 | 110.0 | 0.10 | 0.10 | $130 | $51,485 | $1.18 | 40.00 | 215 | R-215 |
| 40-01-154-023 | 410 W TAYLOR ST | 08/16/21 | QC | $2,200.0 | $11,000 | $4,800 | 43.64 | $9,521 | $2,200 | 40.0 | 110.0 | 0.10 | 0.10 | $55 | $21,782 | $0.50 | 40.00 | 215 | R-215 |
| 40-01-178-006 | 209 W JACKSON AVE | 05/21/19 | WD | $3,400.0 | $17,000 | $10,600 | 62.35 | $21,263 | $2,750 | 50.0 | 110.0 | 0.13 | 0.13 | $68 | $26,984 | $0.62 | 50.00 | 215 | R-215 |
| 40-02-228-001 | 3318 KEYES ST | 03/02/20 | WD | $2,400.0 | $12,000 | $6,000 | 50.00 | $12,031 | $2,622 | 47.7 | 100.0 | 0.12 | 0.12 | $50 | $20,870 | $0.48 | 50.00 | 215 | R-215 |
| 40-02-234-006 | 3002 N CHEVROLET AVE | 08/30/19 | WD | $3,200.0 | $16,000 | $6,900 | 43.13 | $13,741 | $2,622 | 47.7 | 100.0 | 0.12 | 0.12 | $67 | $27,826 | $0.64 | 50.00 | 215 | R-215 |
| 40-02-234-016 | 806 W GENESEE ST | 02/02/21 | WD | $5,400.0 | $27,000 | $7,000 | 25.93 | $13,977 | $4,180 | 76.0 | 110.0 | 0.19 | 0.19 | $71 | $28,125 | $0.65 | 76.00 | 215 | R-215 |
| 40-02-279-004 | 2722 N CHEVROLET AVE | 08/27/21 | WD | $5,400.0 | $27,000 | $5,600 | 20.74 | $11,277 | $2,685 | 48.8 | 156.0 | 0.15 | 0.15 | $111 | $36,735 | $0.84 | 41.00 | 215 | R-215 |
| 40-02-280-002 | 719 W JACKSON AVE | 11/04/19 | WD | $2,980.0 | $14,900 | $7,000 | 46.98 | $14,098 | $2,098 | 38.1 | 100.0 | 0.09 | 0.09 | $78 | $32,391 | $0.74 | 40.00 | 215 | R-215 |
| | | **Totals:** | | | **$316,100** | **$123,800** | | **$247,483** | **$45,887** | **834.3** | | **2.13** | **2.13** | | | | | | |
| | | | | | | **Sale. Ratio =>** | **39.16** | | **Average** | | | **Average** | | | **Average** | | | | |
| | | | | | | **Std. Dev. =>** | **15.16** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | | |

2000
3000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 220.R-220, Last Edited: 12/03/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

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

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

Too high
60 Too Low
65 Too Low
80 Too high

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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 |

NC

| Parcel Number | Street Address | Sale Date | Instr. | 20% allocattion | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-01-203-028 | 115 E GENESEE ST | 04/15/21 | WD | $2,580.0 | $12,900 | $6,200 | 48.06 | $12,326 | $2,101 | 46.7 | 107.6 | 0.11 | 0.11 | $55 | $23,243 | $0.53 | 45.00 | R-220 | 401 |
| 40-01-227-046 | 638 SPENCER ST | 06/21/21 | WD | $6,000.0 | $30,000 | $10,000 | 33.33 | $20,042 | $4,082 | 90.7 | 107.5 | 0.22 | 0.22 | $66 | $27,778 | $0.64 | 87.50 | R-220 | 401 |
| 40-01-252-010 | 334 E GENESEE ST | 09/25/20 | WD | $2,125.0 | $10,625 | $10,700 | 100.71 | $21,359 | $1,866 | 41.5 | 107.5 | 0.10 | 0.10 | $51 | $21,465 | $0.49 | 40.00 | R-220 | 401 |
| 40-01-252-032 | 321 E DARTMOUTH ST | 11/22/19 | LC | $2,980.0 | $14,900 | $5,400 | 36.24 | $10,847 | $1,866 | 41.5 | 107.5 | 0.10 | 0.10 | $72 | $30,101 | $0.69 | 40.00 | R-220 | 401 |
| 40-01-253-011 | 202 E DARTMOUTH ST | 06/29/21 | WD | $9,034.0 | $45,170 | $7,100 | 15.72 | $14,153 | $2,799 | 62.2 | 107.5 | 0.15 | 0.15 | $145 | $61,041 | $1.40 | 60.00 | R-220 | 401 |
| 40-01-254-008 | 326 E DARTMOUTH ST | 07/01/21 | WD | $5,000.0 | $25,000 | $4,700 | 18.80 | $9,339 | $1,866 | 41.5 | 107.5 | 0.10 | 0.10 | $121 | $50,505 | $1.16 | 40.00 | R-220 | 401 |
| 40-01-404-017 | 2313 ADAMS AVE | 05/15/19 | WD | $1,700.0 | $8,500 | $7,400 | 87.06 | $14,733 | $1,888 | 42.0 | 110.0 | 0.10 | 0.10 | $41 | $16,832 | $0.39 | 40.00 | R-220 | 401 |
| 40-01-404-017 | 2313 ADAMS AVE | 07/27/20 | WD | $9,000.0 | $45,000 | $7,400 | 16.44 | $14,733 | $1,888 | 42.0 | 110.0 | 0.10 | 0.10 | $215 | $89,109 | $2.05 | 40.00 | R-220 | 401 |
| 40-01-435-003 | 410 E NEWALL ST | 09/24/20 | WD | $2,518.0 | $12,590 | $5,800 | 46.07 | $11,611 | $1,947 | 43.3 | 117.0 | 0.11 | 0.11 | $58 | $23,533 | $0.54 | 40.00 | R-220 | 401 |
| 40-01-457-009 | 1726 M L KING AVE | 10/16/20 | WD | $2,700.0 | $13,500 | $7,600 | 56.30 | $15,214 | $1,888 | 42.0 | 110.0 | 0.10 | 0.10 | $64 | $26,733 | $0.61 | 40.00 | R-220 | 401 |
| 40-01-479-013 | 2001 CHIPPEWA ST | 08/27/21 | WD | $8,280.0 | $41,000 | $8,700 | 21.22 | $17,370 | $2,171 | 48.3 | 132.0 | 0.13 | 0.13 | $170 | $64,567 | $1.48 | 42.00 | R-220 | 401 |
| 46-36-486-016 | 638 E PASADENA AVE | 06/17/20 | PTA | $6,300.0 | $31,500 | $8,300 | 26.35 | $16,656 | $1,837 | 40.8 | 104.1 | 0.10 | 0.10 | $154 | $65,625 | $1.51 | 40.00 | R-220 | 401 |
| 46-36-486-031 | 629 SPENCER ST | 07/09/21 | WD | $2,000.0 | $10,000 | $5,200 | 52.00 | $10,348 | $1,866 | 41.5 | 107.5 | 0.10 | 0.10 | $48 | $20,202 | $0.46 | 40.00 | R-220 | 401 |
| | | **Totals:** | | | **$300,685** | **$94,500** | | **$188,731** | **$28,065** | **623.7** | | **1.50** | **1.50** | | | | | | |
| | | | | | | **Sale. Ratio =>** | **31.43** | | **Average** | | | **Average** | | | **Average** | | | | |
| | | | | | | **Std. Dev. =>** | **26.60** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | | |

2000
3,000

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

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 25
Standard Frontage: 0 Standard Depth : 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-01-277-009 | 619 E DARTMOUTH ST | 01/08/21 | WD | $1,000 | $5,000 | $600 | 12.00 | $6,576 | $1,127 | 34.3 | 47.0 | 0.09 | 0.05 | $29 | $11,765 | $0.27 | 50.00 | R-225 |
| 40-01-430-008 | 626 E DAYTON ST | 04/13/21 | QC | $600 | $3,000 | $3,100 | 103.33 | $6,235 | $1,118 | 44.7 | 125.0 | 0.12 | 0.12 | $13 | $5,217 | $0.12 | 40.00 | R-225 |
| 40-01-433-005 | 526 HURLEY ST | 03/06/20 | WD | $1,100 | $5,500 | $1,000 | 18.18 | $12,540 | $1,984 | 51.9 | 168.5 | 0.15 | 0.16 | $21 | $7,237 | $0.17 | 40.00 | R-225 |
| 40-01-433-014 | 2225 CHIPPEWA ST | 03/13/20 | QC | $800 | $4,000 | $3,100 | 77.50 | $6,101 | $1,118 | 44.7 | 125.0 | 0.12 | 0.12 | $18 | $6,957 | $0.16 | 40.00 | R-225 |
| 40-01-434-021 | 2215 N SAGINAW ST | 04/08/19 | WD | $5,500 | $5,500 | $700 | 12.73 | $1,452 | $1,452 | 58.1 | 134.9 | 0.16 | 0.16 | $95 | $35,484 | $0.81 | 50.00 | R-225 |
| | | **Totals:** | | | **$23,000** | **$8,500** | | **$32,904** | **$6,799** | **233.7** | | **0.62** | **0.59** | | | | | |
| | | | | | | **Sale. Ratio =>** | **36.96** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **42.74** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

700
800

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

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

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

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

325
400 Too Low
~~500~~ Too Low
600 Too Low
~~700~~

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-07-106-003 | 709 SPELLMAN DR | 08/10/20 | WD | $32,600.0 | $163,000 | $68,800 | 42.21 | $137,677 | $48,812 | $23,489 | 78.3 | 150.4 | 0.25 | 0.25 | $416 | $128,854 | $2.96 | 73.35 | R-233 |
| 41-07-107-002 | 722 COLUMBIA LN | 07/19/19 | WD | $33,000.0 | $165,000 | $97,400 | 59.03 | $194,760 | $4,518 | $34,278 | 114.3 | 155.0 | 0.45 | 0.45 | $289 | $73,497 | $1.69 | 76.54 | R-233 |
| 41-07-107-026 | 713 LOYOLA LN | 09/17/20 | WD | $25,800.0 | $129,000 | $53,500 | 41.47 | $107,040 | $43,914 | $21,954 | 73.2 | 130.3 | 0.22 | 0.22 | $353 | $117,273 | $2.69 | 73.66 | R-233 |
| 41-07-109-005 | 713 COLUMBIA DR | 05/21/21 | WD | $34,600.0 | $173,000 | $70,000 | 40.46 | $140,045 | $52,500 | $19,545 | 65.1 | 132.6 | 0.20 | 0.20 | $531 | $174,747 | $4.01 | 65.01 | R-233 |
| 41-07-109-019 | 702 LOYOLA DR | 12/23/20 | WD | $29,800.0 | $149,000 | $48,300 | 32.42 | $96,595 | $72,976 | $20,571 | 68.6 | 121.5 | 0.20 | 0.20 | $435 | $149,749 | $3.44 | 71.47 | R-233 |
| 41-07-112-005 | 1701 MARQUETTE DR | 01/29/21 | WD | $36,800.0 | $184,000 | $94,100 | 51.14 | $188,259 | $19,633 | $23,892 | 79.6 | 168.4 | 0.27 | 0.27 | $462 | $134,799 | $3.09 | 70.51 | R-233 |
| 41-07-112-008 | 705 WILBERFORCE LN | 04/20/21 | WD | $30,200.0 | $151,000 | $64,600 | 42.78 | $129,201 | $44,982 | $23,183 | 77.3 | 166.1 | 0.26 | 0.26 | $391 | $114,829 | $2.64 | 68.88 | R-233 |
| 41-07-116-002 | 806 WILBERFORCE DR | 04/30/21 | WD | $31,000.0 | $155,000 | $59,400 | 38.32 | $118,745 | $57,033 | $20,778 | 69.3 | 149.9 | 0.22 | 0.22 | $448 | $138,393 | $3.18 | 65.00 | R-233 |
| 41-07-116-024 | 1501 VANDERBILT DR | 01/09/20 | WD | $19,600.0 | $98,000 | $52,700 | 53.78 | $105,399 | $12,463 | $19,862 | 66.2 | 130.1 | 0.20 | 0.20 | $296 | $98,492 | $2.26 | 66.70 | R-233 |
| 41-07-117-006 | 818 FISK DR | 08/16/19 | WD | $32,580.0 | $162,900 | $90,300 | 55.43 | $180,564 | $35,759 | $53,423 | 178.1 | 153.9 | 0.66 | 0.66 | $183 | $49,740 | $1.14 | 146.81 | R-233 |
| 41-07-117-024 | 812 TULANE DR | 08/28/20 | WD | $33,000.0 | $165,000 | $79,600 | 48.24 | $159,215 | $25,337 | $19,552 | 65.2 | 132.6 | 0.20 | 0.20 | $506 | $166,667 | $3.83 | 65.03 | R-233 |
| | | **Totals:** | | | **$1,694,900** | **$778,700** | | **$1,557,500** | **$417,927** | **$280,527** | **935.1** | | **3.13** | **3.13** | | | | | |
| | | | | | | **Sale. Ratio =>** | **45.94** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **8.19** | | | **per FF=>** | **$447** | | **per Net Acre=>** | **133,480.36** | | **per SqFt=>** | **$3.06** | | |

28,000
30,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 235.R-235, Last Edited: 12/16/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

70 too low
95 too high

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

No change

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-05-103-016 | 1515 WYOMING AVE | 08/06/21 | WD | $1,100.0 | $5,500 | $3,800 | 69.09 | $7,535 | $272 | $2,307 | 42.0 | 110.0 | 0.10 | 0.10 | $26 | $10,891 | $0.25 | 40.00 | R-235 |
| 41-05-108-024 | 1541 MONTANA AVE | 07/30/21 | WD | $5,600.0 | $28,000 | $6,100 | 21.79 | $12,214 | $18,093 | $2,307 | 42.0 | 110.0 | 0.10 | 0.10 | $133 | $55,446 | $1.27 | 40.00 | R-235 |
| 41-05-129-013 | 1802 ARIZONA AVE | 08/01/20 | LC | $2,000.0 | $10,000 | $4,000 | 40.00 | $7,986 | $4,321 | $2,307 | 42.0 | 110.0 | 0.10 | 0.10 | $48 | $19,802 | $0.45 | 40.00 | R-235 |
| 41-05-134-013 | 1656 MONTANA AVE | 06/29/19 | LC | $4,500.0 | $22,500 | $9,300 | 41.33 | $18,649 | $6,158 | $2,307 | 42.0 | 110.0 | 0.10 | 0.10 | $107 | $44,554 | $1.02 | 40.00 | R-235 |
| 41-05-135-011 | 1738 MONTANA AVE | 05/19/21 | WD | $2,200.0 | $11,000 | $3,900 | 35.45 | $7,803 | $5,504 | $2,307 | 42.0 | 110.0 | 0.10 | 0.10 | $52 | $21,782 | $0.50 | 40.00 | R-235 |
| 41-05-158-011 | 1534 MARYLAND AVE | 07/01/20 | WD | $2,200.0 | $11,000 | $4,500 | 40.91 | $9,079 | $4,121 | $2,200 | 40.0 | 100.0 | 0.09 | 0.09 | $55 | $23,913 | $0.55 | 40.00 | R-235 |
| 41-05-181-026 | 1805 MARYLAND AVE | 10/15/19 | LC | $3,000.0 | $15,000 | $6,300 | 42.00 | $12,581 | $4,727 | $2,308 | 42.0 | 110.1 | 0.10 | 0.10 | $71 | $29,703 | $0.68 | 40.00 | R-235 |
| 41-05-303-005 | 1416 NEW YORK AVE | 05/06/21 | WD | $2,000.0 | $10,000 | $4,800 | 48.00 | $9,641 | $2,667 | $2,308 | 42.0 | 110.1 | 0.10 | 0.10 | $48 | $19,802 | $0.45 | 40.00 | R-235 |
| 41-05-305-008 | 1430 BELLE AVE | 08/28/20 | WD | $2,900.0 | $14,500 | $5,600 | 38.62 | $11,131 | $5,900 | $2,531 | 46.0 | 114.5 | 0.11 | 0.11 | $63 | $25,664 | $0.59 | 43.00 | R-235 |
| 41-05-305-008 | 1430 BELLE AVE | 12/28/20 | WD | $2,939.8 | $14,699 | $5,600 | 38.10 | $11,131 | $6,099 | $2,531 | 46.0 | 114.5 | 0.11 | 0.11 | $64 | $26,016 | $0.60 | 43.00 | R-235 |
| 41-05-332-033 | 2309 MINNESOTA AVE | 09/04/19 | LC | $3,800.0 | $19,000 | $5,900 | 31.05 | $11,865 | $8,945 | $1,810 | 32.9 | 48.0 | 0.05 | 0.05 | $115 | $73,077 | $1.68 | 47.50 | R-235 |
| 41-05-354-014 | 1550 BENNETT AVE | 07/29/21 | WD | $4,000.0 | $20,000 | $9,900 | 49.50 | $19,884 | $2,470 | $2,354 | 42.8 | 114.5 | 0.11 | 0.11 | $93 | $38,095 | $0.87 | 40.00 | R-235 |
| 41-05-356-030 | 1545 BROADWAY BLVD | 10/15/19 | LC | $4,000.0 | $20,000 | $7,700 | 38.50 | $15,487 | $6,789 | $2,276 | 41.4 | 107.0 | 0.10 | 0.10 | $97 | $40,816 | $0.94 | 40.00 | R-235 |
| 41-05-356-031 | 1549 BROADWAY BLVD | 07/31/19 | WD | $4,000.0 | $20,000 | $9,700 | 48.50 | $19,322 | $2,783 | $2,105 | 38.3 | 107.0 | 0.09 | 0.09 | $105 | $43,956 | $1.01 | 37.00 | R-235 |
| 41-05-356-032 | 1553 BROADWAY BLVD | 04/01/21 | LC | $3,400.0 | $17,000 | $8,000 | 47.06 | $15,992 | $3,284 | $2,276 | 41.4 | 107.0 | 0.10 | 0.10 | $82 | $34,694 | $0.80 | 40.00 | R-235 |
| 41-05-381-029 | 1801 BROADWAY BLVD | 03/09/21 | WD | $7,000.0 | $35,000 | $7,600 | 21.71 | $15,105 | $22,171 | $2,276 | 41.4 | 107.0 | 0.10 | 0.10 | $169 | $71,429 | $1.64 | 40.00 | R-235 |
| 41-05-381-031 | 1809 BROADWAY BLVD | 02/02/21 | WD | $3,980.0 | $19,900 | $5,800 | 29.15 | $11,594 | $10,582 | $2,276 | 41.4 | 107.0 | 0.10 | 0.10 | $96 | $40,612 | $0.93 | 40.00 | R-235 |
| | | **Totals:** | | | **$293,099** | **$108,500** | | **$216,999** | **$114,886** | **$38,786** | **705.2** | | **1.67** | **1.67** | | | | | |
| | | | | | | **Sale. Ratio =>** | **37.02** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **11.24** | | | **per FF=>** | **$163** | | **per Net Acre=>** | **69,000.60** | | **per SqFt=>** | **$1.58** | | |

2500
3000

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

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

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

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

~~65 Too Low~~
~~70 Too Low~~
~~80~~

NC

| 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 | Dollars/Acre | Dollars/SqFt | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-05-226-025 | 2513 THOM ST | 10/09/20 | WD | $4,200.0 | $21,000 | $6,700 | 31.90 | $13,330 | $3,578 | 65.1 | 200.0 | 0.21 | 0.21 | $65 | $19,905 | $0.46 | 46.00 | R-240 |
| 41-05-226-025 | 2513 THOM ST | 09/07/21 | WD | $8,000.0 | $40,000 | $6,700 | 16.75 | $13,330 | $3,578 | 65.1 | 200.0 | 0.21 | 0.21 | $123 | $37,915 | $0.87 | 46.00 | R-240 |
| 41-05-226-036 | 2435 THOM ST | 01/28/20 | LC | $3,600.0 | $18,000 | $10,500 | 58.33 | $21,088 | $7,156 | 130.1 | 200.0 | 0.42 | 0.42 | $28 | $8,531 | $0.20 | 92.00 | R-240 |
| 41-05-254-022 | 2309 OKLAHOMA AVE | 11/26/19 | QC | $2,400.0 | $12,000 | $5,900 | 49.17 | $11,744 | $2,254 | 41.0 | 105.0 | 0.10 | 0.10 | $59 | $25,000 | $0.57 | 40.00 | R-240 |
| 41-05-259-011 | 2018 MARYLAND AVE | 09/16/19 | WD | $2,800.0 | $14,000 | $7,100 | 50.71 | $14,147 | $2,254 | 41.0 | 105.0 | 0.10 | 0.10 | $68 | $29,167 | $0.67 | 40.00 | R-240 |
| 41-05-260-005 | 2214 MARYLAND AVE | 04/23/21 | WD | $2,100.0 | $10,500 | $6,300 | 60.00 | $12,680 | $2,254 | 41.0 | 105.0 | 0.10 | 0.10 | $51 | $21,875 | $0.50 | 40.00 | R-240 |
| 41-05-276-033 | 2517 LEITH ST | 06/23/21 | WD | $2,800.0 | $14,000 | $7,000 | 50.00 | $13,999 | $4,621 | 84.0 | 105.0 | 0.20 | 0.20 | $33 | $14,141 | $0.32 | 82.00 | R-240 |
| 41-05-276-034 | 2416 THOM ST | 07/01/20 | LC | $1,900.0 | $9,500 | $5,700 | 60.00 | $11,410 | $5,185 | 94.3 | 105.0 | 0.22 | 0.22 | $20 | $8,559 | $0.20 | 92.00 | R-240 |
| 41-05-282-034 | 2705 DAKOTA AVE | 04/02/19 | WD | $1,300.0 | $6,500 | $7,600 | 116.92 | $15,276 | $2,596 | 47.2 | 110.0 | 0.11 | 0.11 | $28 | $11,404 | $0.26 | 45.00 | R-240 |
| 41-05-284-019 | 2705 MARYLAND AVE | 10/18/19 | WD | $3,200.0 | $16,000 | $8,400 | 52.50 | $16,726 | $2,596 | 47.2 | 110.0 | 0.11 | 0.11 | $68 | $28,070 | $0.64 | 45.00 | R-240 |
| | | **Totals:** | | | **$161,500** | **$71,900** | | **$143,730** | **$36,072** | **655.9** | | **1.78** | **1.78** | | | | | |
| | | | | | | **Sale. Ratio =>** | **44.52** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **25.76** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

2200
2700

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

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~105~~ 130 ~~120 Too Low~~ ~~140 Too Low~~ ~~155 Too Low~~ ~~180~~ too high
Standard Frontage: 0 Standard Depth : 100

100

| Parcel Number | Street Address | Sale Date | 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 | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-101-007 | 2922 MC CLURE AVE | 08/26/20 | $6,800 | $34,000 | $12,500 | 36.76 | $24,924 | $14,368 | $5,292 | 50.4 | 101.6 | 0.12 | 0.12 | $135 | $58,120 | $1.33 | 50.00 | 245 |
| 41-04-102-003 | 2910 ARIZONA AVE | 05/11/21 | $14,000 | $70,000 | $20,300 | 29.00 | $40,567 | $34,683 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $280 | $121,739 | $2.79 | 50.00 | 245 |
| 41-04-102-022 | 2905 WYOMING AVE | 06/26/20 | $8,400 | $42,000 | $14,800 | 35.24 | $29,666 | $18,634 | $6,300 | 60.0 | 100.0 | 0.14 | 0.14 | $140 | $60,870 | $1.40 | 60.00 | 245 |
| 41-04-102-034 | 3009 WYOMING AVE | 06/29/21 | $7,980 | $39,900 | $14,800 | 37.09 | $29,653 | $15,497 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,391 | $1.59 | 50.00 | 245 |
| 41-04-102-038 | 3025 WYOMING AVE | 03/16/21 | $7,800 | $39,000 | $17,200 | 44.10 | $34,428 | $10,583 | $6,011 | 57.3 | 100.0 | 0.13 | 0.13 | $136 | $59,542 | $1.37 | 57.25 | 245 |
| 41-04-103-015 | 3006 WYOMING AVE | 01/30/19 | $5,200 | $26,000 | $14,800 | 56.92 | $29,674 | $1,654 | $5,328 | 50.7 | 103.0 | 0.12 | 0.12 | $102 | $44,068 | $1.01 | 50.00 | 245 |
| 41-04-103-016 | 3010 WYOMING AVE | 04/21/19 | $4,200 | $21,000 | $12,600 | 60.00 | $25,283 | $1,045 | $5,328 | 50.7 | 103.0 | 0.12 | 0.12 | $83 | $35,593 | $0.82 | 50.00 | 245 |
| 41-04-103-019 | 3022 WYOMING AVE | 08/12/21 | $6,000 | $30,000 | $15,900 | 53.00 | $31,870 | $3,458 | $5,328 | 50.7 | 103.0 | 0.12 | 0.12 | $118 | $50,847 | $1.17 | 50.00 | 245 |
| 41-04-103-027 | 2901 COLORADO AVE | 01/27/20 | $3,400 | $17,000 | $14,700 | 86.47 | $29,356 | ($7,311) | $5,045 | 48.0 | 114.0 | 0.12 | 0.12 | $71 | $28,814 | $0.66 | 45.00 | 245 |
| 41-04-103-035 | 2925 COLORADO AVE | 01/24/20 | $7,380 | $36,900 | $11,600 | 31.44 | $23,121 | $22,748 | $8,969 | 85.4 | 114.0 | 0.21 | 0.21 | $86 | $35,311 | $0.81 | 80.00 | 245 |
| 41-04-104-009 | 2836 COLORADO AVE | 07/02/21 | $4,600 | $23,000 | $12,200 | 53.04 | $24,444 | $3,281 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $102 | $44,660 | $1.03 | 45.00 | 245 |
| 41-04-104-010 | 2902 COLORADO AVE | 07/02/21 | $5,000 | $25,000 | $11,100 | 44.40 | $22,299 | $7,426 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $111 | $48,544 | $1.11 | 45.00 | 245 |
| 41-04-104-023 | 2827 MONTANA AVE | 05/20/21 | $6,100 | $30,500 | $10,700 | 35.08 | $21,369 | $13,856 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $136 | $59,223 | $1.36 | 45.00 | 245 |
| 41-04-105-001 | 3002 COLORADO AVE | 01/08/21 | $5,800 | $29,000 | $14,200 | 48.97 | $28,393 | $5,857 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $116 | $50,435 | $1.16 | 50.00 | 245 |
| 41-04-107-002 | 3002 MONTANA AVE | 05/07/21 | $10,600 | $53,000 | $11,700 | 22.08 | $23,435 | $34,815 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $212 | $92,174 | $2.12 | 50.00 | 245 |
| 41-04-107-007 | 3022 MONTANA AVE | 09/15/20 | $7,380 | $36,900 | $10,100 | 27.37 | $20,132 | $21,493 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $164 | $71,650 | $1.64 | 45.00 | 245 |
| 41-04-107-008 | 3026 MONTANA AVE | 10/30/20 | $5,400 | $27,000 | $10,200 | 37.78 | $20,490 | $11,235 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $120 | $52,427 | $1.20 | 45.00 | 245 |
| 41-04-126-052 | 3233 ARIZONA AVE | 07/03/19 | $4,500 | $22,500 | $15,500 | 68.89 | $30,926 | ($3,176) | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $90 | $39,130 | $0.90 | 50.00 | 245 |
| 41-04-127-035 | 3133 WYOMING AVE | 09/23/20 | $6,000 | $30,000 | $12,800 | 42.67 | $25,642 | $9,608 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $120 | $52,174 | $1.20 | 50.00 | 245 |
| 41-04-128-044 | 3205 COLORADO AVE | 04/02/21 | $5,000 | $25,000 | $12,400 | 49.60 | $24,866 | $5,157 | $5,023 | 47.8 | 113.0 | 0.12 | 0.12 | $105 | $42,735 | $0.98 | 45.00 | 245 |
| 41-04-129-002 | 3314 BRANCH RD | 03/04/19 | $5,800 | $29,000 | $14,500 | 50.00 | $28,975 | $5,624 | $5,599 | 53.3 | 94.0 | 0.12 | 0.12 | $109 | $48,739 | $1.12 | 55.00 | 245 |
| 41-04-129-008 | 3128 COLORADO AVE | 04/28/21 | $5,500 | $27,500 | $15,800 | 57.45 | $31,554 | $671 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $122 | $53,398 | $1.23 | 45.00 | 245 |
| 41-04-129-012 | 3144 COLORADO AVE | 09/08/21 | $4,000 | $20,000 | $11,600 | 58.00 | $23,272 | $1,453 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $89 | $38,835 | $0.89 | 45.00 | 245 |
| 41-04-129-019 | 3210 COLORADO AVE | 08/21/20 | $3,643 | $18,213 | $11,300 | 62.04 | $22,632 | $306 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $81 | $35,365 | $0.81 | 45.00 | 245 |
| 41-04-129-019 | 3210 COLORADO AVE | 10/22/20 | $5,350 | $26,750 | $11,300 | 42.24 | $22,632 | $8,843 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $119 | $51,942 | $1.19 | 45.00 | 245 |
| 41-04-129-045 | 3201 MONTANA AVE | 10/07/20 | $8,200 | $41,000 | $16,000 | 39.02 | $32,021 | $13,704 | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $182 | $79,612 | $1.83 | 45.00 | 245 |
| 41-04-129-055 | 3237 MONTANA AVE | 01/03/20 | $3,800 | $19,000 | $13,800 | 72.63 | $27,506 | ($3,781) | $4,725 | 45.0 | 100.0 | 0.10 | 0.10 | $84 | $36,893 | $0.85 | 45.00 | 245 |
| 41-04-130-017 | 3210 MONTANA AVE | 03/09/21 | $11,800 | $59,000 | $17,100 | 28.98 | $34,209 | $30,041 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $236 | $102,609 | $2.36 | 50.00 | 245 |
| 41-04-130-029 | 3250 MONTANA AVE | 03/24/20 | $5,500 | $27,500 | $17,900 | 65.09 | $35,852 | ($2,975) | $5,377 | 51.2 | 100.0 | 0.12 | 0.12 | $107 | $46,610 | $1.07 | 51.21 | 245 |
| 41-04-130-070 | 3201 N AVERILL AVE | 01/14/19 | $13,200 | $66,000 | $33,700 | 51.06 | $67,320 | $9,973 | $11,293 | 107.6 | 115.7 | 0.27 | 0.27 | $123 | $49,624 | $1.14 | 100.00 | 245 |
| 41-04-151-018 | THOM ST | 08/11/21 | $4,000 | $20,000 | $2,600 | 13.00 | $5,250 | $20,000 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $80 | $34,783 | $0.80 | 50.00 | 245 |
| 47-33-376-071 | 3612 TWILIGHT DR | 08/21/20 | $11,200 | $56,000 | $19,200 | 34.29 | $38,366 | $23,382 | $5,748 | 54.7 | 119.9 | 0.14 | 0.14 | $205 | $81,159 | $1.86 | 50.00 | 245 |
| 47-33-376-087 | 3225 MC CLURE AVE | 08/20/21 | $17,000 | $85,000 | $24,900 | 29.29 | $49,899 | $41,197 | $6,096 | 58.1 | 120.0 | 0.15 | 0.15 | $293 | $116,438 | $2.67 | 53.00 | 245 |
| 47-33-376-104 | 3715 SUNRIDGE DR | 06/11/19 | $7,700 | $38,500 | $19,400 | 50.39 | $38,764 | $5,196 | $5,460 | 52.0 | 100.0 | 0.12 | 0.12 | $148 | $64,706 | $1.49 | 52.00 | 245 |
| 47-33-376-107 | 3705 SUNRIDGE DR | 08/26/21 | $5,000 | $25,000 | $15,900 | 63.60 | $31,711 | ($1,461) | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $100 | $43,478 | $1.00 | 50.00 | 245 |
| 47-33-376-114 | 3830 TWILIGHT DR | 12/02/19 | $9,980 | $49,900 | $14,500 | 29.06 | $28,946 | $26,944 | $5,990 | 57.0 | 110.0 | 0.14 | 0.14 | $175 | $72,847 | $1.67 | 54.39 | 245 |
| 47-33-377-017 | 3705 TWILIGHT DR | 12/27/19 | $7,600 | $38,000 | $18,300 | 48.16 | $36,573 | $6,677 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $152 | $66,087 | $1.52 | 50.00 | 245 |
| 47-33-377-018 | 3619 TWILIGHT DR | 07/31/20 | $8,600 | $43,000 | $17,800 | 41.40 | $35,661 | $12,589 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $172 | $74,783 | $1.72 | 50.00 | 245 |
| 47-33-377-036 | 3616 SUNRIDGE DR | 03/02/20 | $8,000 | $40,000 | $20,500 | 51.25 | $41,047 | $4,203 | $5,250 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,565 | $0.84 | 50.00 | 245 |
| | | **Totals:** | **$277,413** | **$1,387,063** | **$586,200** | | **$1,172,728** | **$427,497** | **$213,162** | **2,030.1** | | **4.74** | **4.74** | | | | | |
| | | | | | **Sale. Ratio =>** | **42.26** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | **Std. Dev. =>** | **15.11** | | | **per FF=>** | **$211** | | **per Net Acre=>** | **90,189.24** | | **per SqFt=>** | **$2.07** | | |

5000
5500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 250.R-250, Last Edited: 12/10/2021

Frontages:
Frontage 'A': Description: 'STANDARD '  FF Rate: 70
Standard Frontage: 0  Standard Depth : 200

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 70
Standard Frontage: 0 Standard Depth : 200

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

~~90 TOO LOW~~
~~80 TOO LOW~~
~~120 TOO LOW~~
200 ~~135~~

| Parcel Number | Street Address | Sale Date | )% Allocati | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-204-030 | 3325 LEITH ST | 10/27/20 | $16,000 | $80,000 | $30,200 | 37.75 | $60,420 | $5,154 | 68.7 | 230.6 | 0.34 | 0.34 | $233 | $47,198 | $1.08 | 64.00 | 250 |
| 41-04-251-009 | 3414 LEITH ST | 07/06/21 | $18,000 | $90,000 | $11,800 | 13.11 | $23,659 | $4,678 | 62.4 | 190.0 | 0.28 | 0.28 | $289 | $64,516 | $1.48 | 64.00 | 250 |
| 41-04-251-010 | 3420 LEITH ST | 08/10/21 | $6,600 | $33,000 | $10,600 | 32.12 | $21,199 | $4,869 | 64.9 | 190.0 | 0.29 | 0.29 | $102 | $22,680 | $0.52 | 66.61 | 250 |
| 41-04-251-033 | 3501 DAKOTA AVE | 04/16/21 | $5,500 | $27,500 | $23,500 | 85.45 | $47,001 | $4,678 | 62.4 | 190.0 | 0.28 | 0.28 | $88 | $19,713 | $0.45 | 64.00 | 250 |
| 41-04-251-039 | 3525 DAKOTA AVE | 09/04/20 | $7,000 | $35,000 | $18,200 | 52.00 | $36,356 | $4,678 | 62.4 | 190.0 | 0.28 | 0.28 | $112 | $25,090 | $0.58 | 64.00 | 250 |
| 41-04-251-042 | 3613 DAKOTA AVE | 01/05/21 | $9,000 | $45,000 | $24,300 | 54.00 | $48,645 | $4,678 | 62.4 | 190.0 | 0.28 | 0.28 | $144 | $32,258 | $0.74 | 64.00 | 250 |
| 41-04-276-007 | 3733 LEITH ST | 10/30/20 | $17,200 | $86,000 | $34,600 | 40.23 | $69,282 | $7,940 | 105.9 | 276.7 | 0.57 | 0.57 | $162 | $30,070 | $0.69 | 90.00 | 250 |
| 41-04-277-002 | 3704 LEITH ST | 03/30/21 | $5,280 | $26,400 | $7,800 | 29.55 | $15,516 | $2,652 | 35.4 | 100.0 | 0.12 | 0.12 | $149 | $45,913 | $1.05 | 50.00 | 250 |
| 47-33-451-019 | 3601 TERM ST | 05/17/21 | $20,000 | $100,000 | $28,200 | 28.20 | $56,422 | $5,197 | 69.3 | 124.0 | 0.25 | 0.25 | $289 | $79,681 | $1.83 | 88.00 | 250 |
| 47-33-453-001 | 3602 RICHFIELD RD | 12/04/20 | $9,000 | $45,000 | $11,900 | 26.44 | $23,874 | $5,329 | 71.1 | 280.5 | 0.39 | 0.39 | $127 | $23,316 | $0.54 | 60.00 | 250 |
| 47-33-453-011 | 3820 HUGGINS ST | 01/28/20 | $6,000 | $30,000 | $15,300 | 51.00 | $30,643 | $5,511 | 73.5 | 300.0 | 0.41 | 0.41 | $82 | $14,528 | $0.33 | 60.00 | 250 |
| 47-33-453-021 | 3702 HUGGINS ST | 08/21/20 | $4,500 | $22,500 | $21,200 | 94.22 | $42,362 | $5,511 | 73.5 | 300.0 | 0.41 | 0.41 | $61 | $10,896 | $0.25 | 60.00 | 250 |
| | | **Totals:** | **$124,080** | **$620,400** | **$237,600** | | **$475,379** | **$60,875** | **811.7** | | **3.90** | **3.90** | | | | | |
| | | | | | **Sale. Ratio =>** | **38.30** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | **Std. Dev. =>** | **24.02** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

7500
8500

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

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

Values for Acreage Table 1: 'ACERAGE A'

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

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

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

Values for Acreage Table 1: 'ACERAGE A'

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

NO SALES NO

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 255.R-255, Last Edited: 12/10/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

~~295 Too Low~~
~~270 Too Low~~
~~310~~

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 | 0% Allocatio | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-205-002 | 3320 STARKWEATHER ST | $10,400 | $52,000 | $29,900 | 57.50 | $59,849 | $5,475 | $13,324 | 98.7 | 270.6 | 0.37 | 0.37 | $105 | $27,882 | $0.64 | 60.00 | 255 |
| 41-04-205-020 | 3611 CRAIG DR | $7,900 | $39,500 | $19,500 | 49.37 | $38,991 | $8,609 | $8,100 | 60.0 | 100.0 | 0.14 | 0.14 | $132 | $57,246 | $1.31 | 60.00 | 255 |
| 41-04-226-004 | 3718 DOLPHAINE LN | $11,200 | $56,000 | $24,200 | 43.21 | $48,426 | $15,260 | $7,686 | 56.9 | 102.7 | 0.13 | 0.13 | $197 | $84,848 | $1.95 | 56.18 | 255 |
| 41-04-226-038 | 3709 CRAIG DR | $17,000 | $85,000 | $25,900 | 30.47 | $51,874 | $40,319 | $7,193 | 53.3 | 105.0 | 0.13 | 0.13 | $319 | $136,000 | $3.12 | 52.00 | 255 |
| 41-04-226-041 | 3721 CRAIG DR | $12,500 | $62,500 | $23,500 | 37.60 | $47,014 | $22,679 | $7,193 | 53.3 | 105.0 | 0.13 | 0.13 | $235 | $100,000 | $2.30 | 52.00 | 255 |
| 41-04-226-069 | 3311 N CENTER RD | $11,300 | $56,500 | $24,400 | 43.19 | $38,443 | $29,536 | $11,479 | 103.8 | 204.6 | 0.42 | 0.34 | $109 | $27,098 | $0.62 | 72.60 | 255 |
| 41-04-227-028 | 3842 CRAIG DR | $16,000 | $80,000 | $24,800 | 31.00 | $49,633 | $39,716 | $9,349 | 69.3 | 100.0 | 0.16 | 0.16 | $231 | $100,629 | $2.31 | 69.24 | 255 |
| 47-33-476-033 | 3717 JOAL LN | $16,400 | $82,000 | $27,300 | 33.29 | $54,548 | $34,337 | $6,885 | 51.0 | 100.0 | 0.12 | 0.12 | $322 | $140,171 | $3.22 | 51.00 | 255 |
| 47-33-476-035 | 3725 JOAL LN | $10,000 | $50,000 | $25,800 | 51.60 | $51,679 | $5,206 | $6,885 | 51.0 | 100.0 | 0.12 | 0.12 | $196 | $85,470 | $1.96 | 51.00 | 255 |
| 47-33-476-047 | 3714 DARCEY LN | $15,980 | $79,900 | $24,000 | 30.04 | $48,055 | $38,730 | $6,885 | 51.0 | 100.0 | 0.12 | 0.12 | $313 | $136,581 | $3.14 | 51.00 | 255 |
| 47-33-476-058 | 3819 DOLPHAINE LN | $11,600 | $58,000 | $21,000 | 36.21 | $42,005 | $23,146 | $7,151 | 53.0 | 112.2 | 0.13 | 0.13 | $219 | $89,922 | $2.06 | 50.00 | 255 |
| 47-33-476-088 | 3823 DOLPHAINE LN | $11,480 | $57,400 | $17,000 | 29.62 | $33,955 | $30,935 | $7,490 | 55.5 | 81.4 | 0.12 | 0.12 | $207 | $99,826 | $2.29 | 61.50 | 255 |
| 47-33-476-089 | 3825 DOLPHAINE LN | $13,600 | $68,000 | $16,000 | 23.53 | $31,984 | $43,516 | $7,500 | 55.6 | 81.1 | 0.12 | 0.12 | $245 | $118,261 | $2.71 | 61.70 | 255 |
| 47-33-476-093 | 3845 DOLPHAINE LN | $10,980 | $54,900 | $20,600 | 37.52 | $41,264 | $32,947 | $19,311 | 143.0 | 79.9 | 0.29 | 0.29 | $77 | $37,347 | $0.86 | 160.00 | 255 |
| 47-33-477-007 | 3702 ALDON LN | $15,603 | $78,017 | $19,900 | 25.51 | $39,823 | $45,273 | $7,079 | 52.4 | 110.0 | 0.13 | 0.13 | $298 | $123,837 | $2.84 | 50.00 | 255 |
| 47-33-477-021 | 3725 DOLPHAINE LN | $14,000 | $70,000 | $28,000 | 40.00 | $56,042 | $23,544 | $9,586 | 71.0 | 102.9 | 0.17 | 0.17 | $197 | $84,848 | $1.95 | 70.00 | 255 |
| 47-33-478-002 | 3728 JOAL LN | $17,400 | $87,000 | $22,700 | 26.09 | $45,337 | $50,007 | $8,344 | 61.8 | 106.1 | 0.15 | 0.15 | $282 | $119,178 | $2.74 | 60.00 | 255 |
| 47-33-478-010 | 3614 SHERRY DR | $15,600 | $78,000 | $19,300 | 24.74 | $38,512 | $46,567 | $7,079 | 52.4 | 110.0 | 0.13 | 0.13 | $297 | $123,810 | $2.84 | 50.00 | 255 |
| 47-33-478-012 | 3606 SHERRY DR | $12,000 | $60,000 | $27,400 | 45.67 | $54,786 | $12,293 | $7,079 | 52.4 | 110.0 | 0.13 | 0.13 | $229 | $95,238 | $2.19 | 50.00 | 255 |
| 47-33-478-018 | 3613 DARCEY LN | $8,380 | $41,900 | $21,200 | 50.60 | $42,360 | $6,619 | $7,079 | 52.4 | 110.0 | 0.13 | 0.13 | $160 | $66,508 | $1.53 | 50.00 | 255 |
| | | $259,323 | $1,296,617 | $462,400 | | $914,580 | $554,714 | $172,677 | 1,297.9 | | 3.29 | 3.21 | | | | | |
| | | | | Sale. Ratio => | 35.66 | | | Average | | | Average | | | Average | | | |
| | | | | Std. Dev. => | 10.02 | | | per FF=> | $427 | | per Net Acre=> | 168,708.64 | | per SqFt=> | $3.87 | | |

11,500
12500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 260.R-260, Last Edited: 11/24/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80 85
Standard Frontage: 0 Standard Depth : 100

110 Too Low
135

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 | 20% Allocatior | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-02-160-033 | 2631 BROWNELL BLVD | 08/25/21 | $1,000 | QC | $5,000 | $12,900 | 258.00 | $25,898 | $4,000 | 50.0 | 92.5 | 0.11 | 0.11 | $20 | $9,091 | $0.21 | 52.00 | 260 |
| 40-02-176-010 | 1807 W DARTMOUTH ST | 07/18/19 | $2,400 | PTA | $12,000 | $10,900 | 90.83 | $21,767 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $48 | $20,870 | $0.48 | 50.00 | 260 |
| 40-02-178-041 | 2517 WALTER ST | 12/17/20 | $5,020 | CD | $25,100 | $13,000 | 51.79 | $25,927 | $3,990 | 49.9 | 99.5 | 0.11 | 0.11 | $101 | $44,035 | $1.01 | 50.00 | 260 |
| 40-02-179-013 | 2530 WALTER ST | 02/10/21 | $5,700 | WD | $28,500 | $11,100 | 38.95 | $22,259 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $114 | $49,565 | $1.14 | 50.00 | 260 |
| 40-02-181-008 | 2608 TRUMBULL AVE | 09/25/19 | $2,360 | WD | $11,800 | $11,300 | 95.76 | $22,593 | $5,040 | 63.0 | 100.0 | 0.15 | 0.15 | $37 | $16,276 | $0.37 | 63.00 | 260 |
| 40-02-306-019 | 2344 COPEMAN BLVD | 04/21/21 | $5,900 | WD | $29,500 | $11,600 | 39.32 | $23,181 | $4,050 | 50.6 | 102.5 | 0.12 | 0.12 | $117 | $50,000 | $1.15 | 50.00 | 260 |
| 40-02-310-021 | 2208 COPEMAN BLVD | 04/14/20 | $3,200 | WD | $16,000 | $11,200 | 70.00 | $22,487 | $3,920 | 49.0 | 100.0 | 0.11 | 0.11 | $65 | $28,571 | $0.66 | 49.00 | 260 |
| 40-02-310-022 | 2202 COPEMAN BLVD | 08/14/20 | $6,600 | WD | $33,000 | $11,300 | 34.24 | $22,537 | $3,920 | 49.0 | 100.0 | 0.11 | 0.11 | $135 | $58,929 | $1.35 | 49.00 | 260 |
| 40-02-310-028 | 2108 COPEMAN BLVD | 07/19/19 | $5,500 | QC | $27,500 | $11,000 | 40.00 | $22,033 | $3,920 | 49.0 | 100.0 | 0.11 | 0.11 | $112 | $49,107 | $1.13 | 49.00 | 260 |
| 40-02-311-030 | 2201 COPEMAN BLVD | 07/30/20 | $8,400 | WD | $42,000 | $17,600 | 41.90 | $35,154 | $6,134 | 76.7 | 113.4 | 0.19 | 0.19 | $110 | $44,920 | $1.03 | 72.00 | 260 |
| 40-02-327-044 | 2201 BROWNELL BLVD | 12/21/20 | $8,034 | WD | $40,171 | $18,100 | 45.06 | $36,195 | $6,246 | 78.1 | 155.2 | 0.22 | 0.22 | $103 | $36,028 | $0.83 | 62.67 | 260 |
| 40-02-376-006 | 1927 WELCH BLVD | 06/07/19 | $3,000 | WD | $15,000 | $12,400 | 82.67 | $24,878 | $5,589 | 69.9 | 135.6 | 0.19 | 0.19 | $43 | $16,043 | $0.37 | 60.00 | 260 |
| 40-02-376-009 | 1909 WELCH BLVD | 05/24/19 | $8,000 | WD | $40,000 | $19,200 | 48.00 | $38,346 | $5,971 | 74.6 | 138.9 | 0.20 | 0.20 | $107 | $39,604 | $0.91 | 63.33 | 260 |
| 40-02-377-007 | 1607 GREENWAY AVE | 06/08/21 | $7,200 | WD | $36,000 | $16,500 | 45.83 | $32,975 | $6,040 | 75.5 | 128.3 | 0.20 | 0.20 | $95 | $36,735 | $0.84 | 66.67 | 260 |
| 40-02-378-020 | 1702 COPEMAN BLVD | 08/09/21 | $3,800 | WD | $19,000 | $12,000 | 63.16 | $23,923 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $76 | $33,043 | $0.76 | 50.00 | 260 |
| 40-02-379-006 | 2007 COPEMAN BLVD | 03/04/20 | $5,400 | WD | $27,000 | $14,500 | 53.70 | $29,010 | $3,941 | 49.3 | 109.9 | 0.12 | 0.12 | $110 | $45,378 | $1.04 | 47.00 | 260 |
| 40-02-379-009 | 1927 COPEMAN BLVD | 07/02/20 | $6,200 | LC | $31,000 | $12,700 | 40.97 | $29,933 | $2,453 | 49.1 | 108.9 | 0.12 | 0.12 | $126 | $52,542 | $1.21 | 47.00 | 260 |
| 40-02-379-010 | 1921 COPEMAN BLVD | 01/29/21 | $7,000 | WD | $35,000 | $9,600 | 27.43 | $19,214 | $3,920 | 49.0 | 108.7 | 0.12 | 0.12 | $143 | $59,829 | $1.37 | 47.00 | 260 |
| 40-02-380-031 | 1801 COPEMAN BLVD | 07/30/21 | $5,000 | WD | $25,000 | $14,500 | 58.00 | $28,900 | $8,000 | 100.0 | 100.0 | 0.23 | 0.23 | $50 | $21,739 | $0.50 | 100.00 | 260 |
| 40-02-451-011 | 1311 GREENWAY AVE | 05/13/21 | $4,000 | WD | $20,000 | $12,500 | 62.50 | $24,987 | $5,473 | 68.4 | 130.0 | 0.18 | 0.18 | $58 | $22,346 | $0.51 | 60.00 | 260 |
| 40-02-458-002 | 1505 WELCH BLVD | 03/03/20 | $5,000 | WD | $25,000 | $11,900 | 47.60 | $23,843 | $5,611 | 70.1 | 136.6 | 0.19 | 0.19 | $71 | $26,596 | $0.61 | 60.00 | 260 |
| 40-02-459-013 | 1321 COPEMAN BLVD | 09/16/21 | $2,000 | QC | $10,000 | $11,600 | 116.00 | $23,126 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $40 | $17,391 | $0.40 | 50.00 | 260 |
| | | **Totals:** | **$110,714** | | **$553,571** | **$287,400** | | **$579,166** | **$104,218** | **1,321.1** | | **3.23** | **3.23** | | | | | |
| | | | | | | **Sale. Ratio =>** | **51.92** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **48.27** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

450 U
5000

Jnit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 265,R-265, Last Edited: 11/24/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: ~~60~~ 65
Standard Frontage: 0 Standard Depth : 100

~~120 100 100~~
~~130~~

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-02-182-008 | 1601 W RANKIN ST | 07/08/21 | $3,000 | CD | $15,000 | $8,800 | 58.67 | $17,649 | $3,421 | 57.0 | 130.0 | 0.15 | 0.15 | $53 | $20,134 | $0.46 | 50.00 | 265 |
| 40-02-255-023 | 2633 PROCTOR AVE | 07/19/19 | $5,500 | QC | $27,500 | $7,000 | 25.45 | $14,000 | $2,400 | 40.0 | 100.0 | 0.09 | 0.09 | $138 | $59,783 | $1.37 | 40.00 | 265 |
| 40-02-283-022 | 2517 MT ELLIOTT AVE | 01/27/21 | $2,500 | WD | $12,500 | $6,200 | 49.60 | $12,483 | $3,747 | 62.4 | 156.0 | 0.18 | 0.18 | $40 | $13,966 | $0.32 | 50.00 | 265 |
| 40-02-427-014 | 2218 MILBOURNE AVE | 05/09/21 | $6,400 | WD | $32,000 | $8,900 | 27.81 | $17,895 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $128 | $55,652 | $1.28 | 50.00 | 265 |
| 40-02-427-020 | 2309 N CHEVROLET AVE | 03/22/21 | $4,000 | WD | $20,000 | $8,000 | 40.00 | $15,970 | $3,735 | 62.2 | 155.0 | 0.18 | 0.18 | $64 | $22,472 | $0.52 | 50.00 | 265 |
| 40-02-457-016 | 1905 PROCTOR AVE | 03/31/21 | $5,320 | CD | $26,600 | $9,100 | 34.21 | $18,172 | $3,085 | 51.4 | 103.9 | 0.12 | 0.12 | $103 | $44,333 | $1.02 | 50.43 | 265 |
| 40-02-481-013 | 909 W PATERSON ST | 02/04/20 | $3,400 | WD | $17,000 | $9,100 | 53.53 | $18,243 | $3,204 | 53.4 | 122.1 | 0.14 | 0.14 | $64 | $25,185 | $0.58 | 48.33 | 265 |
| 40-02-481-013 | 909 W PATERSON ST | 01/08/21 | $4,800 | WD | $24,000 | $9,100 | 37.92 | $18,243 | $3,204 | 53.4 | 122.1 | 0.14 | 0.14 | $90 | $35,556 | $0.82 | 48.33 | 265 |
| 40-02-481-030 | 914 STOCKDALE ST | 01/17/20 | $4,000 | WD | $20,000 | $13,100 | 65.50 | $26,130 | $4,329 | 72.1 | 144.7 | 0.20 | 0.20 | $55 | $20,101 | $0.46 | 60.00 | 265 |
| 40-02-481-030 | 914 STOCKDALE ST | 10/22/20 | $5,700 | WD | $28,500 | $13,100 | 45.96 | $26,130 | $4,329 | 72.1 | 144.7 | 0.20 | 0.20 | $79 | $28,643 | $0.66 | 60.00 | 265 |
| | | **Totals:** | **$44,620** | | **$223,100** | **$92,400** | | **$184,915** | **$34,454** | **574.2** | | **1.50** | **1.50** | | | | | |
| | | | | | | **Sale. Ratio =>** | **41.42** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **13.16** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

4000
5000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 270.R-270, Last Edited: 12/10/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 60 85 too high
Standard Frontage: 0 Standard Depth : 100

100 too low

65

150

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-01-156-025 | 320 W RANKIN ST | 12/23/19 | $4,000 | WD | $20,000 | $7,800 | 39.00 | $15,626 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $80 | $34,783 | $0.80 | 50.00 | 270 | R-270 |
| 40-01-156-025 | 320 W RANKIN ST | 09/24/20 | $4,200 | WD | $21,000 | $7,800 | 37.14 | $15,626 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $84 | $36,522 | $0.84 | 50.00 | 270 | R-270 |
| 40-01-159-009 | 515 W BAKER ST | 09/08/20 | $8,200 | WD | $41,000 | $18,300 | 44.63 | $36,542 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $164 | $71,304 | $1.64 | 50.00 | 270 | R-270 |
| 40-01-159-009 | 515 W BAKER ST | 09/08/20 | $5,400 | WD | $27,000 | $18,300 | 67.78 | $36,542 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $108 | $46,957 | $1.08 | 50.00 | 270 | R-270 |
| 40-01-304-006 | 409 W DAYTON ST | 07/09/21 | $4,220 | WD | $21,100 | $8,200 | 38.86 | $16,325 | $2,766 | 46.1 | 85.0 | 0.10 | 0.10 | $92 | $43,061 | $0.99 | 50.00 | 270 | R-270 |
| 40-01-331-019 | 230 W WITHERBEE ST | 10/04/19 | $4,800 | LC | $24,000 | $12,100 | 50.42 | $24,142 | $2,400 | 40.0 | 100.0 | 0.09 | 0.09 | $120 | $52,174 | $1.20 | 40.00 | 270 | R-270 |
| 40-01-351-014 | 501 W WITHERBEE ST | 12/23/19 | $4,000 | WD | $20,000 | $10,000 | 50.00 | $19,913 | $3,300 | 55.0 | 100.0 | 0.13 | 0.13 | $73 | $31,746 | $0.73 | 55.00 | 270 | R-270 |
| 40-01-351-014 | 501 W WITHERBEE ST | 09/10/20 | $4,400 | WD | $22,000 | $5,000 | 22.73 | $18,146 | $1,533 | 55.0 | 100.0 | 0.09 | 0.13 | $80 | $50,000 | $1.15 | 55.00 | 270 | R-270 |
| 40-01-353-010 | 513 ODETTE ST | 03/20/19 | $2,400 | WD | $12,000 | $14,100 | 117.50 | $28,186 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $48 | $20,870 | $0.48 | 50.00 | 270 | R-270 |
| 40-01-358-004 | 413 W PATERSON ST | 11/25/19 | $1,966 | WD | $9,828 | $10,100 | 102.77 | $20,271 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $39 | $17,092 | $0.39 | 50.00 | 270 | R-270 |
| 40-01-358-034 | 410 GRACE ST | 03/19/20 | $7,600 | QC | $38,000 | $12,100 | 31.84 | $24,150 | $4,500 | 75.0 | 100.0 | 0.17 | 0.17 | $101 | $44,186 | $1.01 | 75.00 | 270 | R-270 |
| 40-01-359-008 | 523 GRACE ST | 07/23/21 | $4,400 | QC | $22,000 | $9,600 | 43.64 | $19,110 | $3,146 | 52.4 | 110.0 | 0.13 | 0.13 | $84 | $34,921 | $0.80 | 50.00 | 270 | R-270 |
| 40-01-360-017 | 418 STOCKDALE ST | 02/24/21 | $3,600 | WD | $18,000 | $14,500 | 80.56 | $28,992 | $3,254 | 54.2 | 117.7 | 0.14 | 0.14 | $66 | $26,667 | $0.61 | 50.00 | 270 | R-270 |
| 40-01-376-009 | 209 W WITHERBEE ST | 02/27/19 | $2,500 | CD | $12,500 | $8,400 | 67.20 | $16,728 | $2,400 | 40.0 | 100.0 | 0.09 | 0.09 | $63 | $27,174 | $0.62 | 40.00 | 270 | R-270 |
| 40-01-376-009 | 209 W WITHERBEE ST | 07/12/19 | $3,900 | LC | $19,500 | $8,400 | 43.08 | $16,728 | $2,400 | 40.0 | 100.0 | 0.09 | 0.09 | $98 | $42,391 | $0.97 | 40.00 | 270 | R-270 |
| 40-01-377-037 | 2013 M L KING AVE | 01/21/21 | $2,500 | WD | $12,500 | $18,000 | 144.00 | $35,982 | $2,970 | 49.5 | 81.0 | 0.10 | 0.10 | $51 | $24,510 | $0.56 | 55.00 | 270 | R-270 |
| 40-01-377-043 | 223 ODETTE ST | 07/13/21 | $5,380 | WD | $26,900 | $12,600 | 46.84 | $25,265 | $3,394 | 56.6 | 200.0 | 0.18 | 0.18 | $95 | $29,239 | $0.67 | 40.00 | 270 | R-270 |
| 40-01-378-029 | 134 W PATERSON ST | 06/23/21 | $2,200 | WD | $11,000 | $12,400 | 112.73 | $24,821 | $3,600 | 60.0 | 100.0 | 0.14 | 0.14 | $37 | $15,942 | $0.37 | 60.00 | 270 | R-270 |
| 40-01-380-002 | 231 GRACE ST | 05/13/20 | $13,000 | MLC | $65,000 | $21,700 | 33.38 | $43,354 | $3,600 | 60.0 | 100.0 | 0.14 | 0.14 | $217 | $94,203 | $2.16 | 60.00 | 270 | R-270 |
| 40-01-380-048 | 210 STOCKDALE ST | 04/29/19 | $6,600 | WD | $33,000 | $22,400 | 67.88 | $44,795 | $4,895 | 81.6 | 112.2 | 0.20 | 0.20 | $81 | $33,333 | $0.77 | 77.00 | 270 | R-270 |
| | | Totals: | $95,266 | | $476,328 | $251,800 | | $511,244 | $62,158 | 1,065.4 | | 2.47 | 2.51 | | | | | | |
| | | | | | | Sale. Ratio => | 52.86 | | Average | | | Average | | | Average | | | | |
| | | | | | | Std. Dev. => | 33.20 | | per FF=> | #REF! | | per Net Acre=> | #REF! | | per SqFt=> | #REF! | | | |

4000
4500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 275.R-275, Last Edited: 10/09/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 35
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 |

)nit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 275.R-275, Last Edited: 10/09/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 35
Standard Frontage: 0 Standard Depth : 100

35

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 | )% Allocati | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Actual Front | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-07-201-064 | 1029 NELSON ST | 05/06/21 | $1,000 | QC | $5,000 | $4,100 | 82.00 | $8,242 | $1,402 | 40.1 | 100.3 | 0.09 | 0.09 | $25 | 40.00 | R-275 |
| | | **Totals:** | **$1,000** | | **$5,000** | **$4,100** | | **$8,242** | **$1,402** | **40.1** | | **0.09** | **0.09** | | | |
| | | | | | | **Sale. Ratio =>** | **82.00** | | **Average** | | | **Average** | | | | |
| | | | | | | **Std. Dev. =>** | **#DIV/0!** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | | |

1000

ıit: 54 - CITY OF FLINT
ıtes/Values for Neighborhood 280.R-280, Last Edited: 12/10/2021

:ontages:
:ontage 'A': Description: 'STANDARD ' FF Rate: 65
Standard Frontage: 0 Standard Depth : 120

ılues for Acreage Table 2: 'EXCESS ACERAGE'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| . | Acre: 3,800 | 3 | Acre: 11,400 | 10 | Acre: 0 | 30 | Acre: 0 |
| ..5 | Acre: 5,700 | 4 | Acre: 0 | 15 | Acre: 0 | 40 | Acre: 0 |
| ! | Acre: 7,600 | 5 | Acre: 0 | 20 | Acre: 0 | 50 | Acre: 0 |
| !.5 | Acre: 9,500 | 7 | Acre: 0 | 25 | Acre: 0 | 100 | Acre: 0 |

nit: 54 - CITY OF FLINT
ates/Values for Neighborhood 280.R-280, Last Edited: 10/08/2020

rontages:
rontage 'A': Description: 'STANDARD ' FF Rate: 65
Standard Frontage: 0 Standard Depth : 120

alues 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~~ ~~150~~ ~~100~~

~~115~~

~~50~~

No change

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-05-428-004 | 2608 COOK ST | 07/29/20 | $1,600 | WD | $8,000 | $6,900 | 86.25 | $13,791 | $2,861 | 44.0 | 107.7 | 0.12 | 0.12 | $36 | 46.47 | 280 |
| 41-05-429-008 | 2412 ADAIR ST | 06/29/20 | $4,580 | WD | $22,900 | $10,200 | 44.54 | $20,423 | $7,704 | 118.5 | 117.1 | 0.32 | 0.32 | $39 | 120.00 | 280 |
| 41-05-431-035 | 2433 TORRANCE ST | 05/20/20 | $1,000 | QC | $5,000 | $4,700 | 94.00 | $9,304 | $2,600 | 40.0 | 120.0 | 0.11 | 0.11 | $25 | 40.00 | 280 |
| 41-05-432-055 | 2705 WOODROW AVE | 07/10/20 | $2,800 | WD | $14,000 | $8,300 | 59.29 | $16,655 | $2,544 | 39.1 | 114.9 | 0.11 | 0.11 | $72 | 40.00 | 280 |
| 41-05-452-022 | 2113 ARLINGTON AVE | 12/04/20 | $5,000 | MLC | $25,000 | $11,000 | 44.00 | $22,013 | $4,299 | 66.1 | 210.0 | 0.24 | 0.24 | $76 | 50.00 | 280 |
| 41-05-456-019 | 1915 ARLINGTON AVE | 03/19/19 | $2,000 | QC | $10,000 | $9,700 | 97.00 | $19,467 | $6,080 | 93.5 | 105.0 | 0.24 | 0.24 | $21 | 100.00 | 280 |
| 41-05-457-021 | 1915 N VERNON AVE | 02/01/19 | $6,000 | LC | $30,000 | $8,000 | 26.67 | $15,963 | $2,600 | 40.0 | 120.0 | 0.11 | 0.11 | $150 | 40.00 | 280 |
| 41-05-477-002 | 2506 WOODROW AVE | 04/10/20 | $2,400 | WD | $12,000 | $6,600 | 55.00 | $13,129 | $2,550 | 39.2 | 110.3 | 0.10 | 0.10 | $61 | 40.93 | 280 |
| 41-05-478-003 | 2614 WOODROW AVE | 02/22/21 | $4,800 | WD | $24,000 | $6,700 | 27.92 | $13,398 | $2,445 | 37.6 | 102.3 | 0.10 | 0.10 | $128 | 40.73 | 280 |
| 41-05-478-016 | 2309 TORRANCE ST | 09/11/20 | $4,200 | WD | $21,000 | $7,100 | 33.81 | $14,268 | $2,600 | 40.0 | 120.0 | 0.11 | 0.11 | $105 | 40.00 | 280 |
| 41-05-478-025 | 2212 HOFF ST | 06/07/19 | $3,240 | WD | $16,200 | $12,900 | 79.63 | $25,868 | $8,255 | 127.0 | 120.0 | 0.35 | 0.35 | $26 | 127.00 | 280 |
| 41-05-482-003 | 2610 BENNETT AVE | 11/03/20 | $2,800 | QC | $14,000 | $6,500 | 46.43 | $13,002 | $2,516 | 38.7 | 112.4 | 0.10 | 0.10 | $72 | 40.00 | 280 |
| 41-05-482-014 | 2030 HOFF ST | 09/15/21 | $1,000 | QC | $5,000 | $4,900 | 98.00 | $9,846 | $3,900 | 60.0 | 120.0 | 0.17 | 0.17 | $17 | 60.00 | 280 |
| 41-05-485-026 | 2621 DAVISON RD | 08/20/21 | $7,800 | QC | $39,000 | $6,900 | 17.69 | $13,886 | $2,600 | 40.0 | 120.0 | 0.11 | 0.11 | $195 | 40.00 | 280 |
| | | **Totals:** | **$49,220** | | **$246,100** | **$110,400** | | **$221,013** | **$53,554** | **823.9** | | **2.28** | **2.28** | | | |
| | | | | | | **Sale. Ratio =>** | **44.86** | | **Average** | | | **Average** | | | | |
| | | | | | | **Std. Dev. =>** | **28.15** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | | |

3000
3500

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 285.R-285, Last Edited: 11/24/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

~~120~~ 160 Low
~~170~~

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 | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-155-015 | 2917 OKLAHOMA AVE | 05/20/21 | $11,000 | WD | $55,000 | $12,300 | 22.36 | $25,999 | $3,458 | 46.1 | 105.0 | 0.11 | 0.11 | $239 | $101,852 | $2.34 | 45.00 | 285 |
| 41-04-159-033 | 2801 BRANCH RD | 01/15/21 | $4,980 | MLC | $24,900 | $11,500 | 46.18 | $23,026 | $4,129 | 55.1 | 110.0 | 0.13 | 0.13 | $90 | $37,444 | $0.86 | 52.50 | 285 |
| 41-04-159-035 | 3018 DAKOTA AVE | 01/17/20 | $6,000 | WD | $30,000 | $14,300 | 47.67 | $28,543 | $4,611 | 123.0 | 105.0 | 0.29 | 0.29 | $49 | $20,761 | $0.48 | 120.00 | 285 |
| 41-04-159-035 | 3018 DAKOTA AVE | 11/30/20 | $5,100 | WD | $25,500 | $14,300 | 56.08 | $28,543 | $4,611 | 123.0 | 105.0 | 0.29 | 0.29 | $41 | $17,647 | $0.41 | 120.00 | 285 |
| 41-04-159-035 | 3018 DAKOTA AVE | 11/30/20 | $5,100 | WD | $25,500 | $14,300 | 56.08 | $28,543 | $4,611 | 123.0 | 105.0 | 0.29 | 0.29 | $41 | $17,647 | $0.41 | 120.00 | 285 |
| 41-04-176-026 | 3243 LEITH ST | 08/09/19 | $4,800 | LC | $24,000 | $15,800 | 65.83 | $31,525 | $6,603 | 88.0 | 201.6 | 0.29 | 0.29 | $55 | $16,725 | $0.38 | 62.00 | 285 |
| 41-04-177-005 | 2910 BRANCH RD | 06/28/19 | $8,580 | WD | $42,900 | $17,300 | 40.33 | $34,640 | $4,524 | 60.3 | 145.5 | 0.17 | 0.17 | $142 | $51,377 | $1.18 | 50.00 | 285 |
| 41-04-177-012 | 3138 LEITH ST | 08/08/19 | $4,700 | WD | $23,500 | $10,300 | 43.83 | $20,697 | $6,203 | 82.7 | 190.0 | 0.26 | 0.26 | $57 | $17,939 | $0.41 | 60.00 | 285 |
| 41-04-177-019 | 3208 LEITH ST | 03/05/21 | $14,000 | WD | $70,000 | $19,600 | 28.00 | $39,123 | $6,203 | 82.7 | 190.0 | 0.26 | 0.26 | $169 | $53,435 | $1.23 | 60.00 | 285 |
| 41-04-177-031 | 3131 DAKOTA AVE | 06/06/19 | $3,000 | WD | $15,000 | $12,100 | 80.67 | $24,232 | $6,702 | 89.4 | 204.9 | 0.29 | 0.29 | $34 | $10,204 | $0.23 | 62.43 | 285 |
| 41-04-177-040 | 3213 DAKOTA AVE | 03/19/21 | $8,000 | WD | $40,000 | $10,900 | 27.25 | $21,743 | $6,203 | 82.7 | 190.0 | 0.26 | 0.26 | $97 | $30,534 | $0.70 | 60.00 | 285 |
| 41-04-177-043 | 3231 DAKOTA AVE | 02/19/21 | $14,280 | WD | $71,400 | $13,100 | 18.35 | $26,263 | $6,203 | 82.7 | 190.0 | 0.26 | 0.26 | $173 | $54,504 | $1.25 | 60.00 | 285 |
| 41-04-178-017 | 3232 DAKOTA AVE | 08/07/20 | $3,400 | WD | $17,000 | $13,200 | 77.65 | $26,322 | $6,284 | 83.8 | 195.0 | 0.27 | 0.27 | $41 | $12,639 | $0.29 | 60.00 | 285 |
| 41-04-178-028 | 3115 MARYLAND AVE | 08/02/19 | $3,400 | WD | $17,000 | $9,100 | 53.53 | $18,207 | $3,458 | 46.1 | 105.0 | 0.11 | 0.11 | $74 | $31,481 | $0.72 | 45.00 | 285 |
| 41-04-178-032 | 3131 MARYLAND AVE | 10/23/19 | $4,200 | WD | $21,000 | $14,200 | 67.62 | $28,304 | $3,458 | 46.1 | 105.0 | 0.11 | 0.11 | $91 | $38,889 | $0.89 | 45.00 | 285 |
| 41-04-179-010 | 3136 MARYLAND AVE | 01/25/19 | $5,800 | QC | $29,000 | $17,400 | 60.00 | $34,795 | $3,833 | 51.1 | 129.0 | 0.13 | 0.13 | $113 | $43,609 | $1.00 | 45.00 | 285 |
| 41-04-179-012 | 3140 MARYLAND AVE | 11/26/19 | $7,980 | MLC | $39,900 | $12,000 | 30.08 | $23,995 | $3,829 | 51.1 | 128.7 | 0.13 | 0.13 | $156 | $60,000 | $1.38 | 45.00 | 285 |
| 41-04-180-006 | 3222 MARYLAND AVE | 05/20/21 | $6,100 | WD | $30,500 | $9,300 | 30.49 | $18,677 | $3,785 | 50.5 | 125.8 | 0.13 | 0.13 | $121 | $46,923 | $1.08 | 45.00 | 285 |
| 41-04-328-017 | 3156 DELAWARE AVE | 11/17/20 | $12,000 | WD | $60,000 | $19,900 | 33.17 | $39,898 | $4,385 | 58.5 | 113.0 | 0.14 | 0.14 | $205 | $83,916 | $1.93 | 55.00 | 285 |
| 41-04-328-025 | 3147 BEECHWOOD AVE | 05/20/19 | $3,400 | QC | $17,000 | $18,500 | 108.82 | $36,915 | $7,175 | 95.7 | 113.0 | 0.23 | 0.23 | $36 | $14,592 | $0.33 | 90.00 | 285 |
| 41-04-328-030 | 3120 DELAWARE AVE | 02/06/20 | $6,000 | WD | $30,000 | $14,500 | 48.33 | $28,989 | $7,175 | 95.7 | 113.0 | 0.23 | 0.23 | $63 | $25,751 | $0.59 | 90.00 | 285 |
| 41-04-330-012 | 3132 BEECHWOOD AVE | 07/23/21 | $2,600 | WD | $13,000 | $10,900 | 83.85 | $21,770 | $5,382 | 71.8 | 113.0 | 0.18 | 0.18 | $36 | $14,857 | $0.34 | 67.50 | 285 |
| 41-04-330-030 | 3151 RISEDORPH AVE | 08/08/19 | $5,300 | WD | $26,500 | $13,000 | 49.06 | $26,041 | $3,588 | 47.8 | 113.0 | 0.12 | 0.12 | $111 | $45,299 | $1.04 | 45.00 | 285 |
| 41-04-331-001 | 3202 BEECHWOOD AVE | 01/04/21 | $7,000 | WD | $35,000 | $14,700 | 42.00 | $29,460 | $4,385 | 58.5 | 113.0 | 0.14 | 0.14 | $120 | $48,951 | $1.12 | 55.00 | 285 |
| 41-04-331-015 | 3217 RISEDORPH AVE | 03/25/21 | $7,200 | WD | $36,000 | $11,600 | 32.22 | $23,259 | $3,986 | 53.2 | 113.0 | 0.13 | 0.13 | $135 | $55,385 | $1.27 | 50.00 | 285 |
| 41-04-332-009 | 3128 RISEDORPH AVE | 11/25/19 | $12,800 | WD | $64,000 | $19,900 | 31.09 | $39,799 | $3,588 | 47.8 | 113.0 | 0.12 | 0.12 | $268 | $109,402 | $2.51 | 45.00 | 285 |
| 41-04-332-019 | 3119 WOODROW AVE | 07/01/21 | $21,000 | WD | $105,000 | $9,400 | 8.95 | $19,067 | $3,200 | 47.8 | 113.0 | 0.09 | 0.12 | $439 | $228,261 | $5.24 | 45.00 | 285 |
| 41-04-333-019 | 2415 N AVERILL AVE | 06/29/21 | $10,700 | WD | $53,500 | $13,700 | 25.61 | $27,348 | $4,974 | 66.3 | 122.2 | 0.17 | 0.17 | $161 | $63,690 | $1.46 | 60.00 | 285 |
| 41-04-333-022 | 3201 WOODROW AVE | 10/15/20 | $5,500 | WD | $27,500 | $18,900 | 68.73 | $37,808 | $7,973 | 106.3 | 113.0 | 0.26 | 0.26 | $52 | $21,236 | $0.49 | 100.00 | 285 |
| 41-04-334-002 | 3112 WOODROW AVE | 05/01/19 | $3,000 | QC | $15,000 | $10,800 | 72.00 | $21,518 | $3,588 | 47.8 | 113.0 | 0.12 | 0.12 | $63 | $25,641 | $0.59 | 45.00 | 285 |
| 41-04-376-012 | 3138 WHITTIER ST | 09/18/19 | $3,400 | WD | $17,000 | $9,200 | 54.12 | $18,487 | $3,458 | 46.1 | 105.0 | 0.11 | 0.11 | $74 | $31,481 | $0.72 | 45.00 | 285 |
| 41-04-376-024 | 2212 BRANCH RD | 10/14/20 | $8,400 | WD | $42,000 | $17,300 | 41.19 | $34,641 | $8,637 | 115.2 | 99.0 | 0.26 | 0.26 | $73 | $31,939 | $0.73 | 115.72 | 285 |
| 41-04-376-029 | 3134 WHITTIER ST | 04/10/20 | $3,700 | WD | $18,500 | $11,000 | 59.46 | $22,048 | $6,917 | 92.2 | 105.0 | 0.22 | 0.22 | $40 | $17,051 | $0.39 | 90.00 | 285 |
| 41-04-377-025 | 3211 BENNETT AVE | 01/07/20 | $3,600 | WD | $18,000 | $14,000 | 77.78 | $28,067 | $6,750 | 90.0 | 100.0 | 0.21 | 0.21 | $40 | $17,391 | $0.40 | 90.00 | 285 |
| 41-04-379-008 | 3120 BENNETT AVE | 01/25/21 | $4,100 | WD | $20,500 | $10,400 | 50.73 | $20,812 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $91 | $39,806 | $0.91 | 45.00 | 285 |
| 41-04-379-014 | HOLLY AVE | 07/25/19 | $416 | WD | $2,080 | $1,100 | 52.88 | $2,250 | $2,250 | 45.0 | 100.0 | 0.10 | 0.10 | $9 | $4,039 | $0.09 | 45.00 | 285 |
| 41-04-379-016 | 3123 HOLLY AVE | 07/25/19 | $4,784 | WD | $23,920 | $9,300 | 38.88 | $28,761 | $2,250 | 45.0 | 100.0 | 0.10 | 0.10 | $106 | $46,447 | $1.07 | 45.00 | 285 |
| 41-04-379-017 | 3127 HOLLY AVE | 06/17/21 | $4,000 | QC | $20,000 | $15,000 | 75.00 | $30,051 | $4,125 | 55.0 | 100.0 | 0.13 | 0.13 | $73 | $31,746 | $0.73 | 55.00 | 285 |
| 41-04-380-014 | 3213 HOLLY AVE | 08/20/21 | $4,000 | WD | $20,000 | $9,200 | 46.00 | $18,469 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $89 | $38,835 | $0.89 | 45.00 | 285 |
| 41-04-381-008 | 3124 HOLLY AVE | 12/03/19 | $11,800 | WD | $59,000 | $6,900 | 11.69 | $16,212 | $2,925 | 45.0 | 100.0 | 0.10 | 0.10 | $262 | $114,563 | $2.63 | 45.00 | 285 |
| 41-04-384-026 | 3223 CHURCHILL AVE | 08/26/20 | $8,200 | WD | $41,000 | $16,600 | 40.49 | $33,226 | $6,750 | 90.0 | 100.0 | 0.21 | 0.21 | $91 | $39,614 | $0.91 | 90.00 | 285 |
| 41-04-457-019 | 3319 CHURCHILL AVE | 07/27/21 | $5,440 | WD | $27,200 | $14,900 | 54.78 | $29,854 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $109 | $47,304 | $1.09 | 50.00 | 285 |
| 41-04-457-021 | 3323 CHURCHILL AVE | 04/07/21 | $11,000 | WD | $55,000 | $17,400 | 31.64 | $34,833 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $220 | $95,652 | $2.20 | 50.00 | 285 |
| 41-04-458-019 | 3521 CHURCHILL AVE | 01/29/20 | $2,342 | WD | $11,710 | $8,800 | 75.15 | $21,484 | $2,600 | 40.0 | 100.0 | 0.09 | 0.09 | $59 | $25,457 | $0.58 | 40.00 | 285 |
| 41-04-458-019 | 3521 CHURCHILL AVE | 09/23/20 | $6,500 | WD | $32,500 | $10,900 | 33.54 | $21,884 | $3,000 | 40.0 | 100.0 | 0.09 | 0.09 | $163 | $70,652 | $1.62 | 40.00 | 285 |

20%

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-458-024 | 3609 CHURCHILL AVE | 05/01/20 | $3,400 | MLC | $17,000 | $10,800 | 63.53 | $21,513 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $76 | $33,010 | $0.76 | 45.00 | 285 |
| 41-04-458-026 | 3617 CHURCHILL AVE | 10/16/20 | $12,000 | WD | $60,000 | $15,400 | 25.67 | $30,874 | $7,618 | 101.6 | 100.0 | 0.23 | 0.23 | $118 | $51,502 | $1.18 | 101.57 | 285 |
| 41-04-458-027 | 3525 CHURCHILL AVE | 09/09/19 | $6,000 | WD | $30,000 | $21,400 | 71.33 | $42,827 | $6,750 | 90.0 | 100.0 | 0.21 | 0.21 | $67 | $28,986 | $0.67 | 90.00 | 285 |
| 41-04-459-025 | 3413 DAVISON RD | 10/16/20 | $2,000 | WD | $10,000 | $8,400 | 84.00 | $16,769 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $44 | $19,417 | $0.45 | 45.00 | 285 |
| 41-04-459-028 | 3421 DAVISON RD | 04/30/19 | $4,600 | WD | $23,000 | $16,600 | 72.17 | $33,166 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $92 | $40,000 | $0.92 | 50.00 | 285 |
| 41-04-460-013 | 3501 DAVISON RD | 10/08/20 | $7,000 | WD | $35,000 | $12,000 | 34.29 | $23,917 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $1.40 | 50.00 | 285 |
| 41-04-460-023 | 3609 DAVISON RD | 03/20/20 | $4,000 | WD | $20,000 | $15,400 | 77.00 | $30,762 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $89 | $38,835 | $0.89 | 45.00 | 285 |
| 41-04-460-024 | 3613 DAVISON RD | 03/18/21 | $5,400 | WD | $27,000 | $9,800 | 36.30 | $19,637 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $120 | $52,427 | $1.20 | 45.00 | 285 |
| 41-04-460-025 | 3617 DAVISON RD | 03/18/21 | $5,400 | WD | $27,000 | $10,400 | 38.52 | $20,772 | $3,375 | 45.0 | 100.0 | 0.10 | 0.10 | $120 | $52,427 | $1.20 | 45.00 | 285 |
| | | **Totals:** | **$348,402** | | **$1,742,010** | **$709,000** | | **$1,436,365** | **$250,762** | **3,574.4** | | **8.95** | **8.98** | | | | | |
| | | | | | | **Sale. Ratio =>** | **40.70** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **21.11** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

5000
6000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 290.R-290, Last Edited: 12/10/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

200 TOO LOW
250 TOO LOW
270 TOO LOW
~~320~~ 275

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 |

NOChange

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-277-050 | 2826 RIEGLE AVE | 08/29/19 | $12,400 | WD | $62,000 | $24,400 | 39.35 | $48,877 | $8,771 | 60.5 | 112.0 | 0.15 | 0.15 | $205 | $84,354 | $1.94 | 57.16 | 290 |
| 41-04-277-061 | 2926 N DEXTER ST | 11/24/20 | $18,000 | WD | $90,000 | $23,000 | 25.56 | $45,975 | $10,342 | 71.3 | 203.5 | 0.23 | 0.23 | $252 | $76,923 | $1.77 | 50.00 | 290 |
| 41-04-277-089 | 3701 DAKOTA AVE | 05/20/21 | $22,900 | WD | $114,500 | $28,000 | 24.45 | $56,054 | $10,451 | 72.1 | 149.3 | 0.20 | 0.20 | $318 | $113,366 | $2.60 | 58.99 | 290 |
| 41-04-277-094 | 3743 DAKOTA AVE | 11/12/19 | $11,000 | LC | $55,000 | $22,800 | 41.45 | $45,634 | $8,848 | 61.0 | 148.9 | 0.34 | 0.17 | $180 | $32,164 | $0.74 | 50.00 | 290 |
| 41-04-278-020 | 3719 MARYLAND AVE | 08/01/19 | $11,000 | LC | $55,000 | $23,300 | 42.36 | $46,578 | $8,430 | 58.1 | 125.0 | 0.15 | 0.15 | $189 | $73,826 | $1.69 | 52.00 | 290 |
| 41-04-279-001 | 3702 MARYLAND AVE | 07/16/21 | $24,000 | WD | $120,000 | $24,000 | 20.00 | $47,990 | $10,651 | 73.5 | 115.0 | 0.18 | 0.18 | $327 | $132,597 | $3.04 | 68.50 | 290 |
| 41-04-279-010 | 3736 MARYLAND AVE | 02/19/21 | $8,780 | WD | $43,900 | $23,100 | 52.62 | $46,182 | $7,930 | 54.7 | 115.0 | 0.14 | 0.14 | $161 | $65,037 | $1.49 | 51.00 | 290 |
| 41-04-427-004 | 3710 DELAWARE AVE | 07/23/21 | $20,600 | WD | $103,000 | $20,100 | 19.51 | $40,146 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $412 | $179,130 | $4.11 | 50.00 | 290 |
| 41-04-427-017 | 3709 BEECHWOOD | 06/25/21 | $23,000 | WD | $115,000 | $20,800 | 18.09 | $41,678 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $460 | $200,000 | $4.59 | 50.00 | 290 |
| 41-04-427-021 | 3725 BEECHWOOD AVE | 08/27/20 | $11,980 | WD | $59,900 | $18,200 | 30.38 | $36,379 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,174 | $2.39 | 50.00 | 290 |
| 41-04-428-022 | 3829 BEECHWOOD AVE | 06/01/21 | $21,800 | WD | $109,000 | $20,500 | 18.81 | $41,012 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $436 | $189,565 | $4.35 | 50.00 | 290 |
| 41-04-429-003 | 3710 BEECHWOOD AVE | 05/13/21 | $8,000 | WD | $40,000 | $17,500 | 43.75 | $35,068 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,565 | $1.60 | 50.00 | 290 |
| 41-04-429-017 | 3709 RISEDORPH AVE | 07/10/20 | $6,980 | WD | $34,900 | $18,900 | 54.15 | $37,859 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,696 | $1.39 | 50.00 | 290 |
| 41-04-429-022 | 3729 RISEDORPH AVE | 09/08/21 | $21,000 | WD | $105,000 | $20,700 | 19.71 | $41,396 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $420 | $182,609 | $4.19 | 50.00 | 290 |
| 41-04-429-026 | 3741 RISEDORPH AVE | 06/09/21 | $24,000 | WD | $120,000 | $20,700 | 17.25 | $41,372 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $480 | $208,696 | $4.79 | 50.00 | 290 |
| 41-04-430-004 | 3814 BEECHWOOD AVE | 08/27/21 | $23,000 | WD | $115,000 | $20,500 | 17.83 | $41,096 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $460 | $200,000 | $4.59 | 50.00 | 290 |
| 41-04-431-013 | 3746 RISEDORPH AVE | 09/02/20 | $7,980 | WD | $39,900 | $19,700 | 49.37 | $39,304 | $8,120 | 56.0 | 100.0 | 0.13 | 0.13 | $143 | $61,860 | $1.42 | 56.00 | 290 |
| 41-04-431-018 | 3713 WOODROW AVE | 10/01/19 | $7,000 | QC | $35,000 | $20,500 | 58.57 | $40,919 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $1.40 | 50.00 | 290 |
| 41-04-431-019 | 3717 WOODROW AVE | 07/19/21 | $12,000 | WD | $60,000 | $18,400 | 30.67 | $36,839 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,348 | $2.40 | 50.00 | 290 |
| 41-04-432-003 | 3810 RISEDORPH AVE | 10/01/20 | $8,000 | WD | $40,000 | $19,000 | 47.50 | $37,945 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,565 | $1.60 | 50.00 | 290 |
| 41-04-432-004 | 3814 RISEDORPH AVE | 11/08/19 | $7,300 | WD | $36,500 | $18,400 | 50.41 | $36,772 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $146 | $63,478 | $1.46 | 50.00 | 290 |
| 41-04-432-017 | 3817 WOODROW AVE | 02/15/19 | $6,200 | WD | $31,000 | $18,800 | 60.65 | $37,668 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $124 | $53,913 | $1.24 | 50.00 | 290 |
| 41-04-432-023 | 3833 WOODROW AVE | 11/01/19 | $9,000 | WD | $45,000 | $19,400 | 43.11 | $38,823 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $180 | $78,261 | $1.80 | 50.00 | 290 |
| 41-04-433-019 | 3717 WHITTIER ST | 05/26/21 | $8,000 | WD | $40,000 | $19,400 | 48.50 | $38,874 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,565 | $1.60 | 50.00 | 290 |
| 41-04-434-001 | 3802 WOODROW AVE | 09/10/19 | $8,700 | WD | $43,500 | $18,700 | 42.99 | $37,360 | $8,120 | 56.0 | 100.0 | 0.13 | 0.13 | $155 | $67,442 | $1.55 | 56.00 | 290 |
| 41-04-434-008 | 3830 WOODROW AVE | 08/31/21 | $24,800 | WD | $124,000 | $20,700 | 16.69 | $41,300 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $496 | $215,652 | $4.95 | 50.00 | 290 |
| 41-04-434-009 | 3834 WOODROW AVE | 05/27/21 | $13,000 | WD | $65,000 | $21,500 | 33.08 | $42,907 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $260 | $113,043 | $2.60 | 50.00 | 290 |
| 41-04-451-017 | 3315 BENNETT AVE | 01/17/20 | $4,000 | WD | $20,000 | $17,900 | 89.50 | $35,844 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $89 | $38,835 | $0.89 | 45.00 | 290 |
| 41-04-451-017 | 3315 BENNETT AVE | 06/12/20 | $6,780 | MLC | $33,900 | $17,900 | 52.80 | $35,844 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $151 | $65,825 | $1.51 | 45.00 | 290 |
| 41-04-451-029 | 3316 WHITTIER ST | 08/15/19 | $4,800 | WD | $24,000 | $14,500 | 60.42 | $29,060 | $9,222 | 63.6 | 63.8 | 0.17 | 0.17 | $75 | $28,235 | $0.65 | 45.00 | 290 |
| 41-04-452-005 | 3518 WHITTIER ST | 02/11/21 | $10,000 | WD | $50,000 | $18,200 | 36.40 | $36,384 | $6,686 | 46.1 | 105.0 | 0.11 | 0.11 | $217 | $92,593 | $2.13 | 45.00 | 290 |
| 41-04-453-013 | 3414 BENNETT AVE | 08/21/19 | $11,400 | WD | $57,000 | $21,200 | 37.19 | $42,364 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $228 | $99,130 | $2.28 | 50.00 | 290 |
| 41-04-454-016 | 3505 HOLLY AVE | 02/12/20 | $10,980 | WD | $54,900 | $16,800 | 30.60 | $33,692 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $244 | $106,602 | $2.45 | 45.00 | 290 |
| 41-04-454-023 | 3525 HOLLY AVE | 07/24/20 | $7,500 | WD | $37,500 | $18,100 | 48.27 | $36,164 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $167 | $72,816 | $1.67 | 45.00 | 290 |
| 41-04-455-006 | 3316 HOLLY AVE | 07/12/21 | $10,200 | WD | $51,000 | $18,200 | 35.69 | $36,403 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $204 | $88,696 | $2.04 | 50.00 | 290 |
| 41-04-456-015 | 2102 STARKWEATHER ST | 11/24/20 | $10,800 | WD | $54,000 | $16,500 | 30.56 | $32,918 | $10,253 | 70.7 | 50.0 | 0.12 | 0.12 | $153 | $93,913 | $2.16 | 100.00 | 290 |
| 41-04-456-018 | 3513 DALE AVE | 07/24/19 | $4,470 | WD | $22,350 | $18,000 | 80.54 | $36,077 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $99 | $43,398 | $1.00 | 45.00 | 290 |
| 41-04-456-021 | 3525 DALE AVE | 04/01/19 | $5,000 | WD | $25,000 | $19,900 | 79.60 | $39,723 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $111 | $48,544 | $1.11 | 45.00 | 290 |
| 41-04-457-009 | 3324 DALE AVE | 01/04/19 | $8,000 | WD | $40,000 | $25,900 | 64.75 | $51,843 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,565 | $1.60 | 50.00 | 290 |
| 41-04-458-004 | 3514 DALE AVE | 05/27/20 | $5,600 | WD | $28,000 | $16,500 | 58.93 | $33,017 | $6,525 | 45.0 | 100.0 | 0.10 | 0.10 | $124 | $54,369 | $1.25 | 45.00 | 290 |
| 41-04-476-001 | 3702 WHITTIER ST | 03/13/20 | $16,000 | MLC | $80,000 | $22,700 | 28.38 | $45,372 | $8,912 | 61.5 | 100.0 | 0.14 | 0.14 | $260 | $113,475 | $2.61 | 61.46 | 290 |
| 41-04-476-006 | 3718 WHITTIER ST | 05/17/21 | $19,000 | WD | $95,000 | $23,600 | 24.84 | $47,233 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $380 | $165,217 | $3.79 | 50.00 | 290 |
| 41-04-476-008 | 3726 WHITTIER ST | 09/10/20 | $10,500 | WD | $52,500 | $18,700 | 35.62 | $37,442 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $210 | $91,304 | $2.10 | 50.00 | 290 |
| 41-04-476-016 | 3806 WHITTIER ST | 07/20/20 | $9,380 | WD | $46,900 | $20,200 | 43.07 | $40,448 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $188 | $81,565 | $1.87 | 50.00 | 290 |
| 41-04-476-026 | 3838 WHITTIER ST | 09/08/21 | $21,300 | WD | $106,500 | $20,000 | 18.78 | $40,042 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $426 | $185,217 | $4.25 | 50.00 | 290 |

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-04-476-028 | 3701 BENNETT AVE | 01/30/20 | $7,580 | WD | $37,900 | $23,400 | 61.74 | $46,897 | $9,027 | 62.3 | 90.0 | 0.14 | 0.14 | $122 | $55,735 | $1.28 | 65.62 | 290 |
| 41-04-476-038 | 3745 BENNETT AVE | 10/17/19 | $6,500 | WD | $32,500 | $22,300 | 68.62 | $44,510 | $9,746 | 67.2 | 125.5 | 0.17 | 0.17 | $97 | $37,572 | $0.86 | 60.00 | 290 |
| 41-04-476-044 | 3718 BENNETT AVE | 10/01/19 | $11,700 | WD | $58,500 | $25,900 | 44.27 | $51,880 | $8,666 | 59.8 | 90.0 | 0.13 | 0.13 | $196 | $90,000 | $2.07 | 63.00 | 290 |
| 41-04-476-049 | 3742 BENNETT AVE | 06/25/19 | $13,200 | WD | $66,000 | $19,700 | 29.85 | $39,326 | $10,138 | 69.9 | 135.8 | 0.19 | 0.19 | $189 | $70,588 | $1.62 | 60.00 | 290 |
| 41-04-476-076 | 3813 HOLLY AVE | 11/21/19 | $8,400 | WD | $42,000 | $19,000 | 45.24 | $37,992 | $7,673 | 52.9 | 112.0 | 0.13 | 0.13 | $159 | $65,116 | $1.49 | 50.00 | 290 |
| 41-04-476-079 | 3825 HOLLY AVE | 09/15/21 | $21,400 | WD | $107,000 | $19,000 | 17.76 | $38,090 | $7,363 | 50.8 | 101.2 | 0.12 | 0.12 | $421 | $182,906 | $4.20 | 50.47 | 290 |
| 41-04-477-005 | 3718 HOLLY AVE | 06/30/21 | $20,400 | WD | $102,000 | $18,400 | 18.04 | $36,708 | $7,243 | 49.9 | 99.8 | 0.12 | 0.12 | $408 | $177,391 | $4.07 | 50.00 | 290 |
| 41-04-477-009 | 3730 HOLLY AVE | 09/09/21 | $18,600 | WD | $93,000 | $20,400 | 21.94 | $40,765 | $7,232 | 49.9 | 99.5 | 0.11 | 0.11 | $373 | $163,158 | $3.75 | 50.00 | 290 |
| 41-04-477-012 | 3738 HOLLY AVE | 06/02/20 | $6,400 | WD | $32,000 | $17,300 | 54.06 | $34,572 | $7,227 | 49.8 | 99.4 | 0.11 | 0.11 | $128 | $56,140 | $1.29 | 50.00 | 290 |
| 41-04-478-006 | 3818 HOLLY AVE | 05/24/21 | $17,000 | WD | $85,000 | $18,100 | 21.29 | $36,199 | $7,254 | 50.0 | 100.1 | 0.12 | 0.12 | $340 | $147,826 | $3.39 | 50.00 | 290 |
| | | **Totals:** | **$687,310** | | **$3,436,550** | **$1,109,300** | | **$2,218,816** | **$425,230** | **2,932.6** | | **7.11** | **6.94** | | | | | |
| | | | | | | **Sale. Ratio =>** | **32.28** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **18.01** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

9500
10500

145

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

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

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

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

155 too high 100 Low
200
230 100 Low
245

145

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-02-312-013 | 3216 HELBER ST | 11/18/20 | $16,200 | WD | $81,000 | $29,100 | 35.93 | $58,232 | $11,200 | 80.0 | 100.0 | 0.18 | 0.18 | $203 | $88,043 | $2.02 | 80.00 | 295 |
| 40-02-351-009 | 3023 HELBER ST | 08/30/19 | $13,400 | WD | $67,000 | $32,200 | 48.06 | $64,451 | $14,846 | 106.0 | 106.1 | 0.25 | 0.25 | $126 | $53,386 | $1.23 | 102.96 | 295 |
| 40-02-351-024 | 3002 BEGOLE ST | 11/23/20 | $12,080 | WD | $60,400 | $30,800 | 50.99 | $61,682 | $15,938 | 113.8 | 90.0 | 0.25 | 0.25 | $106 | $48,710 | $1.12 | 120.00 | 295 |
| 40-02-359-012 | 3007 CLEMENT ST | 06/28/21 | $15,600 | WD | $78,000 | $18,000 | 23.08 | $36,043 | $9,789 | 69.9 | 105.7 | 0.17 | 0.17 | $223 | $94,545 | $2.17 | 68.00 | 295 |
| 40-02-379-025 | 2918 HELBER ST | 11/01/19 | $5,400 | WD | $27,000 | $15,100 | 55.93 | $30,292 | $6,929 | 49.5 | 105.0 | 0.12 | 0.12 | $109 | $46,552 | $1.07 | 48.30 | 295 |
| 40-03-427-002 | 2010 WABASH AVE | 05/20/21 | $12,600 | WD | $63,000 | $14,300 | 22.70 | $28,626 | $8,400 | 60.0 | 100.0 | 0.14 | 0.14 | $210 | $91,304 | $2.10 | 60.00 | 295 |
| 40-03-427-004 | 3309 HELBER ST | 06/12/20 | $13,400 | QC | $67,000 | $23,000 | 34.33 | $45,973 | $8,400 | 60.0 | 100.0 | 0.14 | 0.14 | $223 | $97,101 | $2.23 | 60.00 | 295 |
| 40-03-477-004 | 3309 BEGOLE ST | 08/13/20 | $2,640 | WD | $13,200 | $8,700 | 65.91 | $17,348 | $5,738 | 41.0 | 105.0 | 0.10 | 0.10 | $64 | $27,500 | $0.63 | 40.00 | 295 |
| 40-03-477-004 | 3309 BEGOLE ST | 07/13/21 | $5,800 | WD | $29,000 | $8,700 | 30.00 | $17,348 | $5,738 | 41.0 | 105.0 | 0.10 | 0.10 | $142 | $60,417 | $1.39 | 40.00 | 295 |
| 40-03-477-011 | 3302 MALLERY ST | 04/24/19 | $12,000 | CD | $60,000 | $31,900 | 53.17 | $63,771 | $5,873 | 42.0 | 110.0 | 0.10 | 0.10 | $286 | $118,812 | $2.73 | 40.00 | 295 |
| 40-03-477-014 | 3201 BEGOLE ST | 01/31/19 | $11,000 | WD | $55,000 | $26,800 | 48.73 | $53,698 | $11,900 | 85.0 | 100.0 | 0.20 | 0.20 | $129 | $56,410 | $1.30 | 85.00 | 295 |
| 40-03-477-018 | 1901 SENECA ST | 12/22/20 | $14,980 | WD | $74,900 | $18,000 | 24.03 | $36,042 | $6,300 | 45.0 | 100.0 | 0.10 | 0.10 | $333 | $145,437 | $3.34 | 45.00 | 295 |
| 40-03-480-002 | 3425 CONCORD ST | 09/06/19 | $4,000 | WD | $20,000 | $14,900 | 74.50 | $29,757 | $8,634 | 61.7 | 105.6 | 0.15 | 0.15 | $65 | $27,397 | $0.63 | 60.00 | 295 |
| 40-03-481-007 | 3225 CONCORD ST | 06/01/20 | $8,000 | WD | $40,000 | $14,200 | 35.50 | $28,300 | $7,195 | 51.4 | 105.6 | 0.12 | 0.12 | $156 | $66,116 | $1.52 | 50.00 | 295 |
| 40-03-482-008 | 3440 BARTH ST | 07/19/19 | $6,000 | QC | $30,000 | $8,300 | 27.67 | $16,586 | $6,478 | 46.3 | 105.7 | 0.11 | 0.11 | $130 | $55,046 | $1.26 | 45.00 | 295 |
| 40-03-482-012 | 3416 BARTH ST | 02/20/19 | $4,000 | WD | $20,000 | $8,500 | 42.50 | $17,018 | $5,758 | 41.1 | 105.7 | 0.10 | 0.10 | $97 | $41,237 | $0.95 | 40.00 | 295 |
| 40-03-483-019 | 1605 SENECA ST | 10/31/19 | $13,600 | WD | $68,000 | $18,000 | 26.47 | $35,971 | $7,700 | 55.0 | 100.0 | 0.13 | 0.13 | $247 | $107,937 | $2.48 | 55.00 | 295 |
| 40-03-485-001 | 3319 BARTH ST | 09/21/19 | $7,200 | LC | $36,000 | $19,700 | 54.72 | $39,483 | $7,700 | 55.0 | 100.0 | 0.13 | 0.13 | $131 | $57,143 | $1.31 | 55.00 | 295 |
| 40-03-485-014 | 3302 MACKIN RD | 07/09/20 | $7,200 | MLC | $36,000 | $27,300 | 75.83 | $54,653 | $9,436 | 103.4 | 243.8 | 0.26 | 0.14 | $70 | $27,692 | $0.64 | 94.40 | 295 |
| 40-11-102-010 | 2925 CLEMENT ST | 12/16/20 | $14,000 | WD | $70,000 | $18,000 | 25.71 | $36,010 | $9,152 | 65.4 | 105.7 | 0.15 | 0.15 | $214 | $90,909 | $2.09 | 63.57 | 295 |
| 40-11-103-006 | 3011 BARTH ST | 11/19/20 | $14,400 | WD | $72,000 | $17,500 | 24.31 | $34,977 | $7,860 | 56.1 | 105.7 | 0.13 | 0.13 | $256 | $108,271 | $2.49 | 54.60 | 295 |
| 40-11-104-004 | 2949 BARTH ST | 04/11/19 | $4,000 | WD | $20,000 | $16,800 | 84.00 | $33,632 | $7,918 | 56.6 | 105.7 | 0.13 | 0.13 | $71 | $29,851 | $0.69 | 55.00 | 295 |
| | | **Totals:** | **$217,500** | | **$1,087,500** | **$419,800** | | **$839,893** | **$188,882** | **1,385.2** | | **3.24** | **3.12** | | | | | |
| | | | | | | **Sale. Ratio =>** | **38.60** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **18.86** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | | **per SqFt=>** | **#REF!** | | |

8000
9000

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 Frontage: 0 Standard Depth : 100

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 165 185
Standard Frontage: 0 Standard Depth : 100

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-10-204-004 | 1218 ELDORADO DR | 01/22/20 | $14,000 | WD | $70,000 | $42,600 | 60.86 | $85,183 | $14,824 | 89.8 | 126.1 | 0.23 | 0.23 | $156 | $60,086 | $1.38 | 80.00 | 300 |
| 40-10-204-061 | 3217 SLOAN ST | 11/19/20 | $18,600 | WD | $93,000 | $37,500 | 40.32 | $74,932 | $17,696 | 143.0 | 100.0 | 0.33 | 0.33 | $130 | $56,707 | $1.30 | 143.00 | 300 |
| 40-10-227-009 | 3133 MACKIN RD | 03/12/20 | $11,000 | WD | $55,000 | $28,000 | 50.91 | $55,983 | $11,289 | 68.4 | 100.0 | 0.15 | 0.15 | $161 | $73,333 | $1.68 | 75.00 | 300 |
| 40-10-227-030 | 3240 PROSPECT ST | 12/30/20 | $16,000 | WD | $80,000 | $31,200 | 39.00 | $62,486 | $12,849 | 77.9 | 102.5 | 0.18 | 0.18 | $205 | $89,888 | $2.06 | 79.38 | 300 |
| 40-10-227-053 | 3202 PROSPECT ST | 05/22/19 | $17,200 | WD | $86,000 | $42,700 | 49.65 | $85,350 | $17,008 | 103.1 | 100.0 | 0.24 | 0.24 | $167 | $70,782 | $1.62 | 97.50 | 300 |
| 40-10-229-038 | 3217 PROSPECT ST | 05/14/21 | $32,000 | WD | $160,000 | $83,000 | 51.88 | $166,012 | $26,206 | 158.8 | 100.5 | 0.37 | 0.37 | $201 | $87,671 | $2.01 | 158.46 | 300 |
| | | **Totals:** | **$108,800** | | **$544,000** | **$265,000** | | **$529,946** | **$99,872** | **641.0** | | **1.50** | **1.50** | **$1,020** | | | | |
| | | | 15600 | | | **Sale. Ratio =>** | **48.71** | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **8.10** | | **per FF=>** | **$170** | | **per Net Acre=>** | **73,077.88** | | **per SqFt=>** | **$1.68** | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 305.R-305, Last Edited: 12/16/2021

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

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

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

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-10-227-010 | 3125 MACKIN RD | 09/01/20 | $7,000 | LC | $35,000 | $13,100 | 37.43 | $26,119 | $5,241 | 69.9 | 101.1 | 0.16 | 0.16 | $100 | $43,478 | $1.00 | 69.50 | 305 |
| 40-10-227-041 | 3120 PROSPECT ST | 01/30/19 | $10,240 | WD | $51,200 | $21,400 | 41.80 | $47,113 | $6,000 | 80.0 | 100.0 | 0.18 | 0.18 | $128 | $55,652 | $1.28 | 80.00 | 305 |
| 40-10-227-055 | PROSPECT ST | 01/30/19 | $2,560 | WD | $12,800 | $5,300 | 41.41 | $11,556 | $5,698 | 76.0 | 100.5 | 0.18 | 0.18 | $34 | $14,629 | $0.34 | 75.80 | 305 |
| 40-10-228-002 | 1406 SUTTON AVE | 10/11/19 | $6,400 | WD | $32,000 | $12,200 | 38.13 | $24,327 | $3,750 | 50.0 | 100.0 | 0.12 | 0.12 | $128 | $55,652 | $1.28 | 50.00 | 305 |
| 40-10-228-003 | 3026 PROSPECT ST | 01/31/19 | $14,600 | WD | $73,000 | $19,400 | 26.58 | $38,894 | $5,250 | 70.0 | 100.0 | 0.16 | 0.16 | $209 | $90,683 | $2.08 | 70.00 | 305 |
| 40-10-232-003 | 1310 SUTTON AVE | 06/23/20 | $2,400 | WD | $12,000 | $6,800 | 56.67 | $13,553 | $3,000 | 40.0 | 100.0 | 0.09 | 0.09 | $60 | $26,087 | $0.60 | 40.00 | 305 |
| 40-10-234-007 | 3021 N STEVENSON ST | 10/11/19 | $5,800 | WD | $29,000 | $15,600 | 53.79 | $31,198 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $142 | $60,417 | $1.39 | 40.00 | 305 |
| 40-10-234-021 | 3014 BERKLEY ST | 07/17/19 | $9,000 | WD | $45,000 | $13,200 | 29.33 | $26,489 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $220 | $93,750 | $2.15 | 40.00 | 305 |
| 40-10-276-015 | 3128 RASKOB ST | 07/28/20 | $3,700 | LC | $18,500 | $9,500 | 51.35 | $18,914 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $90 | $38,542 | $0.88 | 40.00 | 305 |
| 40-10-278-007 | 3147 RASKOB ST | 03/07/19 | $2,700 | WD | $13,500 | $7,700 | 57.04 | $15,463 | $4,227 | 56.4 | 105.0 | 0.13 | 0.13 | $48 | $20,301 | $0.47 | 55.00 | 305 |
| 40-10-278-014 | 3119 RASKOB ST | 05/24/21 | $4,800 | WD | $24,000 | $10,500 | 43.75 | $20,911 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $117 | $50,000 | $1.15 | 40.00 | 305 |
| 40-10-278-015 | 3115 RASKOB ST | 05/24/21 | $4,800 | WD | $24,000 | $8,700 | 36.25 | $17,341 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $117 | $50,000 | $1.15 | 40.00 | 305 |
| 40-10-278-027 | 3128 SLOAN ST | 04/07/21 | $2,600 | WD | $13,000 | $10,600 | 81.54 | $21,213 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $63 | $27,083 | $0.62 | 40.00 | 305 |
| 40-10-278-029 | 3120 SLOAN ST | 08/24/21 | $4,600 | WD | $23,000 | $5,500 | 23.91 | $11,055 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $112 | $47,917 | $1.10 | 40.00 | 305 |
| 40-10-279-008 | 3031 RASKOB ST | 01/18/19 | $2,800 | WD | $14,000 | $10,200 | 72.86 | $20,438 | $3,074 | 41.0 | 105.0 | 0.10 | 0.10 | $68 | $29,167 | $0.67 | 40.00 | 305 |
| 40-10-281-005 | SUTTON AVE | 01/14/19 | $1,708 | WD | $1,708 | $69,900 | 4092.51 | $19,014 | $19,014 | 44.0 | 100.0 | 0.29 | 0.10 | $39 | $5,869 | $0.13 | 44.00 | 305 |
| 40-10-281-006 | 1116 SUTTON AVE | 01/14/19 | $1,780 | WD | $1,708 | $69,900 | 4092.51 | $19,014 | $19,014 | 44.0 | 100.0 | 0.29 | 0.10 | $40 | $6,117 | $0.14 | 44.00 | 305 |
| 40-10-281-012 | FULSOM ST | 01/14/19 | $1,708 | WD | $1,708 | $69,900 | 4092.51 | $19,014 | $19,014 | 44.0 | 100.0 | 0.29 | 0.10 | $39 | $5,869 | $0.13 | 44.00 | 305 |
| 40-10-281-013 | FULSOM ST | 01/14/19 | $1,613 | WD | $1,613 | $69,900 | 4333.54 | $19,014 | $19,014 | 42.4 | 100.0 | 0.29 | 0.10 | $38 | $5,543 | $0.13 | 42.35 | 305 |
| 40-10-281-017 | FULSOM ST | 01/14/19 | $759 | WD | $759 | $69,900 | 9209.49 | $19,014 | $19,014 | 21.0 | 100.0 | 0.29 | 0.05 | $36 | $2,608 | $0.06 | 21.00 | 305 |
| 40-10-282-010 | 1127 DONALDSON ST | 03/20/20 | $2,980 | WD | $14,900 | $10,700 | 71.81 | $21,497 | $3,000 | 40.0 | 100.0 | 0.09 | 0.09 | $75 | $32,391 | $0.74 | 40.00 | 305 |
| 40-11-105-002 | 3017 MACKIN RD | 06/02/21 | $5,000 | QC | $25,000 | $13,500 | 54.00 | $27,000 | $3,024 | 40.3 | 101.6 | 0.09 | 0.09 | $124 | $53,763 | $1.23 | 40.00 | 305 |
| 40-11-105-003 | 3013 MACKIN RD | 05/04/21 | $3,600 | WD | $18,000 | $11,300 | 62.78 | $22,658 | $3,025 | 40.3 | 101.7 | 0.09 | 0.09 | $89 | $38,710 | $0.89 | 40.00 | 305 |
| 40-11-105-017 | 2941 MACKIN RD | 10/23/19 | $2,700 | WD | $13,500 | $5,900 | 43.70 | $14,906 | $3,841 | 51.2 | 85.5 | 0.11 | 0.11 | $53 | $24,771 | $0.57 | 55.38 | 305 |
| 40-11-106-002 | 2927 MACKIN RD | 02/15/19 | $8,600 | WD | $43,000 | $20,700 | 48.14 | $41,413 | $6,919 | 92.3 | 111.7 | 0.22 | 0.22 | $93 | $38,393 | $0.88 | 87.29 | 305 |
| 40-11-108-003 | 3001 PROSPECT ST | 09/03/21 | $1,800 | WD | $9,000 | $9,500 | 105.56 | $19,074 | $4,500 | 60.0 | 100.0 | 0.14 | 0.14 | $30 | $13,043 | $0.30 | 60.00 | 305 |
| 40-11-108-009 | 2913 PROSPECT ST | 03/26/20 | $5,000 | WD | $25,000 | $14,600 | 58.40 | $29,104 | $4,718 | 62.9 | 100.0 | 0.14 | 0.14 | $79 | $34,722 | $0.80 | 62.90 | 305 |
| 40-11-108-017 | 2944 WOLCOTT ST | 05/06/21 | $5,800 | WD | $29,000 | $11,700 | 40.34 | $23,420 | $3,000 | 40.0 | 100.0 | 0.09 | 0.09 | $145 | $63,043 | $1.45 | 40.00 | 305 |
| 40-11-155-015 | 2932 RASKOB ST | 12/20/19 | $3,300 | WD | $16,500 | $12,500 | 75.76 | $24,902 | $11,811 | 157.5 | 113.8 | 0.39 | 0.39 | $21 | $8,549 | $0.20 | 147.62 | 305 |
| | | Totals: | $130,348 | | $621,396 | $629,600 | | $663,628 | $196,666 | 1,550.0 | | 4.62 | 3.61 | | | | | |
| | | | | | | Sale. Ratio => | 101.32 | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 2143.43 | | per FF=> | | $87 | per Net Acre=> | | 35,750.01 | per SqFt=> | | $0.82 | |

$25000

65

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

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: 10/28/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80 90
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-02-381-004 | 2847 BEGOLE ST | 03/23/21 | $4,400 | WD | $22,000 | $8,500 | 38.64 | $16,948 | $9,052 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $88 | $38,261 | $0.88 | 50.00 | 310 |
| 40-02-381-027 | 2816 MALLERY ST | 10/11/19 | $2,700 | WD | $13,500 | $8,800 | 65.19 | $17,553 | $74 | $4,127 | 51.6 | 106.4 | 0.12 | 0.12 | $52 | $22,131 | $0.51 | 50.00 | 310 |
| 40-02-460-001 | 1213 WELCH BLVD | 03/03/20 | $12,000 | WD | $60,000 | $28,500 | 47.50 | $56,925 | $9,978 | $6,903 | 86.3 | 116.3 | 0.21 | 0.21 | $139 | $56,075 | $1.29 | 80.00 | 310 |
| 40-02-460-011 | 1708 FOREST HILL AVE | 06/14/19 | $4,400 | WD | $22,000 | $17,700 | 80.45 | $35,467 | ($8,045) | $5,422 | 67.8 | 112.5 | 0.17 | 0.17 | $65 | $26,667 | $0.61 | 63.97 | 310 |
| 40-02-460-011 | 1708 FOREST HILL AVE | 03/11/21 | $6,920 | WD | $34,600 | $17,700 | 51.16 | $35,467 | $4,555 | $5,422 | 67.8 | 112.5 | 0.17 | 0.17 | $102 | $41,939 | $0.96 | 63.97 | 310 |
| 40-02-460-022 | 1012 COPEMAN BLVD | 10/23/19 | $5,000 | WD | $25,000 | $14,500 | 58.00 | $28,925 | $75 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $100 | $43,478 | $1.00 | 50.00 | 310 |
| 40-11-110-014 | 2801 PROSPECT ST | 09/18/20 | $7,000 | WD | $35,000 | $12,800 | 36.57 | $25,606 | $14,935 | $5,541 | 69.3 | 122.8 | 0.18 | 0.18 | $101 | $39,773 | $0.91 | 62.51 | 310 |
| 40-11-127-014 | 2823 MALLERY ST | 12/16/20 | $11,500 | WD | $57,500 | $12,700 | 22.09 | $25,477 | $36,218 | $4,195 | 52.4 | 110.0 | 0.13 | 0.13 | $219 | $91,270 | $2.10 | 50.00 | 310 |
| 40-11-127-019 | 1515 LAVENDER AVE | 07/23/21 | $6,600 | WD | $33,000 | $12,100 | 36.67 | $24,167 | $14,287 | $5,454 | 68.2 | 110.0 | 0.16 | 0.16 | $97 | $40,244 | $0.92 | 65.00 | 310 |
| 40-11-127-022 | 2840 CONCORD ST | 11/18/20 | $6,000 | WD | $30,000 | $10,100 | 33.67 | $20,140 | $14,133 | $4,273 | 53.4 | 114.1 | 0.13 | 0.13 | $112 | $45,802 | $1.05 | 50.00 | 310 |
| 40-11-127-032 | 1501 LAVENDER AVE | 01/08/21 | $3,400 | WD | $17,000 | $12,300 | 72.35 | $24,535 | ($2,104) | $5,431 | 67.9 | 109.1 | 0.16 | 0.16 | $50 | $20,859 | $0.48 | 65.00 | 310 |
| 40-11-128-014 | 1502 LAVENDER AVE | 01/22/20 | $4,200 | WD | $21,000 | $13,600 | 64.76 | $27,210 | ($689) | $5,521 | 69.0 | 112.7 | 0.17 | 0.17 | $61 | $25,000 | $0.57 | 65.00 | 310 |
| 40-11-129-024 | 2828 CLEMENT ST | 01/26/21 | $11,200 | WD | $56,000 | $11,200 | 20.00 | $22,365 | $37,748 | $4,113 | 51.4 | 105.7 | 0.12 | 0.12 | $218 | $92,562 | $2.12 | 50.00 | 310 |
| 40-11-130-001 | 1486 LAVENDER AVE | 02/25/21 | $3,500 | WD | $17,500 | $11,600 | 66.29 | $23,245 | ($999) | $4,746 | 59.3 | 100.0 | 0.14 | 0.14 | $59 | $25,735 | $0.59 | 59.33 | 310 |
| 40-11-130-004 | 2713 CONCORD ST | 03/10/20 | $4,000 | QC | $20,000 | $8,700 | 43.50 | $17,347 | $6,355 | $3,702 | 46.3 | 105.7 | 0.11 | 0.11 | $86 | $36,697 | $0.84 | 45.00 | 310 |
| 40-11-132-027 | 1445 FOREST HILL AVE | 01/02/20 | $6,600 | WD | $33,000 | $18,500 | 56.06 | $36,949 | $2,307 | $6,256 | 78.2 | 108.7 | 0.19 | 0.19 | $84 | $35,294 | $0.81 | 75.00 | 310 |
| 40-11-133-017 | 2848 MACKIN RD | 10/31/19 | $4,000 | WD | $20,000 | $7,700 | 38.50 | $15,336 | $8,686 | $4,022 | 50.3 | 101.1 | 0.12 | 0.12 | $80 | $34,483 | $0.79 | 50.00 | 310 |
| 40-11-153-011 | 2825 WOLCOTT ST | 08/10/19 | $3,444 | LC | $17,222 | $12,000 | 69.68 | $23,927 | ($1,905) | $4,800 | 60.0 | 100.0 | 0.14 | 0.14 | $57 | $24,959 | $0.57 | 60.00 | 310 |
| 40-11-154-001 | 2857 N STEVENSON ST | 10/19/20 | $85,500 | WD | $427,500 | $13,800 | 3.23 | $19,228 | $413,772 | $5,500 | 51.2 | 105.0 | 0.13 | 0.12 | $1,669 | $678,571 | $15.58 | 50.00 | 310 |
| 40-11-158-016 | 2824 SLOAN ST | 06/01/19 | $2,000 | LC | $10,000 | $9,800 | 98.00 | $19,504 | ($5,159) | $4,345 | 54.3 | 105.0 | 0.13 | 0.13 | $37 | $15,625 | $0.36 | 53.00 | 310 |
| 40-11-158-023 | 1159 LAVENDER AVE | 04/23/21 | $3,500 | WD | $17,500 | $11,200 | 64.00 | $22,306 | $113 | $4,919 | 61.5 | 105.0 | 0.15 | 0.15 | $57 | $24,138 | $0.55 | 60.00 | 310 |
| 40-11-176-011 | 2627 MACKIN RD | 07/19/19 | $5,500 | QC | $27,500 | $10,800 | 39.27 | $21,643 | $9,489 | $3,632 | 45.4 | 101.8 | 0.11 | 0.11 | $121 | $52,381 | $1.20 | 45.00 | 310 |
| 40-11-176-019 | 2718 PROSPECT ST | 03/12/19 | $3,000 | WD | $15,000 | $10,600 | 70.67 | $21,129 | ($2,129) | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $60 | $26,087 | $0.60 | 50.00 | 310 |
| 40-11-177-026 | 2718 WOLCOTT ST | 12/02/20 | $5,600 | WD | $28,000 | $12,100 | 43.21 | $24,222 | $7,378 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $124 | $54,369 | $1.25 | 45.00 | 310 |
| 40-11-177-028 | 2710 WOLCOTT ST | 06/04/21 | $6,500 | WD | $32,500 | $14,900 | 45.85 | $29,707 | $6,393 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $144 | $63,107 | $1.45 | 45.00 | 310 |
| 40-11-178-012 | 2733 WOLCOTT ST | 05/30/19 | $8,600 | WD | $43,000 | $9,600 | 22.33 | $19,290 | $27,310 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $191 | $83,495 | $1.92 | 45.00 | 310 |
| 40-11-179-002 | 1310 FOREST HILL AVE | 07/23/21 | $3,700 | WD | $18,500 | $9,700 | 52.43 | $19,488 | $3,272 | $4,260 | 53.3 | 111.7 | 0.13 | 0.13 | $69 | $28,682 | $0.66 | 50.40 | 310 |
| 40-11-179-032 | 2508 N STEVENSON ST | 03/23/21 | $2,500 | WD | $12,500 | $6,800 | 54.40 | $13,662 | $2,838 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $50 | $21,739 | $0.50 | 50.00 | 310 |
| 40-11-179-033 | 2502 N STEVENSON ST | 06/04/21 | $5,100 | WD | $25,500 | $13,200 | 51.76 | $26,389 | $3,539 | $4,428 | 55.3 | 100.6 | 0.13 | 0.13 | $92 | $40,157 | $0.92 | 55.18 | 310 |
| 40-11-180-006 | 1252 LAVENDER AVE | 07/15/20 | $4,000 | QC | $20,000 | $9,600 | 48.00 | $19,297 | $4,585 | $3,882 | 48.5 | 105.3 | 0.11 | 0.11 | $82 | $35,088 | $0.81 | 47.30 | 310 |
| 40-11-180-010 | 2739 N STEVENSON ST | 03/01/21 | $11,600 | WD | $58,000 | $14,900 | 25.69 | $29,704 | $32,395 | $4,099 | 51.2 | 105.0 | 0.12 | 0.12 | $226 | $95,868 | $2.20 | 50.00 | 310 |
| 40-11-180-024 | 2738 BERKLEY ST | 07/13/20 | $4,460 | QC | $22,300 | $14,100 | 63.23 | $28,251 | ($2,262) | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $97 | $41,296 | $0.95 | 45.00 | 310 |
| 40-11-180-026 | 2730 BERKLEY ST | 09/11/19 | $4,000 | WD | $20,000 | $11,500 | 57.50 | $22,961 | $728 | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $87 | $37,037 | $0.85 | 45.00 | 310 |
| 40-11-181-026 | 2640 BERKLEY ST | 08/04/20 | $3,400 | QC | $17,000 | $10,000 | 58.82 | $20,073 | $1,026 | $4,099 | 51.2 | 105.0 | 0.12 | 0.12 | $66 | $28,099 | $0.65 | 50.00 | 310 |
| 40-11-182-008 | 2743 BERKLEY ST | 05/29/20 | $4,000 | WD | $20,000 | $11,000 | 55.00 | $21,998 | $1,691 | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $87 | $37,037 | $0.85 | 45.00 | 310 |
| 40-11-182-008 | 2743 BERKLEY ST | 04/09/21 | $5,200 | WD | $26,000 | $11,000 | 42.31 | $21,998 | $7,691 | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $113 | $48,148 | $1.11 | 45.00 | 310 |
| 40-11-182-008 | 2743 BERKLEY ST | 09/01/21 | $11,200 | WD | $56,000 | $11,000 | 19.64 | $21,998 | $37,691 | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $243 | $103,704 | $2.38 | 45.00 | 310 |
| 40-11-182-029 | 2718 RASKOB ST | 09/02/21 | $5,000 | WD | $25,000 | $13,400 | 53.60 | $26,865 | $1,824 | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $108 | $46,296 | $1.06 | 45.00 | 310 |
| 40-11-184-002 | 1164 LAVENDER AVE | 06/20/19 | $11,980 | WD | $59,900 | $13,900 | 23.21 | $27,769 | $35,925 | $3,794 | 47.4 | 105.0 | 0.11 | 0.11 | $253 | $106,964 | $2.46 | 46.28 | 310 |
| 40-11-184-007 | 2755 RASKOB ST | 03/12/20 | $6,400 | WD | $32,000 | $14,800 | 46.25 | $29,689 | $6,410 | $4,099 | 51.2 | 105.0 | 0.12 | 0.12 | $125 | $52,893 | $1.21 | 50.00 | 310 |
| 40-11-184-012 | 2735 RASKOB ST | 10/16/20 | $4,800 | WD | $24,000 | $10,700 | 44.58 | $21,377 | $6,312 | $3,689 | 46.1 | 105.0 | 0.11 | 0.11 | $104 | $44,444 | $1.02 | 45.00 | 310 |
| 40-11-202-027 | 2414 MALLERY ST | 03/26/20 | $3,000 | WD | $15,000 | $9,100 | 60.67 | $18,242 | $708 | $3,950 | 49.4 | 97.5 | 0.11 | 0.11 | $61 | $26,786 | $0.61 | 50.00 | 310 |
| 40-11-202-027 | 2414 MALLERY ST | 08/19/21 | $6,600 | WD | $33,000 | $9,100 | 27.58 | $18,242 | $18,708 | $3,950 | 49.4 | 97.5 | 0.11 | 0.11 | $134 | $58,929 | $1.35 | 50.00 | 310 |
| 40-11-203-006 | 2517 MALLERY ST | 03/10/20 | $4,000 | QC | $20,000 | $8,900 | 44.50 | $17,700 | $6,300 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $80 | $34,783 | $0.80 | 50.00 | 310 |
| 40-11-203-006 | 2517 MALLERY ST | 04/28/21 | $6,780 | WD | $33,900 | $8,900 | 26.25 | $17,700 | $20,200 | $4,000 | 50.0 | 100.0 | 0.12 | 0.12 | $136 | $58,957 | $1.35 | 50.00 | 310 |
| 40-11-203-016 | 1515 MILBOURNE AVE | 03/26/21 | $4,000 | WD | $20,000 | $25,000 | 125.00 | $49,907 | ($23,365) | $6,542 | 81.8 | 100.4 | 0.19 | 0.19 | $49 | $21,277 | $0.49 | 81.62 | 310 |
| 40-11-204-022 | 2506 CLEMENT ST | 06/18/21 | $3,200 | WD | $16,000 | $4,400 | 27.50 | $8,863 | $11,270 | $4,133 | 51.7 | 106.8 | 0.12 | 0.12 | $62 | $26,016 | $0.60 | 50.00 | 310 |
| 40-11-204-024 | 2430 CLEMENT ST | 08/12/20 | $3,000 | CD | $15,000 | $7,900 | 52.67 | $15,734 | $3,371 | $4,105 | 51.3 | 105.3 | 0.12 | 0.12 | $58 | $24,793 | $0.57 | 50.00 | 310 |
| 40-11-205-005 | 2517 CLEMENT ST | 05/27/20 | $3,000 | WD | $15,000 | $8,400 | 56.00 | $16,745 | $2,330 | $4,075 | 50.9 | 103.8 | 0.12 | 0.12 | $59 | $25,210 | $0.58 | 50.00 | 310 |
| 40-11-254-010 | 2501 MACKIN RD | 11/02/20 | $8,600 | WD | $43,000 | $12,600 | 29.30 | $25,245 | $21,429 | $3,674 | 45.9 | 104.2 | 0.11 | 0.11 | $187 | $79,630 | $1.83 | 45.00 | 310 |
| 40-11-326-015 | 2617 RASKOB ST | 08/09/19 | $10,780 | WD | $53,900 | $15,400 | 28.57 | $30,783 | $27,216 | $4,099 | 51.2 | 105.0 | 0.12 | 0.12 | $210 | $89,091 | $2.05 | 50.00 | 310 |
| 40-11-326-026 | 2620 SLOAN ST | 05/14/21 | $3,000 | WD | $15,000 | $9,600 | 64.00 | $19,242 | $2,294 | $6,536 | 81.7 | 105.0 | 0.19 | 0.19 | $37 | $15,625 | $0.36 | 79.73 | 310 |
| | | Totals: | $370,364 | | $1,851,822 | $626,700 | | $1,244,540 | $835,954 | $228,672 | 2,840.9 | | 6.70 | 6.70 | | | | | |
| | | | | | | Sale. Ratio => | 33.84 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 20.95 | | | per FF=> | | $294 | per Net Acre=> | 124,750.63 | | per SqFt=> | $2.86 | | |

1000

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

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

80100 high

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

65

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-11-226-003 | 939 WELCH BLVD | 03/08/21 | $5,000 | WD | $25,000 | $13,000 | 52.00 | $26,060 | $3,200 | $4,260 | 71.0 | 140.0 | 0.19 | 0.19 | $70 | $25,907 | $0.59 | 60.00 | 315 |
| 40-11-229-016 | 2326 BEGOLE ST | 08/07/20 | $6,200 | WD | $31,000 | $13,600 | 43.87 | $27,243 | $7,831 | $4,074 | 67.9 | 100.0 | 0.16 | 0.16 | $91 | $39,744 | $0.91 | 67.90 | 315 |
| 40-11-230-013 | 719 COPEMAN BLVD | 03/07/19 | $2,700 | WD | $13,500 | $8,700 | 64.44 | $17,359 | ($859) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $54 | $23,478 | $0.54 | 50.00 | 315 |
| 40-11-230-013 | 719 COPEMAN BLVD | 07/17/20 | $3,900 | WD | $19,500 | $8,700 | 44.62 | $17,359 | $5,141 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $78 | $33,913 | $0.78 | 50.00 | 315 |
| 40-11-231-010 | 2223 BEGOLE ST | 01/17/20 | $4,000 | WD | $20,000 | $12,500 | 62.50 | $24,954 | ($1,954) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $80 | $34,783 | $0.80 | 50.00 | 315 |
| 40-11-231-010 | 2223 BEGOLE ST | 07/24/20 | $7,400 | MLC | $37,000 | $12,500 | 33.78 | $24,954 | $15,046 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $148 | $64,348 | $1.48 | 50.00 | 315 |
| 40-11-231-011 | 2219 BEGOLE ST | 06/04/19 | $2,500 | WD | $12,500 | $13,100 | 104.80 | $26,116 | ($10,616) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $50 | $21,739 | $0.50 | 50.00 | 315 |
| 40-11-232-008 | 2101 BEGOLE ST | 07/06/20 | $160 | QC | $800 | $1,500 | 187.50 | $3,000 | $800 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $3 | $1,391 | $0.03 | 50.00 | 315 |
| 40-11-233-003 | 2317 MALLERY ST | 02/09/21 | $2,400 | WD | $12,000 | $9,400 | 78.33 | $18,830 | ($3,830) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $48 | $20,870 | $0.48 | 50.00 | 315 |
| 40-11-233-003 | 2317 MALLERY ST | 02/25/21 | $3,600 | WD | $18,000 | $9,400 | 52.22 | $18,830 | $2,170 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $72 | $31,304 | $0.72 | 50.00 | 315 |
| 40-11-277-015 | 1933 CONCORD ST | 04/12/19 | $3,600 | LC | $18,000 | $8,500 | 47.22 | $17,011 | $3,989 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $72 | $31,304 | $0.72 | 50.00 | 315 |
| 40-11-278-016 | 1921 CLEMENT ST | 03/07/19 | $2,000 | WD | $10,000 | $9,100 | 91.00 | $18,113 | ($5,113) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $40 | $17,391 | $0.40 | 50.00 | 315 |
| 40-11-278-016 | 1921 CLEMENT ST | 07/07/20 | $3,200 | WD | $16,000 | $9,100 | 56.88 | $18,113 | $887 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $64 | $27,826 | $0.64 | 50.00 | 315 |
| 40-11-280-008 | 2021 MACKIN RD | 03/07/20 | $2,000 | QC | $10,000 | $9,800 | 98.00 | $19,571 | ($6,571) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $40 | $17,391 | $0.40 | 50.00 | 315 |
| 40-11-280-008 | 2021 MACKIN RD | 09/03/21 | $6,000 | WD | $30,000 | $9,800 | 32.67 | $19,571 | $13,429 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $120 | $52,174 | $1.20 | 50.00 | 315 |
| 40-11-280-023 | 2102 PROSPECT ST | 09/18/19 | $3,900 | WD | $19,500 | $10,800 | 55.38 | $21,555 | $869 | $2,924 | 48.7 | 95.0 | 0.11 | 0.11 | $80 | $35,780 | $0.82 | 50.00 | 315 |
| 40-11-280-023 | 2102 PROSPECT ST | 10/16/20 | $6,000 | WD | $30,000 | $10,800 | 36.00 | $21,555 | $11,369 | $2,924 | 48.7 | 95.0 | 0.11 | 0.11 | $123 | $55,046 | $1.26 | 50.00 | 315 |
| 40-11-280-024 | 2022 PROSPECT ST | 02/10/21 | $5,000 | WD | $25,000 | $8,900 | 35.60 | $17,772 | $10,152 | $2,924 | 48.7 | 95.0 | 0.11 | 0.11 | $103 | $45,872 | $1.05 | 50.00 | 315 |
| 40-11-328-012 | 2532 FLUSHING RD | 08/28/20 | $2,000 | WD | $10,000 | $9,000 | 90.00 | $17,937 | ($4,444) | $3,493 | 58.2 | 135.6 | 0.16 | 0.16 | $34 | $12,821 | $0.29 | 50.00 | 315 |
| 40-11-402-003 | 2501 RASKOB ST | 10/19/20 | $85,500 | WD | $427,500 | $13,800 | 3.23 | $18,173 | $414,827 | $5,500 | 55.0 | 100.0 | 0.13 | 0.13 | $1,555 | $678,571 | $15.58 | 55.00 | 315 |
| 40-11-402-007 | 2423 RASKOB ST | 08/19/21 | $5,400 | WD | $27,000 | $7,300 | 27.04 | $14,542 | $15,458 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $108 | $46,957 | $1.08 | 50.00 | 315 |
| 40-11-402-012 | 2536 SLOAN ST | 09/16/21 | $3,000 | QC | $15,000 | $8,400 | 56.00 | $16,886 | $1,126 | $3,012 | 50.2 | 100.8 | 0.12 | 0.12 | $60 | $25,862 | $0.59 | 50.00 | 315 |
| 40-11-402-016 | 2520 SLOAN ST | 03/13/21 | $3,700 | LC | $18,500 | $7,000 | 37.84 | $13,933 | $7,579 | $3,012 | 50.2 | 100.8 | 0.12 | 0.12 | $74 | $31,897 | $0.73 | 50.00 | 315 |
| 40-11-402-018 | 2401 RASKOB ST | 04/10/19 | $2,900 | WD | $14,500 | $11,800 | 81.38 | $23,632 | ($4,060) | $5,072 | 84.5 | 121.6 | 0.21 | 0.21 | $34 | $13,551 | $0.31 | 76.67 | 315 |
| 40-11-403-033 | 2102 N STEVENSON ST | 06/04/20 | $2,200 | QC | $11,000 | $8,600 | 78.18 | $17,289 | ($3,289) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $44 | $19,130 | $0.44 | 50.00 | 315 |
| 40-11-405-003 | 1202 N CHEVROLET AVE | 05/11/21 | $11,000 | MLC | $55,000 | $21,300 | 38.73 | $42,565 | $17,274 | $4,839 | 80.6 | 102.5 | 0.19 | 0.19 | $136 | $58,824 | $1.35 | 79.67 | 315 |
| 40-11-405-019 | 2117 BERKLEY ST | 03/12/19 | $2,780 | QC | $13,900 | $9,800 | 70.50 | $19,552 | ($2,652) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $56 | $24,174 | $0.55 | 50.00 | 315 |
| 40-11-406-016 | 2213 RASKOB ST | 03/18/20 | $2,700 | WD | $13,500 | $7,900 | 58.52 | $15,877 | $623 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $54 | $23,478 | $0.54 | 50.00 | 315 |
| 40-11-407-008 | 2401 SLOAN ST | 07/12/19 | $5,300 | WD | $26,500 | $10,200 | 38.49 | $20,424 | $9,076 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $106 | $46,087 | $1.06 | 50.00 | 315 |
| 40-11-407-049 | 2118 FLUSHING RD | 03/06/19 | $5,000 | WD | $25,000 | $12,000 | 48.00 | $24,011 | $4,249 | $3,260 | 54.3 | 118.1 | 0.14 | 0.14 | $92 | $36,765 | $0.84 | 50.00 | 315 |
| 40-11-427-016 | 1902 WOLCOTT ST | 08/13/20 | $1,300 | WD | $6,500 | $8,000 | 123.08 | $15,987 | ($5,704) | $3,783 | 63.1 | 100.0 | 0.15 | 0.15 | $21 | $8,966 | $0.21 | 63.05 | 315 |
| 40-11-429-012 | 1713 N STEVENSON ST | 04/02/21 | $3,200 | MLC | $16,000 | $8,400 | 52.50 | $16,719 | $2,281 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $64 | $27,826 | $0.64 | 50.00 | 315 |
| 40-11-429-033 | 1926 BERKLEY ST | 07/01/19 | $3,000 | LC | $15,000 | $9,400 | 62.67 | $18,898 | ($898) | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $60 | $26,087 | $0.60 | 50.00 | 315 |
| 40-11-430-029 | 1902 RASKOB ST | 04/01/19 | $3,000 | LC | $15,000 | $9,500 | 63.33 | $18,961 | ($351) | $3,610 | 60.2 | 100.6 | 0.14 | 0.14 | $50 | $21,583 | $0.50 | 59.98 | 315 |
| 40-11-431-011 | 1909 RASKOB ST | 01/29/21 | $5,000 | WD | $25,000 | $9,900 | 39.60 | $19,867 | $8,133 | $3,000 | 50.0 | 100.0 | 0.12 | 0.12 | $100 | $43,478 | $1.00 | 50.00 | 315 |
| 40-11-476-006 | 1917 SLOAN ST | 07/09/21 | $5,700 | WD | $28,500 | $9,400 | 32.98 | $18,870 | $12,626 | $2,996 | 49.9 | 99.7 | 0.11 | 0.11 | $114 | $50,000 | $1.15 | 50.00 | 315 |
| | | Totals: | $222,240 | | $1,111,200 | $360,900 | | $712,089 | $517,794 | $118,683 | 1,941.4 | | 4.54 | 4.54 | | | | | |
| | | | | | | Sale. Ratio => | 32.48 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 32.65 | | | per FF=> | | $267 | per Net Acre=> | | 114,051.54 | per SqFt=> | | $2.62 | |

N 3000

65

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 320.R-320, Last Edited: 10/19/2021

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 |

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 85 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 |

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-12-106-014 | 1632 EUCLID AVE | 03/03/21 | $3,980 | WD | $19,900 | $11,300 | 56.78 | $22,502 | $3,109 | $5,711 | 67.2 | 118.5 | 0.19 | 0.19 | $59 | $21,170 | $0.49 | 69.00 | 320 |
| 40-12-106-015 | 1626 EUCLID AVE | 04/29/19 | $3,000 | WD | $15,000 | $13,000 | 86.67 | $26,011 | ($5,135) | $5,876 | 69.1 | 112.1 | 0.19 | 0.19 | $43 | $15,957 | $0.37 | 73.00 | 320 |
| 40-12-106-015 | 1626 EUCLID AVE | 03/16/21 | $7,000 | WD | $35,000 | $13,000 | 37.14 | $26,011 | $14,865 | $5,876 | 69.1 | 112.1 | 0.19 | 0.19 | $101 | $37,234 | $0.85 | 73.00 | 320 |
| 40-12-107-022 | 405 WELCH BLVD | 01/24/20 | $15,600 | WD | $78,000 | $25,700 | 32.95 | $51,386 | $34,063 | $7,449 | 87.6 | 150.0 | 0.28 | 0.28 | $178 | $56,727 | $1.30 | 80.00 | 320 |
| 40-12-126-028 | 122 WELCH BLVD | 05/07/19 | $6,780 | MLC | $33,900 | $17,700 | 52.21 | $35,448 | $3,078 | $4,626 | 54.4 | 131.8 | 0.16 | 0.16 | $125 | $42,375 | $0.97 | 53.00 | 320 |
| 40-12-128-027 | 1631 LYON ST | 04/26/19 | $3,600 | WD | $18,000 | $13,700 | 76.11 | $27,374 | ($3,519) | $5,855 | 68.9 | 137.6 | 0.21 | 0.21 | $52 | $17,391 | $0.40 | 65.67 | 320 |
| | | **Totals:** | **$39,960** | | **$199,800** | **$94,400** | | **$188,732** | **$46,461** | **$35,393** | **416.4** | | **1.21** | **1.21** | | | | | |
| | | | | | | **Sale. Ratio =>** | **47.25** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **21.17** | | | **per FF=>** | | **$112** | **per Net Acre=>** | **38,524.88** | | **per SqFt=>** | **$0.88** | | |

4000

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

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

alues 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 |

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 70 85too high
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

75

| Parcel Number | Street Address | Sale Date | )% Allocati | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-12-156-032 | 1410 BEGOLE ST | 06/01/21 | $8,980 | WD | $44,900 | $12,300 | 27.39 | $24,685 | $23,784 | $3,569 | 51.0 | 138.0 | 0.14 | 0.14 | $176 | $65,547 | $1.50 | 43.40 | 325 |
| 40-12-301-007 | 1252 NIAGARA AVE | 07/10/20 | $3,500 | WD | $17,500 | $8,900 | 50.86 | $17,792 | $3,137 | $3,429 | 49.0 | 150.0 | 0.14 | 0.14 | $71 | $25,362 | $0.58 | 40.00 | 325 |
| 40-12-301-007 | 1252 NIAGARA AVE | 12/02/20 | $6,000 | WD | $30,000 | $8,900 | 29.67 | $17,792 | $15,637 | $3,429 | 49.0 | 150.0 | 0.14 | 0.14 | $122 | $43,478 | $1.00 | 40.00 | 325 |
| 40-12-301-036 | 1201 VINCENT AVE | 05/28/21 | $1,400 | WD | $7,000 | $4,200 | 60.00 | $8,381 | $1,833 | $3,214 | 45.9 | 93.8 | 0.10 | 0.10 | $30 | $13,725 | $0.32 | 47.40 | 325 |
| 40-12-305-030 | 1310 WOLCOTT ST | 09/09/20 | $4,300 | WD | $21,500 | $8,000 | 37.21 | $20,185 | $4,110 | $2,795 | 37.9 | 90.0 | 0.10 | 0.08 | $113 | $43,434 | $1.00 | 40.00 | 325 |
| 40-12-354-003 | 1030 N STEVENSON ST | 05/15/19 | $6,480 | WD | $32,400 | $9,700 | 29.94 | $13,127 | $21,915 | $2,642 | 37.7 | 89.0 | 0.08 | 0.08 | $172 | $79,024 | $1.81 | 40.00 | 325 |
| 40-12-354-007 | 1018 N STEVENSON ST | 02/19/19 | $3,720 | WD | $18,600 | $1,600 | 8.60 | $22,223 | ($443) | $3,180 | 45.4 | 129.0 | 0.12 | 0.12 | $82 | $31,525 | $0.72 | 40.00 | 325 |
| | | **Totals:** | **$34,380** | | **$171,900** | **$53,600** | | **$124,185** | **$69,973** | **$22,258** | **316.0** | | **0.81** | **0.80** | | | | | |
| | | | | | | **Sale. Ratio =>** | **31.18** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **16.78** | | | **per FF=>** | | **$221** | **per Net Acre=>** | | **85,961.92** | **per SqFt=>** | | **$1.97** | |

$44,900

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 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 | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-12-128-022 | 1522 MASON ST | 10/15/20 | $1,800 | WD | $9,000 | $6,700 | 74.44 | $3,366 | $9,000 | $3,366 | 42.1 | 132.5 | 0.13 | 0.13 | $43 | $14,063 | $0.32 | 42.00 | 330 |
| 40-12-129-026 | 1607 GARLAND ST | 12/29/20 | $11,000 | WD | $55,000 | $20,800 | 37.82 | $41,625 | $18,388 | $5,013 | 50.1 | 132.7 | 0.15 | 0.15 | $219 | $72,368 | $1.66 | 50.00 | 330 |
| 40-12-179-042 | 1305 N GRAND TRAVERSE | 01/25/21 | $3,600 | WD | $18,000 | $12,500 | 69.44 | $24,928 | ($3,678) | $3,250 | 32.5 | 85.0 | 0.08 | 0.08 | $111 | $45,570 | $1.05 | 40.50 | 330 |
| 40-12-185-031 | 411 TENTH AVE | 08/25/20 | $7,400 | LC | $37,000 | $2,200 | 5.95 | $29,753 | $11,719 | $4,472 | 139.5 | 72.4 | 0.19 | 0.36 | $53 | $39,153 | $0.90 | 173.33 | 330 |
| | | **Totals:** | **$23,800** | | **$119,000** | **$42,200** | | **$99,672** | **$35,429** | **$16,101** | **264.3** | | **0.55** | **0.72** | | | | | |
| | | | 5000 | | | **Sale. Ratio =>** | **35.46** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **31.76** | | | **per FF=>** | **$134** | | **per Net Acre=>** | **64,651.46** | | **per SqFt=>** | **$1.48** | | |

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 |

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

~~90~~ - 1000' high
50 65

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | )% Allocati | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-01-476-002 | 406 E WITHERBEE ST | 12/23/19 | $4,000 | WD | $20,000 | $7,300 | 36.50 | $14,674 | $7,370 | $2,044 | 34.1 | 95.8 | 0.09 | 0.09 | $117 | $45,455 | $1.04 | 40.00 | 335 |
| 40-01-476-002 | 406 E WITHERBEE ST | 09/10/20 | $4,400 | WD | $22,000 | $5,000 | 22.73 | $14,163 | $9,370 | $1,533 | 34.1 | 95.8 | 0.09 | 0.09 | $129 | $50,000 | $1.15 | 40.00 | 335 |
| 40-12-204-005 | 210 MARY ST | 11/25/20 | $2,400 | QC | $12,000 | $5,500 | 45.83 | $10,968 | $2,601 | $1,569 | 26.2 | 50.0 | 0.05 | 0.05 | $92 | $48,980 | $1.12 | 42.50 | 335 |
| 40-12-204-020 | 221 CROSBY ST | 06/19/19 | $2,600 | WD | $13,000 | $7,100 | 54.62 | $14,238 | $851 | $2,089 | 34.8 | 100.0 | 0.09 | 0.09 | $75 | $28,261 | $0.65 | 40.00 | 335 |
| 40-12-277-029 | 1303 ROOT ST | 07/01/21 | $4,000 | WD | $20,000 | $11,000 | 55.00 | $21,932 | ($266) | $1,666 | 27.8 | 88.0 | 0.07 | 0.07 | $144 | $57,971 | $1.33 | 34.00 | 335 |
| 40-12-281-026 | 522 WILLIAMS ST | 04/26/19 | $4,000 | PTA | $20,000 | $12,600 | 63.00 | $25,246 | ($2,974) | $2,272 | 37.9 | 70.0 | 0.08 | 0.08 | $106 | $47,619 | $1.09 | 52.00 | 335 |
| 40-12-282-052 | ROOT ST | 06/29/20 | $600 | LC | $3,000 | $1,700 | 56.67 | $3,395 | $3,000 | $3,395 | 56.6 | 97.0 | 0.15 | 0.15 | $11 | $4,082 | $0.09 | 66.00 | 335 |
| | | **Totals:** | **$22,000** | | **$110,000** | **$50,200** | | **$104,616** | **$19,952** | **$14,568** | **251.3** | | **0.62** | **0.62** | | | | | |
| | | | | | | **Sale. Ratio =>** | **45.64** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | 2500 | | | **Std. Dev. =>** | **13.95** | | | **per FF=>** | **$79** | | **per Net Acre=>** | **32,337.12** | | **per SqFt=>** | **$0.74** | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 345.R-345, Last Edited: 10/26/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 70 65
Standard Frontage: 0 Standard Depth : 120

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-07-232-018 | 1329 WASHINGTON AVE | 12/27/19 | $2,600 | MLC | $13,000 | $9,300 | 71.54 | $18,683 | ($1,286) | $4,397 | 62.8 | 74.5 | 0.14 | 0.14 | $41 | $18,978 | $0.44 | 80.00 | 345 |
| 41-07-282-022 | 1250 ROOSEVELT AVE | 06/30/20 | $2,800 | LC | $14,000 | $9,600 | 68.57 | $19,122 | ($2,400) | $2,722 | 38.9 | 60.0 | 0.08 | 0.08 | $72 | $36,842 | $0.85 | 55.00 | 345 |
| 41-07-282-052 | 1233 POPLAR ST | 04/09/21 | $5,000 | QC | $25,000 | $14,400 | 57.60 | $28,747 | $2,293 | $6,040 | 86.3 | 106.8 | 0.23 | 0.23 | $58 | $22,222 | $0.51 | 91.66 | 345 |
| 41-07-286-007 | 1322 POPLAR ST | 12/23/20 | $4,000 | WD | $20,000 | $13,100 | 65.50 | $26,229 | ($1,961) | $4,268 | 61.0 | 165.0 | 0.20 | 0.20 | $66 | $20,305 | $0.47 | 52.00 | 345 |
| | | **Totals:** | **$14,400** | | **$72,000** | **$46,400** | | **$92,781** | **($3,354)** | **$17,427** | **249.0** | | **0.64** | **0.64** | | | | | |
| | | | | | | **Sale. Ratio =>** | **64.44** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | 3600 | | | **Std. Dev. =>** | **6.00** | | | **per FF=>** | **($13.47)** | | **per Net Acre=>** | **(5,281.89)** | | **per SqFt=>** | **($0.12)** | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 350.R-350, Last Edited: 12/05/2021

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

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

80 too Low

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

95

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-101-006 | 1426 DAVISON RD | 08/17/21 | $1,120 | QC | $5,600 | $7,600 | 135.71 | $15,185 | ($6,072) | $3,513 | 39.0 | 100.0 | 0.09 | 0.09 | $29 | $12,174 | $0.28 | 40.00 | 350 |
| 41-08-102-025 | 1533 INDIANA AVE | 06/27/19 | $3,700 | WD | $18,500 | $10,200 | 55.14 | $20,440 | $1,660 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $93 | $38,542 | $0.88 | 40.00 | 350 |
| 41-08-102-038 | 1501 INDIANA AVE | 05/10/19 | $3,980 | QC | $19,900 | $10,500 | 52.76 | $20,978 | $3,996 | $5,074 | 56.4 | 209.5 | 0.20 | 0.19 | $71 | $20,203 | $0.46 | 40.00 | 350 |
| 41-08-104-016 | 1556 INDIANA AVE | 09/09/21 | $3,000 | QC | $15,000 | $10,500 | 70.00 | $20,954 | ($2,354) | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $75 | $31,250 | $0.72 | 40.00 | 350 |
| 41-08-105-012 | 1421 KEARSLEY PARK BLVD | 06/10/19 | $3,800 | WD | $19,000 | $9,800 | 51.58 | $19,523 | $4,742 | $5,265 | 58.5 | 140.0 | 0.16 | 0.16 | $65 | $23,313 | $0.54 | 50.66 | 350 |
| 41-08-105-018 | 1445 KEARSLEY PARK BLVD | 12/03/20 | $9,500 | WD | $47,500 | $10,900 | 22.95 | $21,810 | $29,315 | $3,625 | 40.3 | 65.5 | 0.08 | 0.08 | $236 | $123,377 | $2.83 | 51.00 | 350 |
| 41-08-106-006 | 1516 ILLINOIS AVE | 07/19/21 | $3,000 | QC | $15,000 | $10,500 | 70.00 | $21,077 | ($2,524) | $3,553 | 39.5 | 102.3 | 0.09 | 0.09 | $76 | $31,915 | $0.73 | 40.00 | 350 |
| 41-08-128-009 | 1626 INDIANA AVE | 08/11/20 | $4,200 | WD | $21,000 | $7,400 | 35.24 | $14,720 | $9,880 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $105 | $43,750 | $1.00 | 40.00 | 350 |
| 41-08-135-009 | 1526 CRONK AVE | 09/01/20 | $3,500 | WD | $17,500 | $7,000 | 40.00 | $14,079 | $7,021 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $88 | $36,458 | $0.84 | 40.00 | 350 |
| 41-08-136-002 | 1605 KEARSLEY PARK BLVD | 05/15/19 | $5,000 | WD | $25,000 | $12,000 | 48.00 | $24,010 | $5,031 | $4,041 | 44.9 | 120.0 | 0.12 | 0.12 | $111 | $43,103 | $0.99 | 42.00 | 350 |
| 41-08-136-002 | 1605 KEARSLEY PARK BLVD | 07/10/20 | $8,400 | WD | $42,000 | $12,000 | 28.57 | $24,010 | $22,031 | $4,041 | 44.9 | 120.0 | 0.12 | 0.12 | $187 | $72,414 | $1.66 | 42.00 | 350 |
| 41-08-137-013 | 1701 PENNSYLVANIA AVE | 08/31/21 | $2,400 | WD | $12,000 | $6,100 | 50.83 | $12,230 | $2,709 | $2,939 | 32.7 | 70.0 | 0.06 | 0.06 | $73 | $37,500 | $0.86 | 40.00 | 350 |
| 41-08-137-019 | 1725 PENNSYLVANIA AVE | 08/01/21 | $1,000 | QC | $5,000 | $8,800 | 176.00 | $17,651 | ($9,051) | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $25 | $10,417 | $0.24 | 40.00 | 350 |
| 41-08-138-009 | 1318 CRONK AVE | 08/19/21 | $3,250 | WD | $16,250 | $6,900 | 42.46 | $13,783 | $6,688 | $4,221 | 46.9 | 105.0 | 0.11 | 0.11 | $69 | $28,761 | $0.66 | 46.90 | 350 |
| 41-08-138-024 | 1313 N FRANKLIN AVE | 11/15/19 | $2,005 | QC | $10,023 | $8,100 | 80.81 | $16,136 | ($2,513) | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $50 | $20,881 | $0.48 | 40.00 | 350 |
| 41-08-176-002 | 1709 KEARSLEY PARK BLVD | 08/21/19 | $8,000 | WD | $40,000 | $22,900 | 57.25 | $45,721 | $340 | $6,061 | 67.3 | 120.0 | 0.17 | 0.17 | $119 | $45,977 | $1.06 | 63.00 | 350 |
| 41-08-179-007 | 1718 MISSOURI AVE | 08/20/20 | $2,400 | CD | $12,000 | $9,000 | 75.00 | $18,080 | ($680) | $5,400 | 60.0 | 105.0 | 0.15 | 0.15 | $40 | $16,552 | $0.38 | 60.00 | 350 |
| 41-08-179-026 | 1727 KENTUCKY AVE | 09/13/21 | $3,100 | QC | $15,500 | $6,600 | 42.58 | $13,162 | $5,938 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $78 | $32,292 | $0.74 | 40.00 | 350 |
| 41-08-181-030 | 1813 NEBRASKA AVE | 07/01/21 | $9,000 | WD | $45,000 | $8,200 | 18.22 | $16,310 | $32,290 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $225 | $93,750 | $2.15 | 40.00 | 350 |
| 41-08-183-001 | 1702 NEBRASKA AVE | 04/19/21 | $4,400 | WD | $22,000 | $8,900 | 40.45 | $18,618 | $6,982 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $110 | $45,833 | $1.05 | 40.00 | 350 |
| 41-08-183-006 | 1718 NEBRASKA AVE | 08/15/20 | $4,000 | MLC | $20,000 | $6,800 | 34.00 | $13,630 | $9,970 | $3,600 | 40.0 | 105.0 | 0.10 | 0.10 | $100 | $41,667 | $0.96 | 40.00 | 350 |
| 41-08-185-003 | 1710 KANSAS AVE | 04/20/21 | $4,980 | WD | $24,900 | $11,300 | 45.38 | $22,564 | $6,456 | $4,120 | 45.8 | 137.5 | 0.13 | 0.13 | $109 | $39,524 | $0.91 | 40.00 | 350 |
| | | Totals: | $93,735 | | $468,673 | $212,000 | | $424,671 | $131,855 | $87,853 | 976.2 | | 2.44 | 2.43 | | | | | |
| | | | 3000 | | | Sale. Ratio => | 45.23 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 36.08 | | | per FF=> | $135 | | per Net Acre=> | 54,105.46 | | per SqFt=> | $1.24 | | |

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 85 80 toe high
Standard Frontage: 0 Standard Depth : 105

70

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-202-013 | 1706 MAPLEWOOD AVE | 11/15/19 | $2,470 | QC | $12,350 | $10,100 | 81.78 | $20,298 | ($4,548) | $3,400 | 40.0 | 105.0 | 0.10 | 0.10 | $62 | $25,729 | $0.59 | 40.00 | 355 |
| 41-08-203-004 | ARLINGTON AVE | 02/02/21 | $2,300 | WD | $11,500 | $1,700 | 14.78 | $3,457 | $11,500 | $3,457 | 40.7 | 108.6 | 0.10 | 0.10 | $57 | $23,000 | $0.53 | 40.00 | 355 |
| 41-08-203-019 | 2119 COLLADAY CT | 07/27/20 | $1,800 | WD | $9,000 | $7,300 | 81.11 | $14,564 | ($2,550) | $3,014 | 35.5 | 90.0 | 0.08 | 0.08 | $51 | $22,785 | $0.52 | 38.30 | 355 |
| 41-08-205-021 | 2305 ILLINOIS AVE | 04/29/19 | $6,840 | WD | $34,200 | $10,400 | 30.41 | $20,884 | $16,942 | $3,626 | 42.7 | 104.3 | 0.10 | 0.10 | $160 | $67,059 | $1.54 | 42.80 | 355 |
| 41-08-209-007 | 2306 ILLINOIS AVE | 08/06/21 | $2,500 | WD | $12,500 | $11,200 | 89.60 | $22,316 | ($5,919) | $3,897 | 45.9 | 105.0 | 0.11 | 0.11 | $55 | $22,523 | $0.52 | 45.85 | 355 |
| 41-08-209-007 | 2306 ILLINOIS AVE | 08/24/21 | $4,000 | WD | $20,000 | $11,200 | 56.00 | $22,316 | $1,581 | $3,897 | 45.9 | 105.0 | 0.11 | 0.11 | $87 | $36,036 | $0.83 | 45.85 | 355 |
| 41-08-210-009 | 2302 WISCONSIN AVE | 07/26/21 | $6,000 | WD | $30,000 | $7,700 | 25.67 | $15,360 | $17,870 | $3,230 | 38.0 | 105.0 | 0.09 | 0.09 | $158 | $65,217 | $1.50 | 38.00 | 355 |
| 41-08-211-019 | 1405 MAPLEWOOD AVE | 02/25/19 | $3,200 | QC | $16,000 | $7,400 | 46.25 | $14,822 | $4,578 | $3,400 | 40.0 | 105.0 | 0.10 | 0.10 | $80 | $33,333 | $0.77 | 40.00 | 355 |
| 41-08-214-004 | 2214 OHIO AVE | 09/20/19 | $5,000 | WD | $25,000 | $9,500 | 38.00 | $19,030 | $9,867 | $3,897 | 45.9 | 105.0 | 0.11 | 0.11 | $109 | $45,045 | $1.03 | 45.85 | 355 |
| 41-08-214-005 | 2218 OHIO AVE | 12/31/19 | $11,111 | WD | $55,556 | $8,000 | 14.40 | $14,513 | $43,337 | $2,294 | 45.9 | 105.0 | 0.08 | 0.11 | $242 | $135,502 | $3.11 | 45.85 | 355 |
| 41-08-215-006 | 2302 PENNSYLVANIA AVE | 08/06/21 | $3,800 | WD | $19,000 | $8,600 | 45.26 | $17,155 | $5,390 | $3,545 | 41.7 | 105.0 | 0.10 | 0.10 | $91 | $37,624 | $0.86 | 41.70 | 355 |
| 41-08-215-020 | 2315 MISSOURI AVE | 07/19/19 | $5,500 | QC | $27,500 | $10,600 | 38.55 | $21,178 | $13,425 | $7,103 | 83.6 | 105.0 | 0.20 | 0.20 | $66 | $27,363 | $0.63 | 83.56 | 355 |
| 41-08-230-007 | 2428 ILLINOIS AVE | 03/30/19 | $3,000 | LC | $15,000 | $10,300 | 68.67 | $20,525 | ($297) | $5,228 | 61.5 | 105.0 | 0.15 | 0.15 | $49 | $20,270 | $0.47 | 61.50 | 355 |
| 41-08-231-002 | 2506 ILLINOIS AVE | 09/15/21 | $7,900 | WD | $39,500 | $12,100 | 30.63 | $24,169 | $22,131 | $6,800 | 80.0 | 105.0 | 0.19 | 0.19 | $99 | $40,933 | $0.94 | 80.00 | 355 |
| 41-08-232-004 | 2418 WISCONSIN AVE | 08/06/21 | $6,400 | WD | $32,000 | $10,200 | 31.88 | $20,342 | $18,492 | $6,834 | 80.4 | 105.0 | 0.19 | 0.19 | $80 | $32,990 | $0.76 | 80.40 | 355 |
| 41-08-232-018 | 2429 OHIO AVE | 08/23/21 | $1,000 | QC | $5,000 | $8,700 | 174.00 | $17,464 | ($8,979) | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $24 | $10,101 | $0.23 | 41.00 | 355 |
| 41-08-235-009 | 2418 OHIO AVE | 12/07/20 | $5,600 | WD | $28,000 | $13,200 | 47.14 | $26,419 | $5,066 | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $137 | $56,566 | $1.30 | 41.00 | 355 |
| 41-08-237-008 | 2436 PENNSYLVANIA AVE | 08/30/19 | $3,800 | WD | $19,000 | $8,700 | 45.79 | $17,305 | $5,180 | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $93 | $38,384 | $0.88 | 41.00 | 355 |
| 41-08-237-010 | 2407 MISSOURI AVE | 05/15/19 | $6,800 | WD | $34,000 | $8,600 | 25.29 | $17,113 | $21,137 | $4,250 | 50.0 | 105.0 | 0.12 | 0.12 | $136 | $56,198 | $1.29 | 50.00 | 355 |
| 41-08-238-002 | 2506 PENNSYLVANIA AVE | 07/19/21 | $6,000 | WD | $30,000 | $8,500 | 28.33 | $17,033 | $16,335 | $3,368 | 39.6 | 103.1 | 0.10 | 0.10 | $151 | $63,158 | $1.45 | 40.00 | 355 |
| 41-08-251-033 | 2013 KENTUCKY AVE | 06/17/21 | $6,800 | WD | $34,000 | $12,700 | 37.35 | $25,454 | $15,346 | $6,800 | 80.0 | 105.0 | 0.19 | 0.19 | $85 | $35,233 | $0.81 | 80.00 | 355 |
| 41-08-251-042 | 2123 KENTUCKY AVE | 08/10/21 | $6,080 | WD | $30,400 | $10,500 | 34.54 | $20,921 | $13,304 | $3,825 | 45.0 | 105.0 | 0.11 | 0.11 | $135 | $56,296 | $1.29 | 45.00 | 355 |
| 41-08-252-012 | 2201 KENTUCKY AVE | 10/17/19 | $3,500 | WD | $17,500 | $11,500 | 65.71 | $22,915 | ($1,184) | $4,231 | 49.8 | 105.0 | 0.12 | 0.12 | $70 | $29,167 | $0.67 | 49.78 | 355 |
| 41-08-253-005 | 1918 KENTUCKY AVE | 07/15/21 | $11,000 | WD | $55,000 | $16,300 | 29.64 | $32,523 | $27,067 | $4,590 | 54.0 | 105.0 | 0.13 | 0.13 | $204 | $84,615 | $1.94 | 54.00 | 355 |
| 41-08-253-015 | 2110 KENTUCKY AVE | 02/12/21 | $5,000 | WD | $25,000 | $11,900 | 47.60 | $23,855 | $6,693 | $5,548 | 65.3 | 105.0 | 0.16 | 0.16 | $77 | $31,847 | $0.73 | 65.27 | 355 |
| 41-08-254-001 | 2202 KENTUCKY AVE | 12/17/20 | $4,500 | WD | $22,500 | $11,400 | 50.67 | $22,877 | $3,854 | $4,231 | 49.8 | 105.0 | 0.12 | 0.12 | $90 | $37,500 | $0.86 | 49.78 | 355 |
| 41-08-254-003 | 2210 KENTUCKY AVE | 06/08/21 | $3,600 | WD | $18,000 | $9,200 | 51.11 | $18,400 | $3,425 | $3,825 | 45.0 | 105.0 | 0.11 | 0.11 | $80 | $33,333 | $0.77 | 45.00 | 355 |
| 41-08-254-019 | 2305 NEBRASKA AVE | 06/07/21 | $4,400 | WD | $22,000 | $8,200 | 37.27 | $16,417 | $9,408 | $3,825 | 45.0 | 105.0 | 0.11 | 0.11 | $98 | $40,741 | $0.94 | 45.00 | 355 |
| 41-08-255-039 | 2117 KANSAS AVE | 09/01/20 | $3,700 | WD | $18,500 | $8,900 | 48.11 | $17,726 | $4,599 | $3,825 | 45.0 | 105.0 | 0.11 | 0.11 | $82 | $34,259 | $0.79 | 45.00 | 355 |
| 41-08-255-043 | 2013 KANSAS AVE | 02/16/21 | $5,000 | WD | $25,000 | $11,100 | 44.40 | $22,278 | $5,995 | $3,273 | 38.5 | 105.0 | 0.09 | 0.09 | $130 | $53,763 | $1.23 | 38.50 | 355 |
| 41-08-276-018 | 2437 KENTUCKY AVE | 06/06/19 | $3,200 | WD | $16,000 | $10,900 | 68.13 | $21,763 | ($2,278) | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $78 | $32,323 | $0.74 | 41.00 | 355 |
| 41-08-277-012 | 2509 KENTUCKY AVE | 10/15/19 | $6,000 | WD | $30,000 | $9,900 | 33.00 | $19,856 | $14,054 | $3,910 | 46.0 | 105.0 | 0.11 | 0.11 | $130 | $54,054 | $1.24 | 46.00 | 355 |
| 41-08-278-007 | 2426 KENTUCKY AVE | 08/02/19 | $8,400 | WD | $42,000 | $9,100 | 21.67 | $18,182 | $27,303 | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $205 | $84,848 | $1.95 | 41.00 | 355 |
| 41-08-278-007 | 2426 KENTUCKY AVE | 02/19/21 | $7,980 | WD | $39,900 | $9,100 | 22.81 | $18,182 | $25,203 | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $195 | $80,606 | $1.85 | 41.00 | 355 |
| 41-08-278-018 | 2433 NEBRASKA AVE | 07/24/20 | $5,500 | WD | $27,500 | $9,600 | 34.91 | $19,188 | $12,732 | $4,420 | 52.0 | 105.0 | 0.13 | 0.13 | $106 | $44,000 | $1.01 | 52.00 | 355 |
| 41-08-278-019 | 1105 N CUMBERLAND ST | 05/14/19 | $3,000 | WD | $15,000 | $7,900 | 52.67 | $15,833 | $2,652 | $3,485 | 41.0 | 105.0 | 0.10 | 0.10 | $73 | $30,303 | $0.70 | 41.00 | 355 |
| 41-08-281-005 | 2424 NEBRASKA AVE | 12/31/19 | $11,111 | WD | $55,556 | $8,000 | 14.40 | $19,468 | $38,382 | $2,294 | 51.0 | 105.0 | 0.08 | 0.12 | $218 | $135,502 | $3.11 | 51.00 | 355 |
| 41-08-281-006 | 2428 NEBRASKA AVE | 09/14/21 | $6,400 | WD | $32,000 | $11,500 | 35.94 | $22,939 | $13,396 | $4,335 | 51.0 | 105.0 | 0.12 | 0.12 | $125 | $52,033 | $1.19 | 51.00 | 355 |
| | | Totals: | $200,192 | | $1,000,962 | $371,700 | | $745,040 | $410,489 | $154,567 | 1,861.3 | | 4.41 | 4.48 | | | | | |
| | | | | | | Sale. Ratio => | 37.13 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 28.18 | | | per FF=> | $221 | | per Net Acre=> | 93,039.21 | | per SqFt=> | $2.14 | | |

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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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 80 85 too Low
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 |

100

| Parcel Number | Street Address | Sale Date | )% Allocati | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-09-201-027 | 1609 BINGHAM ST | 08/28/19 | $2,800 | WD | $14,000 | $10,400 | 74.29 | $20,725 | ($2,988) | $3,737 | 46.7 | 107.6 | 0.11 | 0.11 | $60 | $25,225 | $0.58 | 45.03 | 360 |
| 41-09-202-026 | 3615 MARMION AVE | 06/29/21 | $4,000 | LC | $20,000 | $13,600 | 68.00 | $27,128 | $1,272 | $8,400 | 105.0 | 200.0 | 0.24 | 0.12 | $38 | $16,598 | $0.38 | 105.00 | 360 |
| 41-09-202-027 | MARMION AVE | 06/29/21 | $4,000 | LC | $20,000 | $13,600 | 68.00 | $27,128 | $1,272 | $8,400 | 105.0 | 200.0 | 0.24 | 0.13 | $38 | $16,598 | $0.38 | 105.00 | 360 |
| 41-09-204-011 | 1717 DOROTHY DR | 06/11/19 | $3,120 | WD | $15,600 | $11,900 | 76.28 | $23,703 | ($4,495) | $3,608 | 45.1 | 93.4 | 0.10 | 0.10 | $69 | $31,200 | $0.72 | 46.67 | 360 |
| 41-09-205-004 | 1730 DOROTHY DR | 02/10/21 | $5,400 | WD | $27,000 | $11,100 | 41.11 | $22,228 | $8,790 | $4,018 | 50.2 | 100.0 | 0.12 | 0.12 | $108 | $46,957 | $1.08 | 50.23 | 360 |
| 41-09-205-004 | 1730 DOROTHY DR | 08/13/21 | $8,200 | WD | $41,000 | $11,100 | 27.07 | $22,228 | $22,790 | $4,018 | 50.2 | 100.0 | 0.12 | 0.12 | $163 | $71,304 | $1.64 | 50.23 | 360 |
| 41-09-208-010 | 3401 BREWSTER AVE | 08/07/20 | $4,000 | WD | $20,000 | $12,700 | 63.50 | $25,392 | $408 | $5,800 | 72.5 | 100.0 | 0.17 | 0.17 | $55 | $24,096 | $0.55 | 72.50 | 360 |
| 41-09-211-012 | 3444 BRENT AVE | 04/16/21 | $2,150 | WD | $10,750 | $9,400 | 87.44 | $18,724 | ($4,015) | $3,959 | 49.5 | 112.4 | 0.12 | 0.12 | $43 | $17,917 | $0.41 | 46.67 | 360 |
| 41-09-228-014 | 3713 IVANHOE AVE | 03/02/21 | $6,800 | WD | $34,000 | $10,800 | 31.76 | $21,538 | $16,062 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $151 | $66,019 | $1.52 | 45.00 | 360 |
| 41-09-228-020 | 3733 IVANHOE AVE | 07/24/20 | $9,400 | WD | $47,000 | $17,200 | 36.60 | $34,381 | $16,219 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $209 | $91,262 | $2.10 | 45.00 | 360 |
| 41-09-228-022 | 3741 IVANHOE AVE | 11/20/20 | $6,800 | WD | $34,000 | $9,600 | 28.24 | $19,144 | $18,456 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $151 | $66,019 | $1.52 | 45.00 | 360 |
| 41-09-230-029 | 1601 N VIRGINIA ST | 07/01/21 | $21,000 | WD | $105,000 | $9,400 | 8.95 | $28,987 | $79,213 | $3,200 | 86.3 | 74.5 | 0.09 | 0.17 | $243 | $228,261 | $5.24 | 100.00 | 360 |
| 41-09-231-010 | 3842 IVANHOE AVE | 02/18/19 | $6,000 | QC | $30,000 | $8,800 | 29.33 | $17,550 | $15,650 | $3,200 | 40.0 | 100.0 | 0.09 | 0.09 | $150 | $65,217 | $1.50 | 40.00 | 360 |
| 41-09-231-022 | 3845 PITKIN AVE | 07/01/21 | $21,000 | WD | $105,000 | $9,400 | 8.95 | $18,804 | $89,396 | $3,200 | 40.0 | 100.0 | 0.09 | 0.09 | $525 | $228,261 | $5.24 | 40.00 | 360 |
| 41-09-232-022 | 3723 LORRAINE AVE | 05/13/21 | $8,000 | WD | $40,000 | $11,300 | 28.25 | $22,565 | $21,035 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $178 | $77,670 | $1.78 | 45.00 | 360 |
| 41-09-233-010 | 3834 PITKIN AVE | 04/23/19 | $3,400 | WD | $17,000 | $11,400 | 67.06 | $22,818 | ($2,618) | $3,200 | 40.0 | 100.0 | 0.09 | 0.09 | $85 | $36,957 | $0.85 | 40.00 | 360 |
| 41-09-233-013 | 3846 PITKIN AVE | 01/22/19 | $5,400 | WD | $27,000 | $8,800 | 32.59 | $17,550 | $12,650 | $3,200 | 40.0 | 100.0 | 0.09 | 0.09 | $135 | $58,696 | $1.35 | 40.00 | 360 |
| 41-09-233-022 | 3837 LORRAINE AVE | 09/25/20 | $6,400 | WD | $32,000 | $10,200 | 31.88 | $20,422 | $14,778 | $3,200 | 40.0 | 100.0 | 0.09 | 0.09 | $160 | $69,565 | $1.60 | 40.00 | 360 |
| 41-09-234-008 | 3732 LORRAINE AVE | 08/14/20 | $3,900 | WD | $19,500 | $10,600 | 54.36 | $21,224 | $1,876 | $3,600 | 45.0 | 100.0 | 0.10 | 0.10 | $87 | $37,864 | $0.87 | 45.00 | 360 |
| 41-09-234-015 | 1402 N DEXTER ST | 05/11/21 | $5,900 | QC | $29,500 | $14,200 | 48.14 | $28,364 | $5,461 | $4,325 | 54.1 | 107.2 | 0.13 | 0.13 | $109 | $45,736 | $1.05 | 52.20 | 360 |
| 41-09-235-037 | 3831 PALMER AVE | 10/02/20 | $8,060 | WD | $40,300 | $13,900 | 34.49 | $27,820 | $16,813 | $4,333 | 54.2 | 103.1 | 0.13 | 0.13 | $149 | $63,968 | $1.47 | 53.33 | 360 |
| | | Totals: | $145,730 | | $728,650 | $239,400 | | $488,423 | $328,025 | $87,798 | 1,143.8 | | 2.53 | 2.37 | | | | | |
| | | | 600 | | | Sale. Ratio => | 32.86 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 22.41 | | | per FF=> | $287 | | per Net Acre=> | 129,602.92 | | per SqFt=> | $2.98 | | |

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

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: 12/07/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 150 MS too Low
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 |

155

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-11-302-012 | 2730 GOLFSIDE LN | 06/28/19 | $9,980 | WD | $49,900 | $19,900 | 39.88 | $39,783 | $18,602 | $8,485 | 56.6 | 99.9 | 0.13 | 0.13 | $176 | $76,769 | $1.76 | 56.60 | 365 |
| 40-11-302-013 | 2726 GOLFSIDE LN | 07/15/19 | $5,000 | WD | $25,000 | $23,700 | 94.80 | $47,403 | ($13,942) | $8,461 | 56.4 | 99.3 | 0.13 | 0.13 | $89 | $38,760 | $0.89 | 56.60 | 365 |
| 40-11-302-013 | 2726 GOLFSIDE LN | 09/16/20 | $13,000 | WD | $65,000 | $23,700 | 36.46 | $47,403 | $26,058 | $8,461 | 56.4 | 99.3 | 0.13 | 0.13 | $230 | $100,775 | $2.31 | 56.60 | 365 |
| 40-11-302-025 | 2721 THOMAS ST | 07/29/20 | $11,000 | WD | $55,000 | $21,100 | 38.36 | $42,211 | $21,339 | $8,550 | 57.0 | 100.0 | 0.13 | 0.13 | $193 | $83,969 | $1.93 | 57.00 | 365 |
| 40-11-302-027 | 2713 THOMAS ST | 08/25/20 | $8,000 | WD | $40,000 | $22,500 | 56.25 | $44,958 | $3,108 | $8,066 | 53.8 | 88.4 | 0.12 | 0.12 | $149 | $68,966 | $1.58 | 57.18 | 365 |
| 40-11-302-030 | 2701 THOMAS ST | 06/30/20 | $10,700 | WD | $53,500 | $25,400 | 47.48 | $50,787 | $14,382 | $11,669 | 77.8 | 90.5 | 0.17 | 0.17 | $138 | $62,941 | $1.44 | 81.90 | 365 |
| 40-11-302-031 | 2749 THOMAS ST | 12/29/20 | $17,000 | WD | $85,000 | $30,800 | 36.24 | $61,554 | $37,983 | $14,537 | 96.9 | 130.0 | 0.25 | 0.25 | $175 | $66,929 | $1.54 | 85.00 | 365 |
| 40-11-303-014 | 2738 THOMAS ST | 01/10/20 | $5,000 | WD | $25,000 | $18,000 | 72.00 | $36,005 | ($2,605) | $8,400 | 56.0 | 100.0 | 0.13 | 0.13 | $89 | $38,760 | $0.89 | 56.00 | 365 |
| 40-11-303-026 | 2616 THOMAS ST | 04/23/19 | $7,000 | MLC | $35,000 | $20,100 | 57.43 | $40,273 | $2,973 | $8,246 | 55.0 | 101.5 | 0.13 | 0.13 | $127 | $55,118 | $1.27 | 54.57 | 365 |
| 40-11-303-033 | 2749 NORBERT ST | 10/22/20 | $14,400 | WD | $72,000 | $23,000 | 31.94 | $46,028 | $34,522 | $8,550 | 57.0 | 100.0 | 0.13 | 0.13 | $253 | $109,924 | $2.52 | 57.00 | 365 |
| 40-11-303-042 | 2721 NORBERT ST | 08/10/21 | $17,580 | WD | $87,900 | $25,500 | 29.01 | $51,081 | $45,519 | $8,700 | 58.0 | 100.0 | 0.13 | 0.13 | $303 | $132,180 | $3.03 | 58.00 | 365 |
| 40-11-303-043 | 2717 NORBERT ST | 10/14/20 | $14,200 | WD | $71,000 | $21,000 | 29.58 | $41,954 | $37,746 | $8,700 | 58.0 | 100.0 | 0.13 | 0.13 | $245 | $106,767 | $2.45 | 58.00 | 365 |
| 40-11-304-021 | 2618 NORBERT ST | 10/09/19 | $13,400 | WD | $67,000 | $20,900 | 31.19 | $41,793 | $36,057 | $10,850 | 72.3 | 87.5 | 0.16 | 0.16 | $185 | $86,452 | $1.98 | 77.33 | 365 |
| 40-11-304-025 | 907 FREMONT ST | 04/01/19 | $7,300 | WD | $36,500 | $19,500 | 53.42 | $39,071 | $5,679 | $8,250 | 55.0 | 100.0 | 0.13 | 0.13 | $133 | $57,937 | $1.33 | 55.00 | 365 |
| 40-11-304-039 | 619 FREMONT ST | 08/02/21 | $16,200 | WD | $81,000 | $21,500 | 26.54 | $43,006 | $46,994 | $9,000 | 60.0 | 100.0 | 0.14 | 0.14 | $270 | $117,391 | $2.69 | 60.00 | 365 |
| 40-11-304-049 | 2631 ORCHARD LN | 08/28/20 | $9,700 | WD | $48,500 | $16,200 | 33.40 | $32,372 | $19,534 | $3,406 | 22.7 | 84.7 | 0.05 | 0.05 | $427 | $202,083 | $4.64 | 24.68 | 365 |
| 40-11-329-057 | 2522 ORCHARD LN | 08/28/19 | $9,000 | WD | $45,000 | $22,900 | 50.89 | $45,777 | $3,360 | $4,137 | 27.6 | 125.0 | 0.07 | 0.07 | $326 | $126,761 | $2.91 | 24.67 | 365 |
| 40-11-351-050 | 2705 GOLFSIDE LN | 12/02/20 | $16,600 | WD | $83,000 | $31,000 | 37.35 | $62,031 | $42,628 | $21,659 | 144.4 | 169.1 | 0.43 | 0.43 | $115 | $38,515 | $0.88 | 111.02 | 365 |
| 40-11-351-102 | 2729 GOLFSIDE LN | 06/23/21 | $8,400 | WD | $42,000 | $23,100 | 55.00 | $46,282 | $7,632 | $11,914 | 79.4 | 148.2 | 0.22 | 0.22 | $106 | $37,838 | $0.87 | 65.25 | 365 |
| 40-11-352-001 | 514 FREMONT ST | 01/22/19 | $7,500 | WD | $37,500 | $20,100 | 53.60 | $40,255 | $8,298 | $11,053 | 73.7 | 91.4 | 0.16 | 0.16 | $102 | $46,296 | $1.06 | 77.16 | 365 |
| 40-11-377-002 | 708 FREMONT ST | 05/10/19 | $5,780 | WD | $28,900 | $20,300 | 70.24 | $40,676 | ($1,054) | $10,722 | 71.5 | 91.4 | 0.16 | 0.16 | $81 | $36,815 | $0.85 | 74.78 | 365 |
| | | Totals: | $226,740 | | $1,133,700 | $470,200 | | $940,703 | $394,813 | $201,816 | 1,345.4 | | 3.22 | 3.22 | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Sale. Ratio => | 41.47 | Average per FF=> | $293 | Average per Net Acre=> | 122,536.62 | Average per SqFt=> | $2.81 |
| Std. Dev. => | 17.26 | | | | | | |

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 : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 140 MD-100 Low
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 |

145

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-11-331-010 | 2539 BAGLEY ST | 01/25/19 | $4,000 | WD | $20,000 | $16,500 | 82.50 | $32,902 | ($6,182) | $6,720 | 48.0 | 100.0 | 0.11 | 0.11 | $83 | $36,364 | $0.83 | 48.00 | 370 |
| 40-11-331-010 | 2539 BAGLEY ST | 03/17/21 | $6,000 | WD | $30,000 | $16,500 | 55.00 | $32,902 | $3,818 | $6,720 | 48.0 | 100.0 | 0.11 | 0.11 | $125 | $54,545 | $1.25 | 48.00 | 370 |
| 40-11-331-035 | 909 MARQUETTE ST | 02/21/19 | $6,980 | WD | $34,900 | $19,400 | 55.59 | $38,839 | $4,897 | $8,836 | 63.1 | 122.6 | 0.16 | 0.16 | $111 | $43,625 | $1.00 | 57.00 | 370 |
| 40-11-351-080 | 315 MARQUETTE ST | 03/14/19 | $13,300 | WD | $66,500 | $34,100 | 51.28 | $68,163 | $7,977 | $9,640 | 68.9 | 112.2 | 0.17 | 0.17 | $193 | $79,641 | $1.83 | 65.00 | 370 |
| 40-11-352-003 | 2551 ALTOONA ST | 05/14/20 | $6,300 | WD | $31,500 | $17,000 | 53.97 | $33,928 | $4,995 | $7,423 | 53.0 | 100.0 | 0.12 | 0.12 | $119 | $51,639 | $1.19 | 53.02 | 370 |
| 40-11-352-007 | 2535 ALTOONA ST | 02/03/20 | $8,000 | QC | $40,000 | $22,500 | 56.25 | $44,996 | $2,004 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,565 | $1.60 | 50.00 | 370 |
| 40-11-352-009 | 2527 ALTOONA ST | 08/19/20 | $8,600 | WD | $43,000 | $17,300 | 40.23 | $34,500 | $15,500 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $172 | $74,783 | $1.72 | 50.00 | 370 |
| 40-11-352-015 | 507 MARQUETTE ST | 06/03/21 | $9,400 | WD | $47,000 | $17,700 | 37.66 | $35,488 | $20,215 | $8,703 | 62.2 | 110.0 | 0.15 | 0.15 | $151 | $62,667 | $1.44 | 59.27 | 370 |
| 40-11-352-026 | 2522 NORBERT ST | 03/25/21 | $16,020 | WD | $80,100 | $20,900 | 26.09 | $41,761 | $45,339 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $320 | $139,304 | $3.20 | 50.00 | 370 |
| 40-11-352-027 | 2518 NORBERT ST | 08/01/19 | $11,000 | WD | $55,000 | $20,600 | 37.45 | $41,224 | $20,776 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $220 | $95,652 | $2.20 | 50.00 | 370 |
| 40-11-352-027 | 2518 NORBERT ST | 12/22/20 | $12,000 | WD | $60,000 | $20,600 | 34.33 | $41,224 | $25,776 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,348 | $2.40 | 50.00 | 370 |
| 40-11-353-011 | 2535 NORBERT ST | 07/15/20 | $9,400 | WD | $47,000 | $18,600 | 39.57 | $37,127 | $16,453 | $6,580 | 47.0 | 100.0 | 0.11 | 0.11 | $200 | $87,037 | $2.00 | 47.00 | 370 |
| 40-11-353-012 | 2531 NORBERT ST | 08/20/20 | $13,580 | WD | $67,900 | $35,200 | 51.84 | $70,438 | $4,042 | $6,580 | 47.0 | 100.0 | 0.11 | 0.11 | $289 | $125,741 | $2.89 | 47.00 | 370 |
| 40-11-353-027 | 2536 THOMAS ST | 03/06/20 | $5,800 | WD | $29,000 | $19,200 | 66.21 | $38,456 | ($2,596) | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $118 | $51,786 | $1.19 | 49.00 | 370 |
| 40-11-353-028 | 2532 THOMAS ST | 03/14/19 | $8,400 | WD | $42,000 | $22,000 | 52.38 | $44,016 | $4,844 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $171 | $75,000 | $1.72 | 49.00 | 370 |
| 40-11-353-028 | 2532 THOMAS ST | 11/02/20 | $7,800 | WD | $39,000 | $22,000 | 56.41 | $44,016 | $1,844 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $159 | $69,643 | $1.60 | 49.00 | 370 |
| 40-11-353-033 | 2512 THOMAS ST | 04/15/20 | $7,200 | WD | $36,000 | $19,200 | 53.33 | $38,390 | $4,470 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $147 | $64,286 | $1.48 | 49.00 | 370 |
| 40-11-376-009 | 2545 TIFFIN ST | 01/15/20 | $6,000 | WD | $30,000 | $15,700 | 52.33 | $31,454 | $5,546 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $120 | $52,174 | $1.20 | 50.00 | 370 |
| 40-11-376-022 | 2550 PADUCAH ST | 03/24/20 | $6,600 | WD | $33,000 | $18,000 | 54.55 | $36,010 | $3,850 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $135 | $58,929 | $1.35 | 49.00 | 370 |
| 40-11-376-022 | 2550 PADUCAH ST | 09/03/21 | $11,000 | WD | $55,000 | $18,000 | 32.73 | $36,010 | $25,850 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $224 | $98,214 | $2.25 | 49.00 | 370 |
| 40-11-376-025 | 2542 PADUCAH ST | 06/08/21 | $10,800 | WD | $54,000 | $18,500 | 34.26 | $37,060 | $23,800 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $220 | $96,429 | $2.21 | 49.00 | 370 |
| 40-11-376-028 | 2530 PADUCAH ST | 08/30/21 | $12,600 | WD | $63,000 | $17,800 | 28.25 | $35,692 | $34,168 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $257 | $112,500 | $2.58 | 49.00 | 370 |
| 40-11-376-030 | 2522 PADUCAH ST | 08/09/19 | $3,800 | WD | $19,000 | $15,500 | 81.58 | $31,056 | ($5,196) | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $78 | $33,929 | $0.78 | 49.00 | 370 |
| 40-11-376-030 | 2522 PADUCAH ST | 11/19/20 | $7,300 | WD | $36,500 | $15,500 | 42.47 | $31,056 | $12,304 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $149 | $65,179 | $1.50 | 49.00 | 370 |
| 40-11-377-011 | 2543 PADUCAH ST | 06/26/20 | $5,700 | WD | $28,500 | $20,300 | 71.23 | $40,637 | ($5,137) | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $114 | $49,565 | $1.14 | 50.00 | 370 |
| 40-11-377-011 | 2543 PADUCAH ST | 07/27/21 | $14,000 | WD | $70,000 | $20,300 | 29.00 | $40,637 | $36,363 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $280 | $121,739 | $2.79 | 50.00 | 370 |
| 40-11-377-029 | 2532 TYRONE ST | 03/12/21 | $9,600 | WD | $48,000 | $22,800 | 47.50 | $45,516 | $9,484 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $192 | $83,478 | $1.92 | 50.00 | 370 |
| 40-11-377-033 | 2516 TYRONE ST | 01/19/21 | $6,380 | WD | $31,900 | $15,700 | 49.22 | $31,320 | $7,580 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $128 | $55,478 | $1.27 | 50.00 | 370 |
| 40-11-378-006 | 2561 TYRONE ST | 03/01/21 | $6,600 | WD | $33,000 | $16,100 | 48.79 | $32,172 | $7,828 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $132 | $57,391 | $1.32 | 50.00 | 370 |
| 40-11-378-010 | 2545 TYRONE ST | 09/23/20 | $7,980 | WD | $39,900 | $17,100 | 42.86 | $34,252 | $12,648 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $160 | $69,391 | $1.59 | 50.00 | 370 |
| 40-11-378-014 | 2529 TYRONE ST | 05/05/21 | $4,800 | WD | $24,000 | $14,100 | 58.75 | $28,128 | $2,872 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $96 | $41,739 | $0.96 | 50.00 | 370 |
| 40-11-378-023 | 2540 ALTOONA ST | 06/15/20 | $6,300 | WD | $31,500 | $19,500 | 61.90 | $38,924 | ($704) | $6,720 | 48.0 | 100.0 | 0.11 | 0.11 | $131 | $57,273 | $1.31 | 48.00 | 370 |
| 40-11-378-024 | 2536 ALTOONA ST | 08/12/21 | $3,600 | WD | $18,000 | $16,400 | 91.11 | $32,710 | ($7,990) | $6,720 | 48.0 | 100.0 | 0.11 | 0.11 | $75 | $32,727 | $0.75 | 48.00 | 370 |
| 40-11-378-030 | 2516 ALTOONA ST | 09/13/19 | $6,400 | MLC | $32,000 | $16,300 | 50.94 | $32,565 | $6,155 | $6,720 | 48.0 | 100.0 | 0.11 | 0.11 | $133 | $58,182 | $1.34 | 48.00 | 370 |
| 40-11-379-001 | 708 MARQUETTE ST | 09/04/20 | $6,000 | WD | $30,000 | $22,300 | 74.33 | $44,509 | $817 | $15,326 | 109.5 | 90.1 | 0.24 | 0.24 | $55 | $25,105 | $0.58 | 115.33 | 370 |
| 40-11-380-006 | 808 MARQUETTE ST | 03/26/21 | $12,900 | WD | $64,500 | $20,300 | 31.47 | $40,540 | $32,216 | $8,256 | 59.0 | 125.7 | 0.15 | 0.15 | $219 | $84,868 | $1.95 | 52.60 | 370 |
| 40-11-380-035 | 701 BLAIR ST | 03/12/20 | $11,600 | WD | $58,000 | $33,900 | 58.45 | $67,722 | $9,323 | $19,045 | 136.0 | 133.7 | 0.36 | 0.36 | $85 | $32,133 | $0.74 | 117.67 | 370 |
| 40-11-381-001 | 512 MARQUETTE ST | 10/21/19 | $7,200 | WD | $36,000 | $18,800 | 52.22 | $37,672 | $7,062 | $8,734 | 62.4 | 101.2 | 0.14 | 0.14 | $115 | $50,000 | $1.15 | 62.00 | 370 |
| 40-11-381-004 | 2425 ALTOONA ST | 10/23/20 | $9,780 | WD | $48,900 | $22,900 | 46.83 | $45,832 | $10,068 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $196 | $85,043 | $1.95 | 50.00 | 370 |
| 40-11-381-006 | 2417 ALTOONA ST | 08/17/20 | $10,580 | MLC | $52,900 | $20,600 | 38.94 | $41,236 | $18,664 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $212 | $92,000 | $2.11 | 50.00 | 370 |
| 40-11-381-007 | 2413 ALTOONA ST | 08/13/20 | $6,360 | WD | $31,800 | $18,700 | 58.81 | $37,337 | $2,164 | $7,701 | 55.0 | 101.5 | 0.13 | 0.13 | $116 | $50,079 | $1.15 | 54.60 | 370 |
| 40-11-381-011 | 2440 NORBERT ST | 11/11/19 | $12,600 | WD | $63,000 | $18,900 | 30.00 | $37,861 | $33,443 | $8,304 | 59.3 | 79.5 | 0.12 | 0.12 | $212 | $103,279 | $2.37 | 66.60 | 370 |
| 40-11-381-014 | 2432 NORBERT ST | 07/30/21 | $19,400 | WD | $97,000 | $22,900 | 23.61 | $45,845 | $58,015 | $6,860 | 49.0 | 100.0 | 0.11 | 0.11 | $396 | $173,214 | $3.98 | 49.00 | 370 |
| 40-11-382-001 | 416 MARQUETTE ST | 09/09/21 | $19,000 | WD | $95,000 | $23,300 | 24.53 | $46,596 | $58,487 | $10,083 | 72.0 | 113.5 | 0.18 | 0.18 | $264 | $107,955 | $2.48 | 67.60 | 370 |
| 40-11-458-019 | 2302 MONTEITH ST | 03/13/20 | $9,800 | WD | $49,000 | $26,400 | 53.88 | $52,753 | $6,866 | $10,619 | 75.9 | 104.0 | 0.18 | 0.18 | $129 | $55,056 | $1.26 | 74.38 | 370 |
| 40-14-126-006 | 2459 THOMAS ST | 03/25/21 | $14,800 | WD | $74,000 | $28,600 | 38.65 | $57,127 | $23,873 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $296 | $128,696 | $2.95 | 50.00 | 370 |
| 40-14-126-015 | 2423 THOMAS ST | 03/29/19 | $9,980 | WD | $49,900 | $18,300 | 36.67 | $36,599 | $20,192 | $6,891 | 49.2 | 100.0 | 0.11 | 0.11 | $203 | $88,319 | $2.03 | 49.22 | 370 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-14-201-001 | 460 DOUGHERTY PL | 05/18/21 | $12,400 | WD | $62,000 | $27,100 | 43.71 | $54,150 | $23,733 | $15,883 | 113.4 | 101.5 | 0.26 | 0.26 | $109 | $47,328 | $1.09 | 112.61 | 370 |
| 40-14-201-003 | 2307 MONTEITH ST | 10/16/20 | $9,800 | WD | $49,000 | $26,800 | 54.69 | $53,560 | $3,817 | $8,377 | 59.8 | 99.4 | 0.14 | 0.14 | $164 | $71,533 | $1.64 | 60.00 | 370 |
| 40-14-201-005 | 448 DOUGHERTY PL | 02/19/21 | $16,400 | WD | $82,000 | $20,000 | 24.39 | $40,015 | $50,635 | $8,650 | 61.8 | 106.1 | 0.15 | 0.15 | $265 | $112,329 | $2.58 | 60.00 | 370 |
| 40-14-201-010 | 424 DOUGHERTY PL | 06/07/19 | $5,600 | WD | $28,000 | $22,800 | 81.43 | $45,650 | ($8,079) | $9,571 | 68.4 | 129.8 | 0.18 | 0.18 | $82 | $31,285 | $0.72 | 60.00 | 370 |
| 40-14-201-015 | 910 FRANK ST | 04/02/21 | $17,180 | WD | $85,900 | $21,600 | 25.15 | $43,266 | $51,949 | $9,315 | 66.5 | 133.7 | 0.18 | 0.18 | $258 | $97,062 | $2.23 | 57.60 | 370 |
| 40-14-201-022 | 2205 CARTIER ST | 04/18/19 | $7,000 | WD | $35,000 | $19,700 | 56.29 | $39,397 | $3,346 | $7,743 | 55.3 | 107.9 | 0.13 | 0.13 | $127 | $53,030 | $1.22 | 53.25 | 370 |
| 40-14-201-028 | 2121 CARTIER ST | 06/25/21 | $17,000 | WD | $85,000 | $21,500 | 25.29 | $42,937 | $49,858 | $7,795 | 55.7 | 108.7 | 0.13 | 0.13 | $305 | $127,820 | $2.93 | 53.40 | 370 |
| 40-14-202-010 | 2128 CARTIER ST | 07/30/20 | $10,000 | WD | $50,000 | $24,800 | 49.60 | $49,610 | $8,734 | $8,344 | 59.6 | 73.6 | 0.12 | 0.12 | $168 | $84,034 | $1.93 | 70.17 | 370 |
| 40-14-203-020 | 2210 MONTEITH ST | 03/28/19 | $5,040 | WD | $25,200 | $9,600 | 38.10 | $25,765 | $4,155 | $4,720 | 52.4 | 110.0 | 0.13 | 0.13 | $96 | $40,000 | $0.92 | 50.00 | 370 |
| 40-14-203-022 | 2206 MONTEITH ST | 07/23/21 | $5,040 | WD | $25,200 | $15,800 | 62.70 | $31,688 | $854 | $7,342 | 52.4 | 110.0 | 0.13 | 0.13 | $96 | $40,000 | $0.92 | 50.00 | 370 |
| 40-14-203-029 | 2102 MONTEITH ST | 08/27/20 | $13,200 | WD | $66,000 | $32,300 | 48.94 | $64,536 | $11,020 | $9,556 | 68.3 | 116.2 | 0.17 | 0.17 | $193 | $78,107 | $1.79 | 63.33 | 370 |
| 40-14-228-024 | 2034 MONTEITH ST | 07/16/19 | $7,800 | WD | $39,000 | $19,000 | 48.72 | $38,046 | $8,729 | $7,775 | 55.5 | 123.4 | 0.14 | 0.14 | $140 | $54,930 | $1.26 | 50.00 | 370 |
| 40-14-228-038 | 1826 MONTEITH ST | 06/29/21 | $9,500 | WD | $47,500 | $17,900 | 37.68 | $35,865 | $18,829 | $7,194 | 51.4 | 108.7 | 0.12 | 0.12 | $185 | $77,236 | $1.77 | 49.30 | 370 |
| 40-14-228-039 | 1822 MONTEITH ST | 06/11/20 | $5,200 | WD | $26,000 | $16,500 | 63.46 | $33,009 | $30 | $7,039 | 50.3 | 104.0 | 0.12 | 0.12 | $103 | $44,068 | $1.01 | 49.30 | 370 |
| 40-14-228-041 | 1810 MONTEITH ST | 07/12/19 | $12,780 | WD | $63,900 | $29,200 | 45.70 | $58,449 | $12,781 | $7,330 | 52.4 | 80.7 | 0.11 | 0.11 | $244 | $118,333 | $2.72 | 58.30 | 370 |
| 40-14-229-004 | 2025 MONTEITH ST | 10/08/19 | $6,800 | WD | $34,000 | $18,800 | 55.29 | $37,646 | $3,696 | $7,342 | 52.4 | 110.0 | 0.13 | 0.13 | $130 | $53,968 | $1.24 | 50.00 | 370 |
| 40-14-229-006 | 2019 MONTEITH ST | 06/28/21 | $17,000 | WD | $85,000 | $21,900 | 25.76 | $43,831 | $48,511 | $7,342 | 52.4 | 110.0 | 0.13 | 0.13 | $324 | $134,921 | $3.10 | 50.00 | 370 |
| 40-14-229-015 | 1909 MONTEITH ST | 01/31/19 | $6,600 | WD | $33,000 | $16,400 | 49.70 | $32,750 | $7,346 | $7,096 | 50.7 | 107.0 | 0.12 | 0.12 | $130 | $55,000 | $1.26 | 49.00 | 370 |
| 40-14-229-015 | 1909 MONTEITH ST | 05/14/21 | $8,200 | WD | $41,000 | $16,400 | 40.00 | $32,750 | $15,346 | $7,096 | 50.7 | 107.0 | 0.12 | 0.12 | $162 | $68,333 | $1.57 | 49.00 | 370 |
| 40-14-229-023 | 1813 MONTEITH ST | 07/23/21 | $7,000 | WD | $35,000 | $17,600 | 50.29 | $35,249 | $6,780 | $7,029 | 50.2 | 103.7 | 0.12 | 0.12 | $139 | $59,829 | $1.37 | 49.30 | 370 |
| 40-14-229-024 | 1809 MONTEITH ST | 04/01/19 | $9,980 | WD | $49,900 | $21,200 | 42.48 | $42,403 | $14,726 | $7,229 | 51.6 | 107.1 | 0.12 | 0.12 | $193 | $81,138 | $1.86 | 49.90 | 370 |
| 40-14-229-035 | 2034 CARTIER ST | 10/06/20 | $5,020 | WD | $25,100 | $13,400 | 53.39 | $26,854 | $5,550 | $7,304 | 52.2 | 112.0 | 0.13 | 0.13 | $96 | $39,528 | $0.91 | 49.30 | 370 |
| 40-14-229-037 | 2030 CARTIER ST | 06/25/20 | $7,020 | WD | $35,100 | $16,900 | 48.15 | $33,899 | $8,505 | $7,304 | 52.2 | 112.0 | 0.13 | 0.13 | $135 | $55,276 | $1.27 | 49.30 | 370 |
| 40-14-229-045 | 1920 CARTIER ST | 01/26/21 | $8,400 | WD | $42,000 | $17,200 | 40.95 | $34,360 | $15,042 | $7,402 | 52.9 | 115.0 | 0.13 | 0.13 | $159 | $64,615 | $1.48 | 49.30 | 370 |
| 40-14-229-047 | 1912 CARTIER ST | 01/08/20 | $8,700 | WD | $43,500 | $27,100 | 62.30 | $54,190 | ($3,144) | $7,546 | 53.9 | 121.0 | 0.14 | 0.14 | $161 | $63,971 | $1.47 | 49.00 | 370 |
| 40-14-229-049 | 1902 CARTIER ST | 07/19/19 | $11,464 | WD | $57,320 | $26,100 | 45.53 | $52,246 | $15,769 | $10,695 | 76.4 | 121.4 | 0.19 | 0.19 | $150 | $59,399 | $1.36 | 69.33 | 370 |
| 40-14-252-028 | 925 FRANK ST | 08/30/21 | $17,400 | WD | $87,000 | $30,200 | 34.71 | $60,325 | $36,918 | $10,243 | 73.2 | 93.5 | 0.16 | 0.16 | $238 | $107,407 | $2.47 | 75.67 | 370 |
| 40-14-252-029 | 919 FRANK ST | 04/22/21 | $16,000 | WD | $80,000 | $17,700 | 22.13 | $35,436 | $51,105 | $6,541 | 46.7 | 112.7 | 0.11 | 0.11 | $342 | $140,351 | $3.22 | 44.00 | 370 |
| 40-14-252-033 | 853 FRANK ST | 05/02/19 | $8,000 | WD | $40,000 | $22,300 | 55.75 | $44,666 | $3,404 | $8,070 | 57.6 | 116.8 | 0.14 | 0.14 | $139 | $55,944 | $1.28 | 53.33 | 370 |
| 40-14-252-034 | 849 FRANK ST | 07/20/20 | $6,400 | WD | $32,000 | $19,500 | 60.94 | $39,021 | $634 | $7,655 | 54.7 | 119.6 | 0.14 | 0.14 | $117 | $46,715 | $1.07 | 50.00 | 370 |
| 40-14-252-038 | 833 FRANK ST | 04/20/20 | $14,500 | WD | $72,500 | $26,600 | 36.69 | $53,221 | $27,136 | $7,857 | 56.1 | 126.0 | 0.15 | 0.15 | $258 | $100,000 | $2.30 | 50.00 | 370 |
| 40-14-252-058 | 701 FRANK ST | 04/02/21 | $8,800 | WD | $44,000 | $19,700 | 44.77 | $39,456 | $11,886 | $7,342 | 52.4 | 110.0 | 0.13 | 0.13 | $168 | $69,841 | $1.60 | 50.00 | 370 |
| 40-14-253-007 | 830 FRANK ST | 10/07/20 | $16,300 | WD | $81,500 | $29,100 | 35.71 | $58,161 | $30,915 | $7,576 | 54.1 | 124.0 | 0.14 | 0.14 | $301 | $118,116 | $2.71 | 48.60 | 370 |
| 40-14-253-011 | 814 FRANK ST | 04/30/19 | $7,580 | WD | $37,900 | $18,300 | 48.28 | $36,690 | $8,308 | $7,098 | 50.7 | 108.8 | 0.12 | 0.12 | $150 | $62,645 | $1.44 | 48.60 | 370 |
| 40-14-253-032 | 849 DICKINSON ST | 08/29/19 | $16,600 | WD | $83,000 | $31,600 | 38.07 | $63,252 | $31,061 | $11,313 | 80.8 | 128.8 | 0.21 | 0.21 | $205 | $78,673 | $1.81 | 71.21 | 370 |
| 40-14-253-056 | 627 DICKINSON ST | 11/01/19 | $10,400 | WD | $52,000 | $21,300 | 40.96 | $42,662 | $16,338 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $208 | $90,435 | $2.08 | 50.00 | 370 |
| 40-14-276-006 | 730 DICKINSON ST | 01/15/21 | $4,000 | WD | $20,000 | $17,800 | 89.00 | $35,556 | ($8,319) | $7,237 | 51.7 | 106.9 | 0.12 | 0.12 | $77 | $32,520 | $0.75 | 50.00 | 370 |
| 40-14-276-009 | 718 DICKINSON ST | 05/21/21 | $10,000 | WD | $50,000 | $17,500 | 35.00 | $35,051 | $22,687 | $7,738 | 55.3 | 122.2 | 0.14 | 0.14 | $181 | $71,429 | $1.64 | 50.00 | 370 |
| 40-14-276-010 | 714 DICKINSON ST | 03/04/19 | $9,000 | WD | $45,000 | $17,600 | 39.11 | $35,184 | $17,064 | $7,248 | 51.8 | 107.2 | 0.12 | 0.12 | $174 | $73,171 | $1.68 | 50.00 | 370 |
| 40-14-276-016 | 624 DICKINSON ST | 10/31/19 | $4,600 | WD | $23,000 | $18,700 | 81.30 | $37,315 | ($7,315) | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $92 | $40,000 | $0.92 | 50.00 | 370 |
| 40-14-276-019 | 616 DICKINSON ST | 10/19/20 | $85,500 | WD | $427,500 | $13,800 | 3.23 | $36,428 | $396,572 | $5,500 | 50.0 | 100.0 | 0.13 | 0.12 | $1,710 | $678,571 | $15.58 | 50.00 | 370 |
| 40-14-276-021 | 2023 CARTIER ST | 03/17/20 | $8,700 | PTA | $43,500 | $18,000 | 41.38 | $36,025 | $18,148 | $10,673 | 76.2 | 93.2 | 0.17 | 0.17 | $114 | $51,176 | $1.17 | 79.33 | 370 |
| 40-14-276-021 | 2023 CARTIER ST | 04/24/20 | $6,500 | WD | $32,500 | $18,000 | 55.38 | $36,025 | $7,148 | $10,673 | 76.2 | 93.2 | 0.17 | 0.17 | $85 | $38,235 | $0.88 | 79.33 | 370 |
| 40-14-276-022 | 2019 CARTIER ST | 03/20/19 | $6,400 | WD | $32,000 | $20,300 | 63.44 | $40,670 | $2,027 | $10,697 | 76.4 | 101.5 | 0.18 | 0.18 | $84 | $36,158 | $0.83 | 75.84 | 370 |
| 40-14-276-031 | 701 ST CLAIR ST | 07/23/20 | $4,200 | WD | $21,000 | $14,500 | 69.05 | $29,038 | ($1,038) | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $84 | $36,522 | $0.84 | 50.00 | 370 |
| 40-14-276-035 | 623 ST CLAIR ST | 12/20/19 | $9,700 | WD | $48,500 | $23,700 | 48.87 | $47,367 | $8,133 | $7,000 | 50.0 | 100.0 | 0.12 | 0.12 | $194 | $84,348 | $1.94 | 50.00 | 370 |
| | | Totals: | $953,944 | | $4,769,720 | $1,906,600 | | $3,828,868 | $1,676,113 | $735,261 | 5,281.3 | | 12.48 | 12.47 | | | | | |
| | | | | | | Sale. Ratio => | 39.97 | | | Average | | Average | | | | Average | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Std. Dev. => | 15.75 | per FF=> | $317 | per Net Acre=> | 134,336.22 | per SqFt=> | $3.08 | | |

it: 54 - CITY OF FLINT
tes/Values for Neighborhood 375.R-375, Last Edited: 10/26/2021

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

lues for Acreage Table 2: 'EXCESS ACERAGE'

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Acre: | 3,800 | 3 | Acre: | 11,400 | 10 | Acre: | 0 | 30 | Acre: 0 |
| .5 Acre: | 5,700 | 4 | Acre: | 0 | 15 | Acre: | 0 | 40 | Acre: 0 |
| Acre: | 7,600 | 5 | Acre: | 0 | 20 | Acre: | 0 | 50 | Acre: 0 |
| .5 Acre: | 9,500 | 7 | Acre: | 0 | 25 | Acre: | 0 | 100 | Acre: 0 |

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

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

alues 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 | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-11-329-014 | 2527 FLUSHING RD | 04/19/21 | $5,980 | WD | $29,900 | $12,800 | 42.81 | $25,566 | $9,974 | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $148 | $46,000 | $1.06 | 40.00 | 375 |
| 40-11-329-044 | 1055 MARQUETTE ST | 10/21/19 | $6,920 | WD | $34,600 | $14,600 | 42.20 | $29,173 | $11,755 | $6,328 | 45.2 | 114.4 | 0.13 | 0.13 | $153 | $52,824 | $1.21 | 50.00 | 375 |
| 40-11-380-021 | 1053 N CHEVROLET AVE | 12/04/20 | $10,000 | WD | $50,000 | $16,100 | 32.20 | $32,133 | $25,058 | $7,191 | 51.4 | 130.6 | 0.16 | 0.16 | $195 | $62,893 | $1.44 | 53.17 | 375 |
| 40-11-380-033 | 1009 N CHEVROLET AVE | 07/08/21 | $5,270 | QC | $26,350 | $18,300 | 69.45 | $36,666 | ($2,521) | $7,795 | 55.7 | 163.0 | 0.19 | 0.19 | $95 | $27,306 | $0.63 | 51.60 | 375 |
| 40-11-451-006 | 1050 N CHEVROLET AVE | 01/21/20 | $7,000 | WD | $35,000 | $22,800 | 65.14 | $45,521 | ($3,415) | $7,106 | 50.8 | 102.0 | 0.14 | 0.14 | $138 | $50,360 | $1.16 | 59.47 | 375 |
| 40-11-451-017 | 2313 FLUSHING RD | 05/20/21 | $6,100 | WD | $30,500 | $16,600 | 54.43 | $33,221 | $3,076 | $5,797 | 41.4 | 150.0 | 0.14 | 0.14 | $147 | $44,203 | $1.01 | 40.00 | 375 |
| 40-11-451-034 | 2400 BAGLEY ST | 01/05/21 | $8,600 | WD | $43,000 | $21,300 | 49.53 | $42,627 | $7,619 | $7,246 | 51.8 | 150.0 | 0.17 | 0.17 | $166 | $50,000 | $1.15 | 50.00 | 375 |
| 40-11-455-012 | 958 N CHEVROLET AVE | 12/11/20 | $4,300 | WD | $21,500 | $14,600 | 67.91 | $29,184 | ($717) | $6,967 | 49.8 | 114.6 | 0.15 | 0.15 | $86 | $29,655 | $0.68 | 55.00 | 375 |
| 40-11-455-013 | 954 N CHEVROLET AVE | 03/29/21 | $8,000 | WD | $40,000 | $17,400 | 43.50 | $34,769 | $12,324 | $7,093 | 50.7 | 118.8 | 0.15 | 0.15 | $158 | $53,333 | $1.22 | 55.00 | 375 |
| 40-11-455-021 | 971 WOODBRIDGE ST | 03/06/20 | $5,800 | WD | $29,000 | $17,700 | 61.03 | $35,334 | $760 | $7,094 | 50.7 | 106.8 | 0.14 | 0.14 | $114 | $40,845 | $0.94 | 58.00 | 375 |
| 40-11-456-002 | 912 BLAIR ST | 07/20/21 | $4,800 | WD | $24,000 | $14,800 | 61.67 | $29,577 | $85 | $5,662 | 40.4 | 99.4 | 0.11 | 0.11 | $119 | $43,636 | $1.00 | 48.00 | 375 |
| 40-11-456-004 | 908 BLAIR ST | 11/10/20 | $7,600 | WD | $38,000 | $18,200 | 47.89 | $36,430 | $7,535 | $5,965 | 42.6 | 110.3 | 0.12 | 0.12 | $178 | $62,295 | $1.43 | 48.00 | 375 |
| 40-11-456-014 | 2316 JOLIET ST | 01/06/20 | $4,200 | WD | $21,000 | $15,700 | 74.76 | $31,368 | ($4,571) | $5,797 | 41.4 | 150.0 | 0.14 | 0.14 | $101 | $30,435 | $0.70 | 40.00 | 375 |
| 40-11-458-006 | 2313 JOLIET ST | 03/05/21 | $9,000 | WD | $45,000 | $18,500 | 41.11 | $37,081 | $13,559 | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $223 | $69,231 | $1.59 | 40.00 | 375 |
| 40-11-478-010 | 1810 BAGLEY ST | 05/06/21 | $5,000 | WD | $25,000 | $14,600 | 58.40 | $29,125 | $1,670 | $5,795 | 41.4 | 95.9 | 0.11 | 0.11 | $121 | $45,455 | $1.04 | 50.00 | 375 |
| 40-11-479-026 | 904 DUPONT ST | 01/01/20 | $8,000 | LC | $40,000 | $20,400 | 51.00 | $40,823 | $5,057 | $5,880 | 42.0 | 98.8 | 0.11 | 0.11 | $190 | $70,796 | $1.63 | 50.00 | 375 |
| 40-11-479-031 | 1033 GLADWYN ST | 12/07/20 | $8,300 | WD | $41,500 | $11,600 | 27.95 | $31,410 | $16,890 | $6,800 | 42.3 | 156.5 | 0.18 | 0.14 | $196 | $45,109 | $1.04 | 40.00 | 375 |
| 40-11-481-022 | 1900 CADILLAC ST | 03/27/19 | $4,000 | WD | $20,000 | $14,400 | 72.00 | $28,810 | ($3,170) | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $99 | $30,769 | $0.71 | 40.00 | 375 |
| 40-11-481-022 | 1900 CADILLAC ST | 02/14/20 | $3,800 | WD | $19,000 | $14,400 | 75.79 | $28,810 | ($4,170) | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $94 | $29,231 | $0.67 | 40.00 | 375 |
| 40-11-481-024 | 1812 CADILLAC ST | 06/28/19 | $10,980 | WD | $54,900 | $15,600 | 28.42 | $31,209 | $28,961 | $5,270 | 37.6 | 124.0 | 0.11 | 0.11 | $292 | $96,316 | $2.21 | 40.00 | 375 |
| 40-14-203-007 | 2229 JOLIET ST | 02/05/21 | $4,000 | LC | $20,000 | $14,300 | 71.50 | $28,509 | ($2,869) | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $99 | $30,769 | $0.71 | 40.00 | 375 |
| 40-14-203-012 | 2209 JOLIET ST | 02/19/21 | $11,000 | WD | $55,000 | $18,600 | 33.82 | $37,122 | $23,518 | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $273 | $84,615 | $1.94 | 40.00 | 375 |
| 40-14-226-016 | 824 N CHEVROLET AVE | 05/19/20 | $6,400 | WD | $32,000 | $22,500 | 70.31 | $45,039 | ($4,589) | $8,450 | 60.4 | 153.4 | 0.20 | 0.20 | $106 | $31,527 | $0.72 | 57.67 | 375 |
| 40-14-226-017 | 820 N CHEVROLET AVE | 04/15/19 | $9,980 | WD | $49,900 | $20,400 | 40.88 | $40,703 | $16,336 | $7,139 | 51.0 | 145.6 | 0.17 | 0.17 | $196 | $59,760 | $1.37 | 50.00 | 375 |
| 40-14-226-021 | 804 N CHEVROLET AVE | 03/06/20 | $5,800 | WD | $29,000 | $19,500 | 67.24 | $38,913 | ($2,863) | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $115 | $35,583 | $0.82 | 50.00 | 375 |
| 40-14-226-021 | 804 N CHEVROLET AVE | 06/23/21 | $7,800 | WD | $39,000 | $19,500 | 50.00 | $38,913 | $7,137 | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $155 | $47,853 | $1.10 | 50.00 | 375 |
| 40-14-226-022 | 800 N CHEVROLET AVE | 04/15/19 | $9,000 | WD | $45,000 | $16,000 | 35.56 | $31,983 | $20,067 | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $179 | $55,215 | $1.27 | 50.00 | 375 |
| 40-14-226-023 | 772 N CHEVROLET AVE | 03/08/19 | $10,000 | WD | $50,000 | $19,800 | 39.60 | $39,577 | $17,473 | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $199 | $61,350 | $1.41 | 50.00 | 375 |
| 40-14-226-031 | 811 DUPONT ST | 03/17/20 | $8,700 | WD | $43,500 | $15,100 | 34.71 | $30,235 | $18,945 | $5,680 | 40.6 | 130.6 | 0.13 | 0.13 | $214 | $69,048 | $1.59 | 42.00 | 375 |
| 40-14-227-004 | 817 N CHEVROLET AVE | 05/24/19 | $5,400 | WD | $27,000 | $27,700 | 102.59 | $55,348 | ($21,298) | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $107 | $33,129 | $0.76 | 50.00 | 375 |
| 40-14-227-004 | 817 N CHEVROLET AVE | 01/22/20 | $12,880 | WD | $64,400 | $27,700 | 43.01 | $55,348 | $16,102 | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $256 | $79,018 | $1.81 | 50.00 | 375 |
| 40-14-227-009 | 777 N CHEVROLET AVE | 07/16/20 | $13,000 | WD | $65,000 | $16,900 | 26.00 | $33,882 | $43,706 | $12,588 | 100.7 | 284.0 | 0.33 | 0.16 | $129 | $39,877 | $0.92 | 100.00 | 375 |
| 40-14-227-014 | 761 N CHEVROLET AVE | 01/14/20 | $6,520 | WD | $32,600 | $20,100 | 61.66 | $40,244 | ($594) | $7,050 | 50.4 | 142.0 | 0.16 | 0.16 | $129 | $40,000 | $0.92 | 50.00 | 375 |
| 40-14-227-015 | 757 N CHEVROLET AVE | 01/08/20 | $6,800 | WD | $34,000 | $18,400 | 54.12 | $36,736 | $4,080 | $6,816 | 48.7 | 132.8 | 0.15 | 0.15 | $140 | $44,737 | $1.03 | 50.00 | 375 |
| 40-14-227-024 | 2016 JOLIET ST | 03/06/20 | $5,800 | WD | $29,000 | $16,200 | 55.86 | $32,478 | $2,162 | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $144 | $44,615 | $1.02 | 40.00 | 375 |
| 40-14-227-025 | 2012 JOLIET ST | 09/30/20 | $9,500 | WD | $47,500 | $15,400 | 32.42 | $30,819 | $22,321 | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $236 | $73,077 | $1.68 | 40.00 | 375 |
| 40-14-228-008 | 2017 JOLIET ST | 08/23/19 | $9,000 | WD | $45,000 | $18,000 | 40.00 | $36,009 | $14,631 | $5,640 | 40.3 | 142.0 | 0.13 | 0.13 | $223 | $69,231 | $1.59 | 40.00 | 375 |
| 40-14-230-004 | 802 DUPONT ST | 01/08/21 | $12,600 | WD | $63,000 | $18,400 | 29.21 | $36,849 | $32,243 | $6,092 | 43.5 | 145.6 | 0.14 | 0.14 | $290 | $88,112 | $2.02 | 42.67 | 375 |
| 40-14-230-010 | 718 N CHEVROLET AVE | 04/01/20 | $9,625 | WD | $48,125 | $22,700 | 47.17 | $45,393 | $10,377 | $7,645 | 54.6 | 167.0 | 0.19 | 0.19 | $176 | $50,130 | $1.15 | 50.00 | 375 |
| 40-14-230-017 | 644 N CHEVROLET AVE | 01/01/20 | $8,000 | LC | $40,000 | $21,600 | 54.00 | $43,231 | $4,437 | $7,668 | 54.8 | 168.0 | 0.19 | 0.19 | $146 | $41,451 | $0.95 | 50.00 | 375 |
| | | Totals: | $305,455 | | $1,527,275 | $719,200 | | $1,446,168 | $347,081 | $265,974 | 1,904.3 | | 6.07 | 5.87 | | | | | |
| | | | 600 | | | Sale. Ratio => | 47.09 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 16.78 | | | per FF=> | | $182 | per Net Acre=> | | 57,151.49 | per SqFt=> | | $1.31 | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 380.R-380, Last Edited: 12/16/2021

Frontages:
Frontage 'A': Description: 'STANDARD '  FF Rate: 150
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 |

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-12-355-002 | 925 COTTAGE GROVE AVE | 03/04/21 | $3,000 | WD | $15,000 | $14,900 | 99.33 | $29,831 | ($11,066) | $3,765 | 26.0 | 90.6 | 0.06 | 0.06 | $116 | $47,619 | $1.09 | 30.50 | 380 |
| 40-12-384-015 | 618 WOLCOTT ST | 07/07/20 | $1,200 | WD | $6,000 | $2,000 | 33.33 | $4,016 | $6,000 | $4,016 | 40.2 | 126.0 | 0.12 | 0.12 | $30 | $10,345 | $0.24 | 40.00 | 380 |
| 40-12-384-038 | 912 W UNIVERSITY AVE | 06/28/19 | $10,000 | WD | $50,000 | $24,200 | 48.40 | $48,402 | $13,457 | $11,859 | 81.8 | 118.5 | 0.23 | 0.23 | $122 | $43,668 | $1.00 | 84.00 | 380 |
| 40-13-103-013 | 1208 W FOURTH AVE | 10/24/19 | $15,000 | WD | $75,000 | $36,400 | 48.53 | $72,767 | $10,704 | $8,471 | 58.4 | 118.5 | 0.16 | 0.16 | $257 | $92,025 | $2.11 | 60.00 | 380 |
| 40-13-103-014 | 1216 W FOURTH AVE | 10/24/19 | $16,000 | WD | $80,000 | $42,300 | 52.88 | $84,567 | $7,574 | $12,141 | 83.7 | 118.5 | 0.23 | 0.23 | $191 | $68,376 | $1.57 | 86.00 | 380 |
| 40-13-104-001 | 626 COTTAGE GROVE AVE | 08/18/20 | $9,100 | WD | $45,500 | $22,100 | 48.57 | $44,172 | $7,225 | $5,897 | 40.7 | 60.0 | 0.08 | 0.08 | $224 | $112,346 | $2.58 | 58.70 | 380 |
| 40-13-106-005 | 524 MC ARAS CT | 06/17/19 | $6,000 | WD | $30,000 | $2,200 | 7.33 | $4,420 | $30,000 | $4,420 | 30.5 | 80.0 | 0.07 | 0.07 | $197 | $85,714 | $1.97 | 38.10 | 380 |
| | | Totals: | $60,300 | | $301,500 | $144,100 | | $288,175 | $63,894 | $50,569 | 361.2 | | 0.96 | 0.96 | | | | | |
| | | | 10000 | | | Sale. Ratio => | 47.79 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 27.47 | | | per FF=> | | $177 | per Net Acre=> | | 66,834.73 | per SqFt=> | | $1.53 | |

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

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 | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-12-430-011 | 720 MASON ST | 12/23/20 | $12,380 | PTA | $61,900 | $18,100 | 29.24 | $36,271 | $29,427 | $3,798 | 33.0 | 90.0 | 0.08 | 0.08 | $375 | $149,157 | $3.42 | 40.00 | 385 |
| 40-12-455-016 | 608 W UNIVERSITY AVE | 12/03/19 | $4,740 | WD | $23,700 | $6,500 | 27.43 | $13,023 | $13,621 | $2,944 | 25.6 | 90.0 | 0.06 | 0.06 | $185 | $74,063 | $1.70 | 31.00 | 385 |
| 40-12-455-018 | 605 STONE ST | 04/15/19 | $4,240 | WD | $21,200 | $22,500 | 106.13 | $45,054 | ($16,179) | $7,675 | 66.7 | 71.0 | 0.15 | 0.15 | $64 | $28,649 | $0.66 | 91.00 | 385 |
| 40-12-458-009 | 508 BEGOLE ST | 01/30/19 | $5,000 | WD | $25,000 | $2,500 | 10.00 | $4,986 | $25,000 | $4,986 | 43.4 | 134.2 | 0.13 | 0.13 | $115 | $37,879 | $0.87 | 43.00 | 385 |
| 40-12-459-029 | 502 W SECOND AVE | 05/23/19 | $13,000 | WD | $65,000 | $25,300 | 38.92 | $50,583 | $25,216 | $10,799 | 93.9 | 66.0 | 0.20 | 0.20 | $138 | $64,677 | $1.48 | 132.80 | 385 |
| 40-12-460-007 | 421 W UNIVERSITY AVE | 11/13/20 | $23,200 | WD | $116,000 | $22,400 | 19.31 | $44,859 | $76,099 | $4,958 | 43.1 | 82.0 | 0.10 | 0.10 | $538 | $225,243 | $5.17 | 54.70 | 385 |
| 40-12-476-010 | 221 W FOURTH AVE | 07/16/19 | $7,400 | WD | $37,000 | $21,800 | 58.92 | $43,667 | ($2,645) | $4,022 | 35.0 | 86.0 | 0.09 | 0.09 | $212 | $86,047 | $1.98 | 43.33 | 385 |
| 40-12-476-036 | 307 W FOURTH AVE | 04/14/20 | $26,000 | WD | $130,000 | $49,400 | 38.00 | $98,704 | $48,196 | $16,900 | 169.0 | 345.4 | 0.58 | 0.32 | $154 | $45,061 | $1.03 | 151.00 | 385 |
| 40-12-477-018 | 307 W UNIVERSITY AVE | 12/07/20 | $26,000 | WD | $130,000 | $27,900 | 21.46 | $55,818 | $82,747 | $8,565 | 74.5 | 99.0 | 0.20 | 0.20 | $349 | $133,333 | $3.06 | 86.00 | 385 |
| 40-12-481-009 | 419 W SECOND AVE | 06/26/21 | $6,000 | QC | $30,000 | $8,900 | 29.67 | $17,740 | $17,558 | $5,298 | 46.1 | 122.4 | 0.14 | 0.14 | $130 | $44,444 | $1.02 | 48.00 | 385 |
| 40-12-482-008 | 311 W SECOND AVE | 03/16/21 | $19,000 | WD | $95,000 | $16,900 | 17.79 | $33,872 | $66,377 | $5,249 | 45.6 | 110.0 | 0.13 | 0.13 | $416 | $150,794 | $3.46 | 50.00 | 385 |
| 40-13-226-018 | MASON ST | 03/19/20 | $500 | WD | $2,500 | $3,800 | 152.00 | $7,590 | $2,500 | $7,590 | 66.0 | 132.0 | 0.20 | 0.20 | $8 | $2,500 | $0.06 | 66.00 | 385 |
| | | Totals: | $147,460 | | $737,300 | $226,000 | | $452,167 | $367,917 | $82,784 | 741.9 | | 2.05 | 1.79 | | | | | |
| | | | | | | Sale. Ratio => | 30.65 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 42.03 | | | per FF=> | $496 | | per Net Acre=> | 179,471.71 | | per SqFt=> | $4.12 | | |

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

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: 10/08/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 180 195 too high
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

175

| Parcel Number | Street Address | Sale Date | :0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-401-012 | 1901 TUSCOLA AVE | 06/25/20 | $13,000 | WD | $65,000 | $32,400 | 49.85 | $64,831 | $15,393 | $15,224 | 84.6 | 95.1 | 0.20 | 0.20 | $154 | $65,327 | $1.50 | 91.33 | 390 |
| 41-08-401-025 | 2037 TUSCOLA AVE | 06/26/19 | $8,400 | WD | $42,000 | $21,600 | 51.43 | $43,156 | $7,844 | $9,000 | 50.0 | 110.0 | 0.13 | 0.13 | $168 | $66,667 | $1.53 | 50.00 | 390 |
| 41-08-402-007 | 2217 TUSCOLA AVE | 12/08/20 | $13,000 | WD | $65,000 | $23,700 | 36.46 | $47,380 | $26,620 | $9,000 | 50.0 | 110.0 | 0.13 | 0.13 | $260 | $103,175 | $2.37 | 50.00 | 390 |
| 41-08-403-007 | 2016 TUSCOLA AVE | 08/05/20 | $9,200 | WD | $46,000 | $18,300 | 39.78 | $36,519 | $18,274 | $8,793 | 48.9 | 105.0 | 0.12 | 0.12 | $188 | $76,033 | $1.75 | 50.00 | 390 |
| 41-08-404-002 | 309 LAFAYETTE ST | 07/02/20 | $9,000 | WD | $45,000 | $39,200 | 87.11 | $78,486 | ($24,086) | $9,400 | 52.2 | 120.0 | 0.14 | 0.14 | $172 | $65,217 | $1.50 | 50.00 | 390 |
| 41-08-404-009 | 2024 GOLD AVE | 08/13/20 | $21,400 | WD | $107,000 | $31,600 | 29.53 | $63,115 | $52,678 | $8,793 | 48.9 | 105.0 | 0.12 | 0.12 | $438 | $176,860 | $4.06 | 50.00 | 390 |
| 41-08-405-006 | 301 HASTINGS ST | 09/15/20 | $18,000 | WD | $90,000 | $45,100 | 50.11 | $90,293 | $8,288 | $8,581 | 47.7 | 100.0 | 0.12 | 0.12 | $378 | $156,522 | $3.59 | 50.00 | 390 |
| 41-08-405-008 | 305 HASTINGS ST | 04/22/20 | $13,980 | WD | $69,900 | $36,100 | 51.65 | $72,174 | $6,307 | $8,581 | 47.7 | 100.0 | 0.12 | 0.12 | $293 | $121,565 | $2.79 | 50.00 | 390 |
| 41-08-405-009 | 202 S VERNON AVE | 11/12/20 | $6,800 | WD | $34,000 | $26,000 | 76.47 | $51,991 | ($7,327) | $10,664 | 59.2 | 107.2 | 0.15 | 0.15 | $115 | $45,946 | $1.05 | 60.00 | 390 |
| 41-08-405-016 | 306 S VERNON AVE | 10/24/19 | $7,400 | WD | $37,000 | $16,400 | 44.32 | $32,853 | $12,838 | $8,691 | 48.3 | 102.6 | 0.12 | 0.12 | $153 | $62,712 | $1.44 | 50.00 | 390 |
| 41-08-405-017 | 2105 GLENDALE AVE | 04/26/19 | $13,780 | WD | $68,900 | $37,700 | 54.72 | $75,384 | $12,316 | $18,800 | 104.4 | 120.0 | 0.28 | 0.28 | $132 | $50,109 | $1.15 | 100.00 | 390 |
| 41-08-406-008 | 202 CHANDLER AVE | 02/24/21 | $14,780 | WD | $73,900 | $31,100 | 42.08 | $62,117 | $22,193 | $10,410 | 57.8 | 102.2 | 0.14 | 0.14 | $256 | $104,823 | $2.41 | 60.00 | 390 |
| 41-08-406-009 | 208 CHANDLER AVE | 11/13/20 | $19,000 | WD | $95,000 | $24,800 | 26.11 | $49,591 | $54,141 | $8,732 | 48.5 | 103.5 | 0.12 | 0.12 | $392 | $159,664 | $3.67 | 50.00 | 390 |
| 41-08-427-011 | 213 S CUMBERLAND ST | 04/22/19 | $11,000 | WD | $55,000 | $24,300 | 44.18 | $48,504 | $15,857 | $9,361 | 52.0 | 91.8 | 0.13 | 0.13 | $212 | $85,938 | $1.97 | 52.00 | 390 |
| 41-08-427-018 | 138 COMMONWEALTH AVE | 03/20/20 | $5,000 | WD | $25,000 | $25,500 | 102.00 | $51,005 | ($17,365) | $8,640 | 48.0 | 110.0 | 0.12 | 0.12 | $104 | $41,322 | $0.95 | 48.00 | 390 |
| 41-08-428-017 | 2419 GOLD AVE | 10/29/20 | $13,580 | WD | $67,900 | $24,500 | 36.08 | $49,039 | $27,422 | $8,561 | 47.6 | 108.0 | 0.12 | 0.12 | $286 | $114,118 | $2.62 | 48.00 | 390 |
| 41-08-429-005 | 2322 GOLD AVE | 08/12/20 | $15,000 | WD | $75,000 | $27,700 | 36.93 | $55,314 | $29,182 | $9,496 | 52.8 | 100.0 | 0.13 | 0.13 | $284 | $118,110 | $2.71 | 55.33 | 390 |
| 41-08-429-010 | 2414 GOLD AVE | 08/03/20 | $15,780 | WD | $78,900 | $33,600 | 42.59 | $67,232 | $20,145 | $8,477 | 47.1 | 112.0 | 0.12 | 0.12 | $335 | $131,500 | $3.02 | 46.67 | 390 |
| 41-08-429-018 | 214 S CUMBERLAND ST | 03/01/19 | $12,400 | WD | $62,000 | $31,200 | 50.32 | $62,497 | $10,251 | $10,748 | 59.7 | 115.3 | 0.15 | 0.15 | $208 | $80,519 | $1.85 | 58.33 | 390 |
| 41-08-429-018 | 214 S CUMBERLAND ST | 03/10/19 | $12,400 | QC | $62,000 | $31,200 | 50.32 | $62,497 | $10,251 | $10,748 | 59.7 | 115.3 | 0.15 | 0.15 | $208 | $80,519 | $1.85 | 58.33 | 390 |
| 41-08-429-021 | 314 COMMONWEALTH AVE | 01/29/21 | $16,400 | WD | $82,000 | $23,600 | 28.78 | $47,212 | $44,688 | $9,900 | 55.0 | 110.0 | 0.14 | 0.14 | $298 | $117,986 | $2.71 | 55.00 | 390 |
| | | **Totals:** | **$269,300** | | **$1,346,500** | **$605,600** | | **$1,211,190** | **$345,910** | **$210,600** | **1,170.0** | | **2.92** | **2.92** | | | | | |
| | | | 1300 | | | **Sale. Ratio =>** | **44.98** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **18.80** | | | **per FF=>** | **$296** | | **per Net Acre=>** | **118,300.27** | | **per SqFt=>** | **$2.72** | | |

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

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

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

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

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

too high

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

225

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-330-002 | 402 S FRANKLIN AVE | 09/04/20 | $9,500 | WD | $47,500 | $41,000 | 86.32 | $82,060 | ($9,783) | $24,777 | 82.6 | 117.2 | 0.22 | 0.22 | $115 | $44,186 | $1.01 | 80.00 | 395 |
| 41-08-331-004 | 1920 GLENDALE AVE | 01/23/19 | $16,300 | WD | $81,500 | $50,700 | 62.21 | $101,345 | ($2,683) | $17,162 | 57.2 | 100.0 | 0.14 | 0.14 | $285 | $118,116 | $2.71 | 60.00 | 395 |
| 41-08-379-004 | 502 S FRANKLIN AVE | 04/17/19 | $19,800 | WD | $99,000 | $44,200 | 44.65 | $88,396 | $34,248 | $23,644 | 78.8 | 121.2 | 0.21 | 0.21 | $251 | $94,737 | $2.17 | 75.10 | 395 |
| 41-08-379-015 | 526 S FRANKLIN AVE | 04/29/19 | $20,000 | PTA | $100,000 | $47,900 | 47.90 | $95,831 | $21,700 | $17,531 | 58.4 | 150.3 | 0.17 | 0.17 | $342 | $116,279 | $2.67 | 50.00 | 395 |
| 41-08-379-016 | 602 S FRANKLIN AVE | 01/11/20 | $16,000 | LC | $80,000 | $54,300 | 67.88 | $108,538 | ($11,007) | $17,531 | 58.4 | 150.3 | 0.17 | 0.17 | $274 | $93,023 | $2.14 | 50.00 | 395 |
| 41-08-379-021 | 1817 MONTCLAIR AVE | 02/15/19 | $17,500 | WD | $87,500 | $41,200 | 47.09 | $82,374 | $20,156 | $15,030 | 50.1 | 110.0 | 0.13 | 0.13 | $349 | $137,795 | $3.16 | 50.10 | 395 |
| 41-08-380-009 | 605 S FRANKLIN AVE | 12/29/20 | $15,400 | WD | $77,000 | $31,300 | 40.65 | $62,531 | $30,136 | $15,667 | 52.2 | 120.0 | 0.14 | 0.14 | $295 | $111,594 | $2.56 | 50.00 | 395 |
| 41-08-380-017 | 1901 MONTCLAIR AVE | 07/08/19 | $27,000 | WD | $135,000 | $69,400 | 51.41 | $138,860 | $14,892 | $18,752 | 62.5 | 119.4 | 0.16 | 0.16 | $432 | $164,634 | $3.78 | 60.00 | 395 |
| 41-08-384-020 | 806 S FRANKLIN AVE | 07/22/21 | $7,200 | QC | $36,000 | $36,800 | 102.22 | $73,622 | ($20,091) | $17,531 | 58.4 | 150.3 | 0.17 | 0.17 | $123 | $41,860 | $0.96 | 50.00 | 395 |
| 41-08-407-005 | 431 LAFAYETTE ST | 06/29/21 | $21,800 | WD | $109,000 | $55,800 | 51.19 | $111,638 | $32,792 | $35,430 | 118.1 | 170.0 | 0.37 | 0.37 | $185 | $58,760 | $1.35 | 95.00 | 395 |
| 41-08-407-013 | 2019 E SECOND ST | 07/10/20 | $26,000 | WD | $130,000 | $62,200 | 47.85 | $124,469 | $25,252 | $19,721 | 65.7 | 157.1 | 0.20 | 0.20 | $396 | $131,313 | $3.01 | 55.00 | 395 |
| 41-08-407-018 | 450 COMMONWEALTH AVE | 10/29/20 | $22,000 | WD | $110,000 | $42,800 | 38.91 | $85,588 | $40,315 | $15,903 | 53.0 | 123.7 | 0.14 | 0.14 | $415 | $154,930 | $3.56 | 50.00 | 395 |
| 41-08-409-005 | 426 S VERNON AVE | 01/12/21 | $15,980 | WD | $79,900 | $31,200 | 39.05 | $62,475 | $32,843 | $15,418 | 51.4 | 116.3 | 0.13 | 0.13 | $311 | $120,150 | $2.76 | 50.00 | 395 |
| 41-08-409-007 | 2113 E SECOND ST | 02/15/19 | $23,980 | WD | $119,900 | $63,100 | 52.63 | $126,250 | $16,191 | $22,541 | 75.1 | 110.3 | 0.19 | 0.19 | $319 | $126,211 | $2.90 | 75.02 | 395 |
| 41-08-410-002 | 363 COMMONWEALTH AVE | 12/21/20 | $21,900 | WD | $109,500 | $31,800 | 29.04 | $63,554 | $59,984 | $14,038 | 46.8 | 96.3 | 0.11 | 0.11 | $468 | $197,297 | $4.53 | 50.00 | 395 |
| 41-08-410-005 | 411 S VERNON AVE | 12/11/20 | $18,000 | WD | $90,000 | $41,200 | 45.78 | $82,439 | $21,061 | $13,500 | 45.0 | 110.0 | 0.11 | 0.11 | $400 | $157,895 | $3.62 | 45.00 | 395 |
| 41-08-410-009 | 412 CHANDLER AVE | 10/09/20 | $19,800 | WD | $99,000 | $37,700 | 38.08 | $75,359 | $37,141 | $13,500 | 45.0 | 110.0 | 0.11 | 0.11 | $440 | $173,684 | $3.99 | 45.00 | 395 |
| 41-08-431-013 | 420 GREENFIELD AVE | 09/03/21 | $19,980 | WD | $99,900 | $44,900 | 44.94 | $89,782 | $37,118 | $27,000 | 90.0 | 110.0 | 0.23 | 0.23 | $222 | $88,018 | $2.02 | 90.00 | 395 |
| 41-08-431-015 | 2409 E SECOND ST | 03/05/20 | $18,980 | WD | $94,900 | $36,400 | 38.36 | $72,729 | $37,838 | $15,667 | 52.2 | 120.0 | 0.14 | 0.14 | $363 | $137,536 | $3.16 | 50.00 | 395 |
| 41-08-432-016 | 410 CHALMERS ST | 09/13/19 | $10,420 | WD | $52,100 | $31,500 | 60.46 | $62,968 | $3,724 | $14,592 | 48.6 | 91.5 | 0.11 | 0.11 | $214 | $93,036 | $2.14 | 53.33 | 395 |
| 41-08-432-021 | 434 CHALMERS ST | 04/23/21 | $28,800 | WD | $144,000 | $56,800 | 39.44 | $113,670 | $60,472 | $30,142 | 100.5 | 118.0 | 0.26 | 0.26 | $287 | $109,506 | $2.51 | 97.00 | 395 |
| 41-08-432-025 | 2521 E SECOND ST | 09/22/20 | $21,600 | WD | $108,000 | $50,700 | 46.94 | $101,350 | $25,572 | $18,922 | 63.1 | 119.9 | 0.17 | 0.17 | $342 | $130,120 | $2.99 | 60.40 | 395 |
| 41-08-433-009 | 433 CHALMERS ST | 11/07/19 | $17,400 | WD | $87,000 | $45,800 | 52.64 | $91,586 | $16,617 | $21,203 | 70.7 | 120.0 | 0.19 | 0.19 | $246 | $93,548 | $2.15 | 67.90 | 395 |
| 41-08-451-004 | 2014 E SECOND ST | 04/12/21 | $10,000 | LC | $50,000 | $45,100 | 90.20 | $90,250 | ($24,583) | $15,667 | 52.2 | 120.0 | 0.14 | 0.14 | $191 | $72,464 | $1.66 | 50.00 | 395 |
| 41-08-451-015 | 602 COMMONWEALTH AVE | 03/31/21 | $29,600 | WD | $148,000 | $45,500 | 30.74 | $90,966 | $72,383 | $15,349 | 51.2 | 115.2 | 0.13 | 0.13 | $579 | $224,242 | $5.15 | 50.00 | 395 |
| 41-08-451-019 | 614 COMMONWEALTH AVE | 07/22/20 | $19,980 | WD | $99,900 | $31,500 | 31.53 | $62,939 | $50,538 | $13,577 | 45.3 | 90.1 | 0.10 | 0.10 | $441 | $193,981 | $4.45 | 50.00 | 395 |
| 41-08-451-020 | 618 COMMONWEALTH AVE | 01/23/19 | $11,200 | WD | $56,000 | $44,600 | 79.64 | $89,253 | ($20,170) | $13,083 | 43.6 | 83.7 | 0.10 | 0.10 | $257 | $116,667 | $2.68 | 50.00 | 395 |
| 41-08-451-020 | 618 COMMONWEALTH AVE | 05/31/19 | $19,700 | WD | $98,500 | $44,600 | 45.28 | $89,253 | $22,330 | $13,083 | 43.6 | 83.7 | 0.10 | 0.10 | $452 | $205,208 | $4.71 | 50.00 | 395 |
| 41-08-451-020 | 618 COMMONWEALTH AVE | 07/09/21 | $25,980 | WD | $129,900 | $44,600 | 34.33 | $89,253 | $53,730 | $13,083 | 43.6 | 83.7 | 0.10 | 0.10 | $596 | $270,625 | $6.21 | 50.00 | 395 |
| 41-08-451-021 | 2001 MONTCLAIR AVE | 02/20/20 | $15,320 | WD | $76,600 | $50,600 | 66.06 | $101,121 | ($376) | $24,145 | 80.5 | 98.0 | 0.19 | 0.19 | $190 | $79,792 | $1.83 | 85.27 | 395 |
| 41-08-453-010 | 620 ROOME CT | 08/23/19 | $13,700 | WD | $68,500 | $37,700 | 55.04 | $75,460 | $8,040 | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $274 | $108,730 | $2.50 | 50.00 | 395 |
| 41-08-453-013 | 628 ROOME CT | 03/06/20 | $19,000 | WD | $95,000 | $53,200 | 56.00 | $106,469 | $3,531 | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $380 | $150,794 | $3.46 | 50.00 | 395 |
| 41-08-453-013 | 628 ROOME CT | 01/29/21 | $23,000 | WD | $115,000 | $53,200 | 46.26 | $106,469 | $23,531 | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $460 | $182,540 | $4.19 | 50.00 | 395 |
| 41-08-454-006 | 625 ROOME CT | 12/10/20 | $22,200 | WD | $111,000 | $39,000 | 35.14 | $77,904 | $47,751 | $14,655 | 48.9 | 105.0 | 0.12 | 0.12 | $454 | $183,471 | $4.21 | 50.00 | 395 |
| 41-08-454-011 | 606 S VERNON AVE | 07/07/21 | $27,000 | WD | $135,000 | $34,200 | 25.33 | $68,455 | $81,200 | $14,655 | 48.9 | 105.0 | 0.12 | 0.12 | $553 | $223,140 | $5.12 | 50.00 | 395 |
| 41-08-455-021 | 530 CHANDLER AVE | 10/01/20 | $23,400 | WD | $117,000 | $43,900 | 37.52 | $91,581 | $40,419 | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $468 | $185,714 | $4.26 | 50.00 | 395 |
| 41-08-455-026 | 618 CHANDLER AVE | 07/17/19 | $9,700 | WD | $48,500 | $35,200 | 72.58 | $70,452 | ($6,952) | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $194 | $76,984 | $1.77 | 50.00 | 395 |
| 41-08-455-026 | 618 CHANDLER AVE | 02/20/20 | $16,800 | WD | $84,000 | $35,200 | 41.90 | $70,452 | $28,548 | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $336 | $133,333 | $3.06 | 50.00 | 395 |
| 41-08-455-029 | 2211 WINDEMERE AVE | 06/25/19 | $16,400 | WD | $82,000 | $54,900 | 66.95 | $109,768 | $3,696 | $31,464 | 104.9 | 100.0 | 0.25 | 0.25 | $156 | $64,822 | $1.49 | 110.00 | 395 |
| 41-08-456-010 | 715 S FRANKLIN AVE | 08/16/19 | $9,500 | WD | $47,500 | $47,900 | 100.84 | $95,806 | ($31,151) | $17,155 | 57.2 | 143.9 | 0.17 | 0.17 | $166 | $57,576 | $1.32 | 50.00 | 395 |
| 41-08-456-010 | 715 S FRANKLIN AVE | 10/26/20 | $33,000 | WD | $165,000 | $47,900 | 29.03 | $95,806 | $86,349 | $17,155 | 57.2 | 143.9 | 0.17 | 0.17 | $577 | $200,000 | $4.59 | 50.00 | 395 |
| 41-08-456-011 | 719 S FRANKLIN AVE | 03/28/19 | $19,000 | WD | $95,000 | $46,700 | 49.16 | $93,304 | $18,201 | $16,505 | 55.0 | 133.2 | 0.15 | 0.15 | $345 | $124,183 | $2.85 | 50.00 | 395 |
| 41-08-458-008 | 2128 WINDEMERE AVE | 09/23/19 | $13,400 | WD | $67,000 | $39,200 | 58.51 | $78,425 | $5,737 | $17,162 | 57.2 | 100.0 | 0.14 | 0.14 | $234 | $97,101 | $2.23 | 60.00 | 395 |
| 41-08-458-013 | 2123 MOUNTAIN AVE | 04/02/20 | $16,980 | WD | $84,900 | $42,100 | 49.59 | $84,225 | $17,837 | $17,162 | 57.2 | 100.0 | 0.14 | 0.14 | $297 | $123,043 | $2.82 | 60.00 | 395 |
| 41-08-458-014 | 2201 MONTCLAIR AVE | 02/27/20 | $19,960 | WD | $99,800 | $52,800 | 52.91 | $105,535 | $27,447 | $33,182 | 110.6 | 96.1 | 0.26 | 0.26 | $180 | $76,475 | $1.76 | 118.35 | 395 |
| 41-08-459-005 | 2008 WINDEMERE AVE | 06/18/21 | $20,600 | WD | $103,000 | $33,400 | 32.43 | $66,735 | $50,567 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $432 | $179,130 | $4.11 | 50.00 | 395 |
| 41-08-459-008 | 809 COMMONWEALTH AVE | 06/08/21 | $16,400 | WD | $82,000 | $41,000 | 50.00 | $81,911 | $15,453 | $15,364 | 51.2 | 115.4 | 0.13 | 0.13 | $320 | $124,242 | $2.85 | 50.00 | 395 |
| 41-08-459-015 | 2102 MOUNTAIN AVE | 01/03/20 | $19,200 | WD | $96,000 | $50,800 | 52.92 | $101,528 | $8,774 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $403 | $166,957 | $3.83 | 50.00 | 395 |

17000

| | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-459-024 | 1917 E COURT ST | 05/06/20 | $26,980 | WD | $134,900 | $56,900 | 42.18 | $113,802 | $40,679 | $19,581 | 65.3 | 105.8 | 0.16 | 0.16 | $413 | $166,543 | $3.82 | 66.55 | 395 |
| 41-08-459-030 | 2021 E COURT ST | 02/08/19 | $18,800 | WD | $94,000 | $38,800 | 41.28 | $77,644 | $30,658 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $394 | $163,478 | $3.75 | 50.00 | 395 |
| 41-08-459-032 | 2101 E COURT ST | 04/16/19 | $21,980 | WD | $109,900 | $46,600 | 42.40 | $93,191 | $31,011 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $461 | $191,130 | $4.39 | 50.00 | 395 |
| 41-08-476-006 | 523 CHANDLER AVE | 08/26/20 | $17,500 | WD | $87,500 | $46,000 | 52.57 | $92,050 | $9,752 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $367 | $152,174 | $3.49 | 50.00 | 395 |
| 41-08-476-007 | 527 CHANDLER AVE | 08/18/20 | $13,980 | WD | $69,900 | $36,200 | 51.79 | $72,326 | $11,876 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $293 | $121,565 | $2.79 | 50.00 | 395 |
| 41-08-476-012 | 617 CHANDLER AVE | 06/24/21 | $23,000 | WD | $115,000 | $36,300 | 31.57 | $72,540 | $56,762 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $482 | $200,000 | $4.59 | 50.00 | 395 |
| 41-08-477-002 | 2408 E SECOND ST | 10/18/19 | $15,600 | WD | $78,000 | $52,500 | 67.31 | $105,047 | ($11,322) | $15,725 | 52.4 | 120.9 | 0.14 | 0.14 | $298 | $112,230 | $2.58 | 50.00 | 395 |
| 41-08-477-005 | 502 GREENFIELD AVE | 04/16/21 | $13,000 | WD | $65,000 | $37,200 | 57.23 | $77,916 | $5,945 | $18,861 | 62.9 | 120.8 | 0.17 | 0.17 | $207 | $78,313 | $1.80 | 60.00 | 395 |
| 41-08-478-017 | 522 CHALMERS ST | 07/02/21 | $14,000 | OTH | $70,000 | $37,600 | 53.71 | $75,271 | $6,729 | $12,000 | 40.0 | 110.0 | 0.10 | 0.10 | $350 | $138,614 | $3.18 | 40.00 | 395 |
| 41-08-479-020 | 530 S MEADE ST | 12/09/19 | $12,980 | WD | $64,900 | $33,500 | 51.62 | $66,902 | $12,435 | $14,437 | 48.1 | 125.8 | 0.13 | 0.13 | $270 | $99,846 | $2.29 | 45.00 | 395 |
| 41-08-479-024 | 610 S MEADE ST | 01/16/19 | $7,980 | WD | $39,900 | $36,800 | 92.23 | $73,546 | ($19,209) | $14,437 | 48.1 | 125.8 | 0.13 | 0.13 | $166 | $61,385 | $1.41 | 45.00 | 395 |
| 41-08-479-024 | 610 S MEADE ST | 08/19/21 | $16,605 | WD | $83,023 | $36,800 | 44.33 | $73,546 | $23,914 | $14,437 | 48.1 | 125.8 | 0.13 | 0.13 | $345 | $127,728 | $2.93 | 45.00 | 395 |
| 41-08-483-002 | 2206 MOUNTAIN AVE | 01/13/21 | $23,800 | WD | $119,000 | $5,200 | 4.37 | $84,096 | $45,392 | $10,488 | 47.7 | 100.0 | 0.13 | 0.12 | $499 | $188,889 | $4.34 | 50.00 | 395 |
| 41-08-483-011 | 2402 MOUNTAIN AVE | 10/13/20 | $19,700 | WD | $98,500 | $34,500 | 35.03 | $68,917 | $43,885 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $413 | $171,304 | $3.93 | 50.00 | 395 |
| 41-08-483-019 | 2209 E COURT ST | 08/28/20 | $10,000 | WD | $50,000 | $33,300 | 66.60 | $66,598 | ($2,296) | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $210 | $86,957 | $2.00 | 50.00 | 395 |
| 41-08-483-019 | 2209 E COURT ST | 04/16/21 | $19,800 | WD | $99,000 | $33,300 | 33.64 | $66,598 | $46,704 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $415 | $172,174 | $3.95 | 50.00 | 395 |
| 41-08-483-029 | 2401 E COURT ST | 09/24/20 | $21,400 | WD | $107,000 | $40,100 | 37.48 | $80,204 | $41,098 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $449 | $186,087 | $4.27 | 50.00 | 395 |
| 41-08-483-031 | 2405 E COURT ST | 09/10/20 | $17,980 | WD | $89,900 | $38,300 | 42.60 | $76,588 | $27,614 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $377 | $156,348 | $3.59 | 50.00 | 395 |
| 41-08-484-020 | 2517 E COURT ST | 07/27/21 | $21,500 | WD | $107,500 | $38,100 | 35.44 | $76,284 | $42,658 | $11,442 | 38.1 | 100.0 | 0.09 | 0.09 | $564 | $233,696 | $5.36 | 40.00 | 395 |
| 41-17-129-021 | 916 S FRANKLIN AVE | 06/16/21 | $12,000 | WD | $60,000 | $35,400 | 59.00 | $70,728 | $6,788 | $17,516 | 58.4 | 150.0 | 0.17 | 0.17 | $206 | $69,767 | $1.60 | 50.00 | 395 |
| 41-17-129-025 | 932 S FRANKLIN AVE | 03/19/20 | $13,280 | WD | $66,400 | $50,700 | 76.36 | $101,489 | ($17,573) | $17,516 | 58.4 | 150.0 | 0.17 | 0.17 | $227 | $77,209 | $1.77 | 50.00 | 395 |
| 41-17-129-028 | 1010 S FRANKLIN AVE | 08/30/19 | $12,800 | WD | $64,000 | $40,300 | 62.97 | $80,565 | $951 | $17,516 | 58.4 | 150.0 | 0.17 | 0.17 | $219 | $74,419 | $1.71 | 50.00 | 395 |
| 41-17-130-016 | 909 S FRANKLIN AVE | 06/14/19 | $18,400 | WD | $92,000 | $47,300 | 51.41 | $94,656 | $9,022 | $11,678 | 38.9 | 118.0 | 0.10 | 0.10 | $473 | $180,392 | $4.14 | 37.58 | 395 |
| 41-17-201-002 | 912 LAFAYETTE ST | 01/13/20 | $19,000 | WD | $95,000 | $50,600 | 53.26 | $101,224 | $8,078 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $399 | $165,217 | $3.79 | 50.00 | 395 |
| 41-17-202-001 | 2002 E COURT ST | 11/05/20 | $16,600 | WD | $83,000 | $57,300 | 69.04 | $114,502 | ($13,081) | $18,421 | 61.4 | 100.0 | 0.15 | 0.15 | $270 | $112,162 | $2.57 | 64.40 | 395 |
| 41-17-202-010 | 2108 E COURT ST | 04/28/21 | $21,000 | WD | $105,000 | $36,500 | 34.76 | $72,937 | $46,365 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $440 | $182,609 | $4.19 | 50.00 | 395 |
| 41-17-202-021 | 2025 PIERCE ST | 02/10/20 | $17,980 | WD | $89,900 | $40,000 | 44.49 | $79,971 | $24,231 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $377 | $156,348 | $3.59 | 50.00 | 395 |
| 41-17-202-026 | 2113 PIERCE ST | 09/08/21 | $17,200 | WD | $86,000 | $35,300 | 41.05 | $70,636 | $29,666 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $361 | $149,565 | $3.43 | 50.00 | 395 |
| 41-17-203-012 | 2114 PIERCE ST | 06/21/21 | $22,200 | WD | $111,000 | $30,900 | 27.84 | $61,776 | $63,526 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $466 | $193,043 | $4.43 | 50.00 | 395 |
| 41-17-203-014 | 2122 PIERCE ST | 12/03/20 | $19,000 | WD | $95,000 | $40,600 | 42.74 | $81,189 | $28,113 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $399 | $165,217 | $3.79 | 50.00 | 395 |
| 41-17-203-020 | 2019 HILLS ST | 06/14/19 | $23,180 | WD | $115,900 | $44,500 | 38.40 | $88,953 | $41,249 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $486 | $201,565 | $4.63 | 50.00 | 395 |
| 41-17-203-022 | 2031 HILLS ST | 04/24/20 | $21,000 | WD | $105,000 | $38,100 | 36.29 | $76,288 | $43,014 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $440 | $182,609 | $4.19 | 50.00 | 395 |
| 41-17-204-003 | 2014 HILLS ST | 07/16/20 | $18,000 | WD | $90,000 | $47,900 | 53.22 | $95,848 | $8,532 | $14,380 | 47.9 | 101.1 | 0.12 | 0.12 | $376 | $155,172 | $3.56 | 50.00 | 395 |
| 41-17-204-011 | 1052 W VERNON DR | 01/24/20 | $24,000 | WD | $120,000 | $50,100 | 41.75 | $100,270 | $42,260 | $22,530 | 75.1 | 95.5 | 0.18 | 0.18 | $320 | $135,593 | $3.11 | 80.70 | 395 |
| 41-17-204-017 | 2101 CALUMET ST | 12/05/19 | $16,300 | WD | $81,500 | $41,500 | 50.92 | $82,916 | $14,402 | $15,818 | 52.7 | 101.1 | 0.13 | 0.13 | $309 | $127,344 | $2.92 | 55.00 | 395 |
| 41-17-206-001 | 1105 LAFAYETTE ST | 07/27/20 | $18,900 | WD | $94,500 | $58,200 | 61.59 | $116,324 | ($3,824) | $18,000 | 60.0 | 110.0 | 0.15 | 0.15 | $315 | $124,342 | $2.85 | 60.00 | 395 |
| 41-17-206-003 | 2014 CALUMET ST | 01/11/19 | $23,000 | WD | $115,000 | $63,300 | 55.04 | $126,643 | $6,448 | $18,091 | 60.3 | 160.0 | 0.18 | 0.18 | $381 | $125,000 | $2.87 | 50.00 | 395 |
| 41-17-206-007 | 2108 CALUMET ST | 04/25/19 | $27,980 | WD | $139,900 | $70,800 | 50.61 | $141,572 | $14,635 | $16,307 | 54.4 | 130.0 | 0.15 | 0.15 | $515 | $187,785 | $4.31 | 50.00 | 395 |
| 41-17-206-008 | 1111 LAFAYETTE ST | 12/27/19 | $14,800 | WD | $74,000 | $36,400 | 49.19 | $72,825 | $16,175 | $15,000 | 50.0 | 110.0 | 0.13 | 0.13 | $296 | $117,460 | $2.70 | 50.00 | 395 |
| 41-17-206-013 | 2023 BROOKSIDE DR | 08/20/21 | $26,000 | WD | $130,000 | $51,200 | 39.38 | $102,326 | $46,995 | $19,321 | 64.4 | 182.5 | 0.21 | 0.21 | $404 | $124,402 | $2.86 | 50.00 | 395 |
| 41-17-206-021 | 1120 W VERNON DR | 11/15/19 | $12,780 | WD | $63,900 | $46,500 | 72.77 | $92,943 | ($7,449) | $21,594 | 72.0 | 136.3 | 0.17 | 0.20 | $178 | $76,071 | $1.75 | 64.67 | 395 |
| 41-17-226-024 | 2301 PIERCE ST | 05/21/21 | $19,000 | WD | $95,000 | $30,400 | 32.00 | $60,717 | $48,585 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $399 | $165,217 | $3.79 | 50.00 | 395 |
| 41-17-226-026 | 2309 PIERCE ST | 11/14/19 | $26,000 | WD | $130,000 | $49,800 | 38.31 | $99,572 | $43,300 | $12,872 | 42.9 | 100.0 | 0.10 | 0.10 | $606 | $252,427 | $5.79 | 45.00 | 395 |
| 41-17-228-016 | 2414 PIERCE ST | 12/23/20 | $9,600 | WD | $48,000 | $34,800 | 72.50 | $69,522 | ($4,360) | $17,162 | 57.2 | 100.0 | 0.14 | 0.14 | $168 | $69,565 | $1.60 | 60.00 | 395 |
| 41-17-228-016 | 2414 PIERCE ST | 06/15/21 | $23,400 | WD | $117,000 | $34,800 | 29.74 | $69,522 | $64,640 | $17,162 | 57.2 | 100.0 | 0.14 | 0.14 | $409 | $169,565 | $3.89 | 60.00 | 395 |
| 41-17-228-030 | 2405 HILLS ST | 03/13/20 | $16,880 | WD | $84,400 | $37,500 | 44.43 | $75,003 | $23,699 | $14,302 | 47.7 | 100.0 | 0.12 | 0.12 | $354 | $146,783 | $3.37 | 50.00 | 395 |
| 41-17-229-007 | 2606 PIERCE ST | 01/16/19 | $8,400 | WD | $42,000 | $38,900 | 92.62 | $77,757 | ($8,530) | $27,227 | 90.8 | 82.4 | 0.20 | 0.20 | $93 | $42,211 | $0.97 | 105.33 | 395 |
| 41-17-229-012 | 2614 PIERCE ST | 07/19/21 | $20,000 | WD | $100,000 | $40,800 | 40.80 | $81,501 | $44,947 | $26,448 | 88.2 | 79.4 | 0.19 | 0.19 | $227 | $105,263 | $2.42 | 103.96 | 395 |
| 41-17-230-009 | 2402 HILLS ST | 03/31/20 | $21,980 | WD | $109,900 | $41,300 | 37.58 | $82,563 | $47,613 | $20,276 | 67.6 | 101.1 | 0.16 | 0.16 | $325 | $134,024 | $3.08 | 70.50 | 395 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-17-231-003 | 1115 E VERNON DR | 12/13/19 | $13,200 | WD | $66,000 | $34,400 | 52.12 | $68,703 | $12,727 | $15,430 | 51.4 | 116.4 | 0.13 | 0.13 | $257 | $98,507 | $2.26 | 50.00 | 395 |
| 41-17-231-004 | 2310 CALUMET ST | 10/29/19 | $9,980 | WD | $49,900 | $45,900 | 91.98 | $91,820 | ($23,502) | $18,418 | 61.4 | 137.1 | 0.17 | 0.17 | $163 | $57,688 | $1.32 | 55.00 | 395 |
| 41-17-231-004 | 2310 CALUMET ST | 09/30/20 | $24,000 | WD | $120,000 | $45,900 | 38.25 | $91,820 | $46,598 | $18,418 | 61.4 | 137.1 | 0.17 | 0.17 | $391 | $138,728 | $3.18 | 55.00 | 395 |
| 41-17-231-013 | 2313 BROOKSIDE DR | 11/08/19 | $10,000 | WD | $50,000 | $38,000 | 76.00 | $76,054 | ($8,998) | $17,056 | 56.9 | 130.4 | 0.16 | 0.16 | $176 | $63,694 | $1.46 | 52.30 | 395 |
| | | Totals: | $1,860,785 | | $9,303,923 | $4,347,400 | | $8,774,935 | $2,246,845 | $1,717,857 | 5,738.9 | | 14.68 | 14.70 | | | | | |
| | | | | | | Sale. Ratio => | 46.73 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 17.43 | | | per FF=> | $392 | | per Net Acre=> | 153,075.69 | | per SqFt=> | $3.51 | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 400.R-400, Last Edited: 12/03/2021

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

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

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

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

195 too low

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

225

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-410-010 | 416 CHANDLER AVE | 06/30/21 | $23,400 | WD | $117,000 | $27,200 | 23.25 | $54,438 | $71,562 | $9,000 | 45.0 | 110.0 | 0.11 | 0.11 | $520 | $205,263 | $4.71 | 45.00 | 400 |
| 41-08-432-001 | 2612 MACOMBER ST | 07/29/19 | $8,000 | WD | $40,000 | $19,700 | 49.25 | $39,454 | $11,521 | $10,975 | 54.9 | 109.5 | 0.14 | 0.14 | $146 | $57,971 | $1.33 | 55.00 | 400 |
| 41-08-432-009 | 409 GREENFIELD AVE | 12/04/20 | $13,000 | MLC | $65,000 | $21,900 | 33.69 | $43,773 | $30,735 | $9,508 | 47.5 | 126.5 | 0.13 | 0.13 | $273 | $100,775 | $2.31 | 44.33 | 400 |
| 41-08-434-005 | 425 S MEADE ST | 08/30/19 | $7,700 | WD | $38,500 | $25,900 | 67.27 | $51,849 | ($3,113) | $10,236 | 51.2 | 120.0 | 0.14 | 0.14 | $150 | $57,037 | $1.31 | 49.00 | 400 |
| 41-08-476-027 | 2313 WINDEMERE AVE | 07/24/20 | $18,500 | WD | $92,500 | $28,400 | 30.70 | $56,797 | $46,191 | $10,488 | 52.4 | 100.0 | 0.13 | 0.13 | $353 | $146,825 | $3.37 | 55.00 | 400 |
| 41-08-476-027 | 2313 WINDEMERE AVE | 12/17/20 | $19,700 | WD | $98,500 | $28,400 | 28.83 | $56,797 | $52,191 | $10,488 | 52.4 | 100.0 | 0.13 | 0.13 | $376 | $156,349 | $3.59 | 55.00 | 400 |
| 41-08-477-004 | E SECOND ST | 04/16/21 | $13,000 | WD | $65,000 | $5,200 | 8.00 | $10,480 | $65,000 | $10,480 | 52.4 | 120.8 | 0.14 | 0.14 | $248 | $93,525 | $2.15 | 50.00 | 400 |
| 41-08-479-007 | 523 CHALMERS ST | 08/25/21 | $20,200 | WD | $101,000 | $31,300 | 30.99 | $62,597 | $48,848 | $10,445 | 52.2 | 120.0 | 0.14 | 0.14 | $387 | $146,377 | $3.36 | 50.00 | 400 |
| 41-08-479-016 | 621 CHALMERS ST | 06/06/19 | $6,068 | WD | $30,340 | $24,400 | 80.42 | $48,799 | ($8,014) | $10,445 | 52.2 | 120.0 | 0.14 | 0.14 | $116 | $43,971 | $1.01 | 50.00 | 400 |
| 41-08-479-017 | 514 S MEADE ST | 09/28/20 | $10,000 | WD | $50,000 | $22,700 | 45.40 | $45,398 | $15,296 | $10,694 | 53.5 | 125.8 | 0.14 | 0.14 | $187 | $69,444 | $1.59 | 50.00 | 400 |
| 41-08-481-002 | 2208 WINDEMERE AVE | 07/23/21 | $13,980 | WD | $69,900 | $23,000 | 32.90 | $45,967 | $33,468 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $293 | $121,565 | $2.79 | 50.00 | 400 |
| 41-08-481-010 | 2314 WINDEMERE AVE | 05/14/21 | $21,800 | WD | $109,000 | $38,200 | 35.05 | $76,468 | $42,067 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $457 | $189,565 | $4.35 | 50.00 | 400 |
| 41-08-481-011 | 2318 WINDEMERE AVE | 06/26/19 | $13,100 | WD | $65,500 | $24,900 | 38.02 | $49,848 | $25,187 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $275 | $113,913 | $2.62 | 50.00 | 400 |
| 41-08-481-029 | 2401 MOUNTAIN AVE | 06/06/19 | $17,480 | WD | $87,400 | $30,700 | 35.13 | $61,407 | $35,528 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $367 | $152,000 | $3.49 | 50.00 | 400 |
| 41-08-482-018 | 2601 MOUNTAIN AVE | 09/10/21 | $17,200 | WD | $86,000 | $22,200 | 25.81 | $44,463 | $51,453 | $9,916 | 49.6 | 100.0 | 0.12 | 0.12 | $347 | $144,538 | $3.32 | 52.00 | 400 |
| 41-08-483-001 | 801 S VERNON AVE | 01/13/21 | $23,800 | WD | $119,000 | $5,200 | 4.37 | $10,488 | $119,000 | $10,488 | 52.4 | 100.0 | 0.13 | 0.13 | $454 | $188,889 | $4.34 | 55.00 | 400 |
| 41-08-484-001 | 2502 MOUNTAIN AVE | 12/21/20 | $13,980 | WD | $69,900 | $25,100 | 35.91 | $50,273 | $27,255 | $7,628 | 38.1 | 100.0 | 0.09 | 0.09 | $367 | $151,957 | $3.49 | 40.00 | 400 |
| 41-08-484-008 | 2526 MOUNTAIN AVE | 05/18/21 | $20,600 | PTA | $103,000 | $24,900 | 24.17 | $49,852 | $60,776 | $7,628 | 38.1 | 100.0 | 0.09 | 0.09 | $540 | $223,913 | $5.14 | 40.00 | 400 |
| 41-08-484-009 | 2602 MOUNTAIN AVE | 02/27/20 | $13,992 | WD | $69,960 | $27,900 | 39.88 | $55,852 | $21,736 | $7,628 | 38.1 | 100.0 | 0.09 | 0.09 | $367 | $152,087 | $3.49 | 40.00 | 400 |
| 41-08-484-012 | 2614 MOUNTAIN AVE | 01/29/21 | $14,200 | WD | $71,000 | $23,500 | 33.10 | $47,006 | $31,622 | $7,628 | 38.1 | 100.0 | 0.09 | 0.09 | $372 | $154,348 | $3.54 | 40.00 | 400 |
| 41-17-226-015 | 2414 E COURT ST | 12/02/20 | $11,310 | WD | $56,550 | $27,100 | 47.92 | $54,275 | $13,717 | $11,442 | 57.2 | 100.0 | 0.14 | 0.14 | $198 | $81,957 | $1.88 | 60.00 | 400 |
| 41-17-227-015 | 2511 PIERCE ST | 07/23/21 | $16,000 | WD | $80,000 | $21,700 | 27.13 | $43,482 | $46,053 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $336 | $139,130 | $3.19 | 50.00 | 400 |
| 41-17-227-022 | 2617 PIERCE ST | 06/10/19 | $7,200 | WD | $36,000 | $27,300 | 75.83 | $54,642 | ($6,454) | $12,188 | 60.9 | 101.3 | 0.15 | 0.15 | $118 | $48,649 | $1.12 | 63.50 | 400 |
| 41-17-228-010 | 2314 PIERCE ST | 05/21/20 | $19,980 | WD | $99,900 | $25,300 | 25.33 | $50,577 | $58,858 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $419 | $173,739 | $3.99 | 50.00 | 400 |
| 41-17-228-023 | 2301 HILLS ST | 07/16/19 | $13,980 | WD | $69,900 | $27,000 | 38.63 | $53,915 | $25,520 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $293 | $121,565 | $2.79 | 50.00 | 400 |
| 41-17-228-023 | 2301 HILLS ST | 06/10/21 | $22,980 | QC | $114,900 | $27,000 | 23.50 | $53,915 | $70,520 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $482 | $199,826 | $4.59 | 50.00 | 400 |
| 41-17-228-032 | 2409 HILLS ST | 03/23/20 | $19,500 | WD | $97,500 | $29,400 | 30.15 | $58,734 | $48,301 | $9,535 | 47.7 | 100.0 | 0.12 | 0.12 | $409 | $169,565 | $3.89 | 50.00 | 400 |
| 41-17-228-033 | 2413 HILLS ST | 09/21/21 | $13,400 | WD | $67,000 | $25,300 | 37.76 | $50,637 | $27,805 | $11,442 | 57.2 | 100.0 | 0.14 | 0.14 | $234 | $97,101 | $2.23 | 60.00 | 400 |
| 41-17-230-012 | 2422 HILLS ST | 09/10/19 | $6,000 | WD | $30,000 | $25,600 | 85.33 | $51,243 | ($7,630) | $13,613 | 68.1 | 101.1 | 0.17 | 0.17 | $88 | $36,364 | $0.83 | 71.00 | 400 |
| 41-17-230-019 | 2319 CALUMET ST | 07/08/19 | $14,580 | WD | $72,900 | $28,600 | 39.23 | $57,105 | $25,382 | $9,587 | 47.9 | 101.1 | 0.12 | 0.12 | $304 | $125,690 | $2.89 | 50.00 | 400 |
| 41-17-230-020 | 2401 CALUMET ST | 10/31/19 | $10,000 | MLC | $50,000 | $30,000 | 60.00 | $59,967 | ($380) | $9,587 | 47.9 | 101.1 | 0.12 | 0.12 | $209 | $86,207 | $1.98 | 50.00 | 400 |
| 41-17-230-021 | 2405 CALUMET ST | 04/06/21 | $14,980 | WD | $74,900 | $26,600 | 35.51 | $53,145 | $30,659 | $8,904 | 44.5 | 101.7 | 0.11 | 0.11 | $336 | $138,704 | $3.18 | 46.30 | 400 |
| | | Totals: | $479,610 | | $2,398,050 | $801,600 | | $1,603,643 | $1,110,660 | $316,253 | 1,581.2 | | 3.90 | 3.90 | | | | | |
| | | | | | | Sale. Ratio => | 33.43 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 18.42 | | | per FF=> | $702 | | per Net Acre=> | 284,492.83 | | per SqFt=> | $6.53 | | |

14000

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

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

ites:
ite 'A':     Description: 'CONDO           '          Value: 4,000

'alues 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
```

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

:ontages:
:ontage 'A': Description: 'STANDARD ' FF Rate: 165 ~~180~~ 175
Standard Frontage: 0 Standard Depth : 100
:ontage 'B': Description: 'EXCESS LAND ' FF Rate: 145 145
Standard Frontage: 0 Standard Depth : 100
:ontage 'C': Description: 'RAVINE ' FF Rate: 100 110
Standard Frontage: 0 Standard Depth : 0

ites:
ite 'A': Description: 'CONDO ' Value: 4,000

alues 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 | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-11-351-084 | 2582 NOLEN DR | 03/04/20 | $10,663 | WD | $53,313 | $32,800 | 61.52 | $65,572 | $6,477 | $18,736 | 113.5 | 128.9 | 0.30 | 0.30 | $94 | $36,022 | $0.83 | 100.00 | 405 |
| 40-14-103-004 | 3759 SUNSET DR | 07/31/19 | $17,000 | WD | $85,000 | $42,100 | 49.53 | $84,126 | $27,526 | $26,652 | 185.5 | 120.0 | 0.48 | 0.48 | $92 | $35,491 | $0.81 | 174.00 | 405 |
| 40-14-103-010 | 3811 BRENTWOOD DR | 06/07/19 | $13,980 | WD | $69,900 | $28,300 | 40.49 | $56,557 | $25,890 | $12,547 | 83.9 | 88.6 | 0.18 | 0.18 | $167 | $76,393 | $1.75 | 60.00 | 405 |
| 40-14-103-019 | 3762 SHERWOOD DR | 03/30/20 | $19,000 | WD | $95,000 | $35,500 | 37.37 | $70,911 | $41,783 | $17,694 | 121.9 | 49.7 | 0.19 | 0.19 | $156 | $99,476 | $2.28 | 122.13 | 405 |
| 40-14-126-020 | 2484 NOLEN DR | 11/20/20 | $37,200 | WD | $186,001 | $81,600 | 43.87 | $163,154 | $39,017 | $16,170 | 98.0 | 103.5 | 0.23 | 0.23 | $380 | $162,446 | $3.73 | 96.33 | 405 |
| 40-14-126-023 | 2470 NOLEN DR | 12/30/19 | $41,000 | WD | $205,000 | $64,800 | 31.61 | $129,531 | $93,040 | $17,571 | 106.5 | 140.0 | 0.29 | 0.29 | $385 | $141,869 | $3.26 | 90.00 | 405 |
| 40-14-151-005 | 3822 BRENTWOOD DR | 03/29/19 | $15,300 | WD | $76,500 | $37,800 | 49.41 | $75,542 | $14,173 | $13,215 | 80.1 | 127.9 | 0.21 | 0.21 | $191 | $73,558 | $1.69 | 70.83 | 405 |
| 40-14-151-010 | 3710 SHERWOOD DR | 03/09/20 | $11,000 | WD | $55,000 | $35,500 | 64.55 | $70,979 | ($5,764) | $10,215 | 61.9 | 110.4 | 0.15 | 0.15 | $178 | $73,333 | $1.68 | 59.05 | 405 |
| 40-14-152-011 | 326 FERNDALE PL | 08/16/21 | $13,980 | WD | $69,900 | $32,700 | 46.78 | $65,439 | $15,476 | $11,015 | 66.8 | 99.9 | 0.15 | 0.15 | $209 | $91,373 | $2.10 | 66.79 | 405 |
| 40-14-153-001 | 3515 SUNSET DR | 02/25/19 | $6,000 | WD | $30,000 | $26,000 | 86.67 | $52,028 | ($12,649) | $9,379 | 56.8 | 100.6 | 0.13 | 0.13 | $106 | $45,802 | $1.05 | 56.67 | 405 |
| 40-14-153-001 | 3515 SUNSET DR | 07/21/21 | $12,000 | WD | $60,000 | $26,000 | 43.33 | $52,028 | $17,351 | $9,379 | 56.8 | 100.6 | 0.13 | 0.13 | $211 | $91,603 | $2.10 | 56.67 | 405 |
| 40-14-153-004 | 3501 SUNSET DR | 12/30/20 | $15,400 | WD | $77,000 | $36,000 | 46.75 | $72,057 | $15,113 | $10,170 | 61.6 | 107.6 | 0.15 | 0.15 | $250 | $104,762 | $2.41 | 59.41 | 405 |
| 40-14-153-019 | 352 WESTCOMBE AVE | 01/17/20 | $10,000 | WD | $50,000 | $30,700 | 61.40 | $66,372 | ($8,210) | $8,162 | 60.5 | 99.9 | 0.14 | 0.14 | $165 | $71,942 | $1.65 | 60.49 | 405 |
| 40-14-154-002 | 3720 BRENTWOOD DR | 12/14/20 | $15,000 | WD | $75,000 | $30,500 | 40.67 | $60,953 | $30,053 | $16,006 | 97.0 | 98.0 | 0.22 | 0.22 | $155 | $68,182 | $1.57 | 97.99 | 405 |
| 40-14-154-014 | 3710 BRENTWOOD DR | 06/12/19 | $13,000 | WD | $65,000 | $30,000 | 46.15 | $60,035 | $13,760 | $8,795 | 53.3 | 88.4 | 0.12 | 0.12 | $244 | $113,043 | $2.60 | 56.68 | 405 |
| 40-14-154-014 | 3710 BRENTWOOD DR | 01/27/21 | $14,400 | WD | $72,000 | $30,000 | 41.67 | $60,035 | $20,760 | $8,795 | 53.3 | 88.4 | 0.12 | 0.12 | $270 | $125,217 | $2.87 | 56.68 | 405 |
| 40-14-155-008 | 3717 BRENTWOOD DR | 09/17/21 | $12,000 | WD | $60,000 | $27,200 | 45.33 | $54,318 | $17,570 | $11,888 | 72.0 | 106.2 | 0.17 | 0.17 | $167 | $70,588 | $1.62 | 69.93 | 405 |
| 40-14-155-010 | 3709 BRENTWOOD DR | 07/27/21 | $18,000 | WD | $90,000 | $25,300 | 28.11 | $50,646 | $49,254 | $9,900 | 60.0 | 100.0 | 0.14 | 0.14 | $300 | $130,435 | $2.99 | 60.00 | 405 |
| 40-14-155-014 | 3623 BRENTWOOD DR | 08/12/21 | $16,000 | WD | $80,000 | $26,700 | 33.38 | $53,398 | $34,027 | $7,425 | 45.0 | 100.0 | 0.10 | 0.10 | $356 | $155,340 | $3.57 | 45.00 | 405 |
| 40-14-156-014 | 3617 NORWOOD DR | 06/18/19 | $4,500 | WD | $22,500 | $16,100 | 71.56 | $39,721 | ($11,193) | $6,028 | 54.8 | 100.0 | 0.13 | 0.13 | $82 | $35,714 | $0.82 | 54.80 | 405 |
| 40-14-156-032 | 3741 NORWOOD DR | 01/11/21 | $15,400 | WD | $77,000 | $39,700 | 51.56 | $79,314 | $17,881 | $20,195 | 126.9 | 122.8 | 0.32 | 0.32 | $121 | $47,678 | $1.09 | 114.60 | 405 |
| 40-14-159-010 | 3401 SHERWOOD DR | 08/20/19 | $6,000 | WD | $30,000 | $28,900 | 96.33 | $57,794 | ($20,080) | $7,714 | 46.8 | 100.7 | 0.11 | 0.11 | $128 | $55,556 | $1.28 | 46.60 | 405 |
| 40-14-159-016 | 3506 BRENTWOOD DR | 12/13/19 | $16,980 | WD | $84,900 | $30,900 | 36.40 | $61,821 | $34,825 | $11,746 | 71.2 | 111.0 | 0.17 | 0.17 | $239 | $98,721 | $2.27 | 67.57 | 405 |
| 40-14-159-025 | 3318 BRENTWOOD DR | 06/25/20 | $17,000 | WD | $85,000 | $39,300 | 46.24 | $78,633 | $18,326 | $11,959 | 72.5 | 111.4 | 0.18 | 0.18 | $235 | $96,591 | $2.22 | 68.66 | 405 |
| 40-14-159-029 | 512 SHEFFIELD AVE | 04/29/21 | $9,600 | WD | $48,000 | $25,900 | 53.96 | $51,808 | $4,526 | $8,334 | 50.5 | 95.6 | 0.11 | 0.11 | $190 | $84,956 | $1.95 | 51.67 | 405 |
| 40-14-160-001 | 3517 BRENTWOOD DR | 01/18/19 | $7,600 | WD | $38,000 | $27,600 | 72.63 | $55,265 | ($765) | $16,500 | 100.0 | 100.0 | 0.23 | 0.23 | $76 | $33,043 | $0.76 | 100.00 | 405 |
| 40-14-160-009 | 3321 BRENTWOOD DR | 09/06/19 | $11,000 | WD | $55,000 | $31,200 | 56.73 | $62,470 | ($45) | $7,425 | 45.0 | 100.0 | 0.10 | 0.10 | $244 | $106,796 | $2.45 | 45.00 | 405 |
| 40-14-160-010 | 3315 BRENTWOOD DR | 01/07/21 | $14,300 | WD | $71,500 | $27,600 | 38.60 | $55,213 | $25,387 | $9,100 | 55.2 | 100.6 | 0.13 | 0.13 | $259 | $112,598 | $2.58 | 55.00 | 405 |
| 40-14-160-013 | 3518 NORWOOD DR | 07/31/19 | $6,200 | WD | $31,000 | $21,100 | 68.06 | $42,292 | ($2,217) | $9,075 | 55.0 | 100.0 | 0.13 | 0.13 | $113 | $49,206 | $1.13 | 55.00 | 405 |
| 40-14-160-022 | 3314 NORWOOD DR | 03/19/20 | $5,800 | WD | $29,000 | $20,000 | 68.97 | $40,015 | $123 | $11,138 | 67.5 | 100.0 | 0.16 | 0.16 | $86 | $37,419 | $0.86 | 67.50 | 405 |
| 40-14-176-010 | 343 WESTCOMBE AVE | 07/30/20 | $10,980 | WD | $54,900 | $22,700 | 41.35 | $45,491 | $20,547 | $11,138 | 67.5 | 100.0 | 0.16 | 0.16 | $163 | $70,839 | $1.63 | 67.50 | 405 |
| 40-14-176-018 | 402 ALLENDALE PL | 03/19/20 | $10,800 | WD | $54,000 | $30,800 | 57.04 | $61,519 | $3,619 | $11,138 | 67.5 | 100.0 | 0.16 | 0.16 | $160 | $69,677 | $1.60 | 67.50 | 405 |
| 40-14-176-018 | 402 ALLENDALE PL | 12/02/20 | $13,000 | WD | $65,000 | $30,800 | 47.38 | $61,519 | $14,619 | $11,138 | 67.5 | 100.0 | 0.16 | 0.16 | $193 | $83,871 | $1.93 | 67.50 | 405 |
| 40-14-179-006 | 3319 PENCOMBE PL | 04/29/20 | $15,400 | WD | $77,000 | $28,900 | 37.53 | $57,867 | $27,646 | $8,513 | 51.6 | 99.7 | 0.12 | 0.12 | $298 | $130,508 | $3.00 | 51.67 | 405 |
| 40-14-180-021 | 3132 SHERWOOD DR | 07/19/21 | $20,000 | WD | $100,000 | $46,000 | 46.00 | $91,906 | $19,328 | $11,234 | 68.1 | 98.5 | 0.16 | 0.16 | $294 | $129,032 | $2.96 | 68.60 | 405 |
| 40-14-180-022 | 3128 SHERWOOD DR | 12/16/19 | $8,400 | MLC | $42,000 | $25,800 | 61.43 | $51,564 | $1,972 | $11,536 | 69.9 | 97.9 | 0.16 | 0.16 | $120 | $52,830 | $1.21 | 70.67 | 405 |
| 40-14-180-022 | 3128 SHERWOOD DR | 12/16/19 | $8,400 | LC | $42,000 | $25,800 | 61.43 | $51,564 | $1,972 | $11,536 | 69.9 | 97.9 | 0.16 | 0.16 | $120 | $52,830 | $1.21 | 70.67 | 405 |
| 40-14-180-022 | 3128 SHERWOOD DR | 03/18/21 | $8,000 | QC | $40,000 | $25,800 | 64.50 | $51,564 | ($28) | $11,536 | 69.9 | 97.9 | 0.16 | 0.16 | $114 | $50,314 | $1.16 | 70.67 | 405 |
| 40-14-180-023 | 3124 SHERWOOD DR | 03/20/19 | $12,380 | CD | $61,900 | $31,200 | 50.40 | $62,349 | $10,400 | $10,849 | 65.8 | 103.4 | 0.15 | 0.15 | $188 | $80,915 | $1.86 | 64.67 | 405 |
| 40-14-180-028 | 3214 SHERWOOD DR | 04/14/21 | $15,800 | WD | $79,000 | $26,600 | 33.67 | $53,146 | $42,925 | $17,071 | 103.5 | 107.1 | 0.25 | 0.25 | $153 | $64,228 | $1.47 | 99.96 | 405 |
| 40-14-252-010 | 2320 NOLEN DR | 05/29/19 | $17,980 | WD | $89,900 | $40,200 | 44.72 | $80,311 | $21,504 | $11,915 | 72.2 | 144.9 | 0.20 | 0.20 | $249 | $89,900 | $2.06 | 60.00 | 405 |
| 40-14-252-017 | 2256 NOLEN DR | 11/06/19 | $12,200 | WD | $61,000 | $36,200 | 59.34 | $72,388 | $326 | $11,714 | 71.0 | 140.0 | 0.19 | 0.19 | $172 | $63,212 | $1.45 | 60.00 | 405 |
| 40-14-252-018 | 2250 NOLEN DR | 09/14/20 | $29,400 | WD | $147,000 | $45,400 | 30.88 | $90,709 | $68,005 | $11,714 | 71.0 | 140.0 | 0.19 | 0.19 | $414 | $152,332 | $3.50 | 60.00 | 405 |
| 40-14-304-013 | 465 WESTCOMBE AVE | 05/02/19 | $13,600 | WD | $68,000 | $30,500 | 44.85 | $60,935 | $16,965 | $9,900 | 60.0 | 100.0 | 0.14 | 0.14 | $227 | $98,551 | $2.26 | 60.00 | 405 |
| 40-14-326-003 | 513 SHEFFIELD AVE | 09/10/21 | $14,000 | WD | $70,000 | $19,900 | 28.43 | $39,753 | $39,019 | $8,772 | 53.2 | 152.9 | 0.15 | 0.15 | $263 | $92,715 | $2.13 | 43.00 | 405 |
| 40-14-327-012 | 3117 NORWOOD DR | 11/06/20 | $15,000 | WD | $75,000 | $28,000 | 37.33 | $56,039 | $28,201 | $9,240 | 56.0 | 100.0 | 0.13 | 0.13 | $268 | $116,279 | $2.67 | 56.00 | 405 |
| 40-14-328-001 | 3222 NORWOOD DR | 05/07/21 | $10,000 | WD | $50,000 | $32,400 | 64.80 | $64,823 | $5,320 | $20,143 | 122.1 | 68.6 | 0.23 | 0.23 | $82 | $43,103 | $0.99 | 147.45 | 405 |
| 40-14-328-007 | 3215 BRENTWOOD DR | 04/12/19 | $14,980 | WD | $74,900 | $28,200 | 37.65 | $56,461 | $32,509 | $14,070 | 85.3 | 90.1 | 0.19 | 0.19 | $176 | $80,538 | $1.85 | 90.00 | 405 |
| 40-14-328-012 | 3214 NORWOOD DR | 06/15/20 | $9,200 | WD | $46,000 | $25,000 | 54.35 | $50,000 | $3,013 | $7,013 | 42.5 | 100.0 | 0.10 | 0.10 | $216 | $93,878 | $2.16 | 42.50 | 405 |
| 40-14-328-019 | 3120 NORWOOD DR | 07/14/21 | $16,980 | WD | $84,900 | $30,600 | 36.04 | $61,228 | $34,601 | $10,929 | 66.2 | 95.3 | 0.15 | 0.15 | $256 | $114,730 | $2.63 | 67.86 | 405 |
| 40-14-328-019 | 3120 NORWOOD DR | 07/30/21 | $16,000 | PTA | $80,000 | $30,600 | 38.25 | $61,228 | $29,701 | $10,929 | 66.2 | 95.3 | 0.15 | 0.15 | $242 | $108,108 | $2.48 | 67.86 | 405 |
| 40-14-329-005 | 2729 CRESTWOOD DR | 02/22/19 | $9,160 | WD | $45,800 | $24,900 | 54.37 | $49,782 | $7,256 | $11,238 | 68.1 | 106.5 | 0.16 | 0.16 | $134 | $56,894 | $1.31 | 66.00 | 405 |
| 40-14-330-010 | 2702 MANSFIELD AVE | 09/02/21 | $14,000 | WD | $70,000 | $21,300 | 30.43 | $42,502 | $39,125 | $11,627 | 70.5 | 114.0 | 0.17 | 0.17 | $199 | $80,925 | $1.86 | 66.00 | 405 |
| 40-14-331-001 | 601 BRADLEY AVE | 03/25/21 | $16,000 | WD | $80,000 | $27,100 | 33.88 | $54,205 | $36,870 | $11,075 | 67.1 | 116.6 | 0.17 | 0.17 | $238 | $96,386 | $2.21 | 62.15 | 405 |
| 40-14-331-003 | 605 BRADLEY AVE | 07/26/21 | $13,180 | WD | $65,900 | $25,200 | 38.24 | $50,470 | $24,256 | $8,826 | 53.5 | 110.0 | 0.13 | 0.13 | $246 | $102,171 | $2.35 | 51.00 | 405 |
| 40-14-333-001 | 801 BRADLEY AVE | 07/17/19 | $13,800 | LC | $69,000 | $34,600 | 50.14 | $69,186 | $18,127 | $18,313 | 111.0 | 117.5 | 0.28 | 0.28 | $124 | $50,000 | $1.15 | 102.39 | 405 |
| | | Totals: | $783,943 | | $3,919,714 | $1,762,300 | | $3,536,536 | $1,049,213 | $666,035 | 4,116.8 | | 9.68 | 9.68 | | | | | |
| | | | | | | Sale. Ratio => | 44.96 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 14.34 | | | per FF=> | $255 | | per Net Acre=> | 108,378.58 | | per SqFt=> | $2.49 | | |

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

tes:
te 'A': Description: 'CONDO ' Value: 9,000

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

ites:
ite 'A': Description: 'CONDO ' Value: 9,000

| Parcel Number | Street Address | Sale Date | )% Allocati | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-14-177-012 | 3330 PENCOMBE PL | 06/19/20 | $8,600 | WD | $43,000 | $20,500 | 47.67 | $41,077 | $10,923 | $9,000 | 25.1 | 117.7 | 0.07 | 0.07 | $342 | $126,471 | $2.90 | 25.13 | 407 |
| 40-14-177-013 | 3328 PENCOMBE PL | 11/15/19 | $9,000 | WD | $45,000 | $24,400 | 54.22 | $48,751 | $5,249 | $9,000 | 45.1 | 109.8 | 0.11 | 0.11 | $200 | $78,947 | $1.81 | 45.10 | 407 |
| 40-14-177-017 | 3312 PENCOMBE PL | 07/28/20 | $9,500 | WD | $47,500 | $18,500 | 38.95 | $37,002 | $19,498 | $9,000 | 25.6 | 90.6 | 0.05 | 0.05 | $372 | $179,245 | $4.11 | 25.56 | 407 |
| 40-14-177-019 | 3306 PENCOMBE PL | 02/27/19 | $5,600 | WD | $28,000 | $17,800 | 63.57 | $35,556 | $1,444 | $9,000 | 25.3 | 89.2 | 0.05 | 0.05 | $222 | $107,692 | $2.47 | 25.25 | 407 |
| 40-14-177-033 | 321 ALLENDALE PL | 12/04/20 | $12,000 | WD | $60,000 | $23,400 | 39.00 | $46,808 | $22,192 | $9,000 | 24.7 | 117.5 | 0.07 | 0.07 | $486 | $179,104 | $4.11 | 24.69 | 407 |
| | | **Totals:** | **$44,700** | | **$223,500** | **$104,600** | | **$209,194** | **$59,306** | **$45,000** | **145.7** | | **0.35** | **0.35** | | | | | |
| | | | | | | **Sale. Ratio =>** | **46.80** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **10.51** | | | **per FF=>** | | **$407** | **per Net Acre=>** | **167,531.07** | | **per SqFt=>** | **$3.85** | | |

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

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: 11/05/2020

105 too Low

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 |

115

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-14-156-023 | 3718 BEECHER RD | 05/13/21 | $12,000 | WD | $60,000 | $26,300 | 43.83 | $52,500 | $14,500 | $7,000 | 70.0 | 100.0 | 0.16 | 0.16 | $171 | $74,534 | $1.71 | 70.00 | 410 |
| 40-14-158-006 | 3709 GRATIOT AVE | 07/31/19 | $11,640 | WD | $58,200 | $19,600 | 33.68 | $39,144 | $24,056 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $233 | $101,217 | $2.32 | 50.00 | 410 |
| 40-14-158-014 | 3601 GRATIOT AVE | 09/24/19 | $3,800 | WD | $19,000 | $12,900 | 67.89 | $25,734 | ($1,734) | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $76 | $33,043 | $0.76 | 50.00 | 410 |
| 40-14-158-026 | 3606 VAN BUREN AVE | 05/06/21 | $4,100 | WD | $20,500 | $11,600 | 56.59 | $23,281 | $1,719 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $91 | $39,806 | $0.91 | 45.00 | 410 |
| 40-14-301-020 | 722 HUBBARD AVE | 10/19/20 | $85,500 | WD | $427,500 | $10,900 | 2.55 | $23,600 | $407,700 | $3,800 | 45.1 | 100.4 | 0.09 | 0.10 | $1,896 | $929,348 | $21.33 | 45.00 | 410 |
| 40-14-301-025 | 806 HUBBARD AVE | 10/19/20 | $85,500 | WD | $427,500 | $13,800 | 3.23 | $28,536 | $404,464 | $5,500 | 55.0 | 100.0 | 0.13 | 0.13 | $1,555 | $678,571 | $15.58 | 55.00 | 410 |
| 40-14-302-006 | 3417 GRATIOT AVE | 08/20/21 | $16,400 | WD | $82,000 | $13,400 | 16.34 | $26,821 | $59,679 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $364 | $159,223 | $3.66 | 45.00 | 410 |
| 40-14-302-009 | 3401 GRATIOT AVE | 03/02/20 | $9,800 | MLC | $49,000 | $19,400 | 39.59 | $38,738 | $16,762 | $6,500 | 65.0 | 100.0 | 0.15 | 0.15 | $151 | $65,772 | $1.51 | 65.00 | 410 |
| 40-14-303-002 | 3505 BEECHER RD | 01/23/19 | $6,730 | WD | $33,650 | $16,900 | 50.22 | $33,775 | $6,375 | $6,500 | 65.0 | 100.0 | 0.15 | 0.15 | $104 | $45,168 | $1.04 | 65.00 | 410 |
| 40-14-303-009 | 3311 BEECHER RD | 09/14/20 | $6,700 | WD | $33,500 | $15,600 | 46.57 | $31,182 | $8,818 | $6,500 | 65.0 | 100.0 | 0.15 | 0.15 | $103 | $44,966 | $1.03 | 65.00 | 410 |
| 40-14-303-022 | 3306 GRATIOT AVE | 01/10/20 | $6,600 | WD | $33,000 | $17,300 | 52.42 | $34,561 | $4,439 | $6,000 | 60.0 | 100.0 | 0.14 | 0.14 | $110 | $47,826 | $1.10 | 60.00 | 410 |
| 40-14-304-018 | 3406 BEECHER RD | 04/02/21 | $7,000 | WD | $35,000 | $14,500 | 41.43 | $28,925 | $11,075 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $1.40 | 50.00 | 410 |
| 40-14-305-006 | 733 HUBBARD AVE | 08/05/21 | $9,400 | WD | $47,000 | $21,600 | 45.96 | $43,188 | $10,474 | $6,662 | 66.6 | 93.6 | 0.15 | 0.15 | $141 | $63,514 | $1.46 | 68.87 | 410 |
| 40-14-305-011 | 823 HUBBARD AVE | 01/08/21 | $7,200 | WD | $36,000 | $17,100 | 47.50 | $34,296 | $8,638 | $6,934 | 69.3 | 98.1 | 0.16 | 0.16 | $104 | $45,570 | $1.05 | 70.00 | 410 |
| 40-14-305-014 | 716 BARNEY AVE | 10/19/20 | $85,500 | WD | $427,500 | $13,800 | 3.23 | $25,843 | $407,157 | $5,500 | 67.3 | 80.0 | 0.13 | 0.14 | $1,271 | $678,571 | $15.58 | 75.22 | 410 |
| 40-14-305-016 | 724 BARNEY AVE | 03/24/21 | $5,300 | WD | $26,500 | $13,900 | 52.45 | $27,823 | $3,572 | $4,895 | 49.0 | 87.1 | 0.11 | 0.11 | $108 | $50,476 | $1.16 | 52.47 | 410 |
| 40-14-305-018 | 802 BARNEY AVE | 03/26/20 | $5,200 | WD | $26,000 | $14,500 | 55.77 | $29,016 | $2,861 | $5,877 | 58.8 | 82.7 | 0.12 | 0.12 | $88 | $42,276 | $0.97 | 64.61 | 410 |
| 40-14-305-020 | 812 BARNEY AVE | 02/26/20 | $5,400 | WD | $27,000 | $15,800 | 58.52 | $31,576 | $1,578 | $6,154 | 61.5 | 89.6 | 0.13 | 0.13 | $88 | $40,299 | $0.93 | 65.00 | 410 |
| 40-14-305-021 | 818 BARNEY AVE | 03/20/20 | $5,300 | WD | $26,500 | $14,100 | 53.21 | $28,281 | $4,598 | $6,379 | 63.8 | 96.5 | 0.14 | 0.14 | $83 | $36,806 | $0.84 | 64.93 | 410 |
| 40-14-306-013 | 720 MANN AVE | 01/19/21 | $14,000 | WD | $70,000 | $10,000 | 14.29 | $26,411 | $47,589 | $4,000 | 50.0 | 100.0 | 0.09 | 0.12 | $280 | $152,174 | $3.49 | 50.00 | 410 |
| 40-14-307-002 | 511 MANN AVE | 04/16/19 | $9,980 | WD | $49,900 | $14,600 | 29.26 | $29,129 | $26,634 | $5,863 | 58.6 | 113.7 | 0.14 | 0.14 | $170 | $69,790 | $1.60 | 55.00 | 410 |
| 40-14-307-016 | 709 MANN AVE | 04/19/19 | $3,700 | WD | $18,500 | $11,500 | 62.16 | $23,047 | ($47) | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $82 | $35,922 | $0.82 | 45.00 | 410 |
| 40-14-307-051 | 3125 BEECHER RD | 01/14/19 | $12,000 | WD | $60,000 | $20,200 | 33.67 | $40,302 | $27,429 | $7,731 | 77.3 | 106.3 | 0.18 | 0.18 | $155 | $65,574 | $1.51 | 75.00 | 410 |
| 40-14-327-019 | 3210 BEECHER RD | 02/20/20 | $5,800 | WD | $29,000 | $16,800 | 57.93 | $33,605 | $4,145 | $8,750 | 87.5 | 100.0 | 0.20 | 0.20 | $66 | $28,856 | $0.66 | 87.50 | 410 |
| 40-14-327-027 | 3026 BEECHER RD | 09/16/21 | $9,000 | WD | $45,000 | $11,800 | 26.22 | $23,562 | $25,738 | $4,300 | 43.0 | 100.0 | 0.10 | 0.10 | $209 | $90,909 | $2.09 | 43.00 | 410 |
| | | Totals: | $433,550 | | $2,167,750 | $387,900 | | $782,876 | $1,528,219 | $143,345 | 1,462.8 | | 3.27 | 3.32 | | | | | |
| | | | 7000 | | | Sale. Ratio => | 17.89 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 19.27 | | | per FF=> | $1,045 | | per Net Acre=> | 466,774.28 | | per SqFt=> | $10.72 | | |

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

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: 01/13/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-13-286-041 | 608 W COURT ST | 02/06/20 | $13,000 | WD | $65,000 | $21,500 | 33.08 | $43,074 | $26,866 | $4,940 | 49.4 | 69.9 | 0.18 | 0.18 | $263 | $70,652 | $1.62 | 35.60 | 415 |
| 40-13-286-041 | 608 W COURT ST | 08/25/21 | $21,000 | WD | $105,000 | $21,500 | 20.48 | $43,074 | $66,866 | $4,940 | 49.4 | 69.9 | 0.18 | 0.18 | $425 | $114,130 | $2.62 | 35.60 | 415 |
| 40-13-328-044 | 1636 W COURT ST | 04/05/21 | $1,000 | QC | $5,000 | $2,400 | 48.00 | $4,712 | $5,000 | $4,712 | 47.1 | 140.5 | 0.15 | 0.15 | $21 | $6,803 | $0.16 | 45.67 | 415 |
| 40-13-328-046 | 1628 W COURT ST | 01/14/19 | $3,000 | WD | $15,000 | $2,600 | 17.33 | $5,118 | $15,000 | $5,118 | 51.2 | 167.0 | 0.17 | 0.17 | $59 | $17,241 | $0.40 | 45.50 | 415 |
| 40-13-402-010 | 611 THAYER ST | 07/12/19 | $9,300 | WD | $46,500 | $22,700 | 48.82 | $45,430 | $7,692 | $6,622 | 66.2 | 145.9 | 0.21 | 0.21 | $140 | $43,458 | $1.00 | 63.81 | 415 |
| 41-18-301-002 | 909 STOCKTON ST | 10/21/20 | $23,800 | WD | $119,000 | $19,100 | 16.05 | $38,237 | $83,662 | $2,899 | 29.0 | 66.0 | 0.06 | 0.06 | $821 | $383,871 | $8.81 | 41.00 | 415 |
| 41-18-302-005 | 915 OAK ST | 06/10/19 | $9,000 | WD | $45,000 | $25,900 | 57.56 | $51,829 | ($2,829) | $4,000 | 40.0 | 132.0 | 0.12 | 0.12 | $225 | $74,380 | $1.71 | 40.00 | 415 |
| 41-18-302-028 | 923 OAK ST | 02/24/20 | $12,980 | WD | $64,900 | $26,700 | 41.14 | $53,363 | $19,737 | $8,200 | 82.0 | 132.0 | 0.25 | 0.25 | $158 | $52,339 | $1.20 | 82.00 | 415 |
| 41-18-303-023 | 1034 STOCKTON ST | 05/18/21 | $5,520 | WD | $27,600 | $14,700 | 53.26 | $29,422 | $2,428 | $4,250 | 42.5 | 71.1 | 0.10 | 0.10 | $130 | $58,105 | $1.33 | 58.00 | 415 |
| 41-18-304-004 | 1025 STOCKTON ST | 01/18/19 | $4,400 | WD | $22,000 | $15,100 | 68.64 | $30,202 | ($1,602) | $6,600 | 66.0 | 132.0 | 0.20 | 0.20 | $67 | $22,000 | $0.51 | 66.00 | 415 |
| 41-18-308-014 | 1108 S GRAND TRAVERSE | 04/30/19 | $3,980 | WD | $19,900 | $13,800 | 69.35 | $27,508 | ($4,634) | $2,974 | 29.7 | 97.5 | 0.08 | 0.08 | $134 | $51,688 | $1.19 | 34.60 | 415 |
| 41-18-309-015 | 1106 CHURCH ST | 02/21/20 | $9,980 | WD | $49,900 | $27,500 | 55.11 | $54,942 | ($759) | $4,283 | 42.8 | 86.2 | 0.11 | 0.11 | $233 | $95,048 | $2.18 | 53.00 | 415 |
| 41-18-333-032 | BEACH | 02/22/21 | $9,000 | WD | $45,000 | $0 | 0.00 | $3,717 | $45,000 | $3,717 | 37.2 | 126.3 | 0.11 | 0.11 | $242 | $81,818 | $1.88 | 38.00 | 415 |
| 41-18-333-037 | TENTH ST | 02/22/21 | $9,000 | WD | $45,000 | $0 | 0.00 | $4,188 | $45,000 | $4,188 | 41.9 | 152.3 | 0.14 | 0.14 | $215 | $66,176 | $1.52 | 39.00 | 415 |
| 41-18-333-038 | TENTH ST | 02/28/21 | $9,000 | WD | $45,000 | $0 | 0.00 | $3,011 | $45,000 | $3,011 | 30.1 | 133.0 | 0.09 | 0.09 | $299 | $97,826 | $2.25 | 30.00 | 415 |
| 41-18-333-045 | BEACH ST | 02/26/21 | $9,000 | WD | $45,000 | $0 | 0.00 | $3,303 | $45,000 | $3,303 | 33.0 | 90.0 | 0.08 | 0.08 | $272 | $108,434 | $2.49 | 40.00 | 415 |
| 41-18-333-046 | BEACH ST | 02/26/21 | $9,000 | WD | $45,000 | $0 | 0.00 | $4,954 | $45,000 | $4,954 | 49.5 | 90.0 | 0.12 | 0.12 | $182 | $72,581 | $1.67 | 60.00 | 415 |
| 41-18-334-025 | SIMPSON CT | 01/07/21 | $6,000 | WD | $30,000 | $1,800 | 6.00 | $3,687 | $30,000 | $3,687 | 36.9 | 74.8 | 0.08 | 0.08 | $163 | $71,429 | $1.64 | 49.00 | 415 |
| 41-18-352-008 | 1165 STOCKTON ST | 12/31/20 | $11,000 | WD | $55,000 | $17,000 | 30.91 | $35,146 | $27,774 | $7,920 | 66.0 | 132.0 | 0.20 | 0.20 | $167 | $55,000 | $1.26 | 66.00 | 415 |
| 41-18-352-010 | 514 W SEVENTH ST | 12/31/20 | $11,000 | WD | $55,000 | $1,700 | 3.09 | $3,394 | $55,000 | $3,394 | 28.3 | 66.0 | 0.06 | 0.06 | $389 | $180,328 | $4.14 | 40.00 | 415 |
| 41-18-352-014 | 515 W SIXTH ST | 10/29/20 | $5,300 | WD | $26,500 | $17,600 | 66.42 | $36,588 | ($4,827) | $5,261 | 43.8 | 66.0 | 0.09 | 0.09 | $121 | $56,383 | $1.29 | 62.00 | 415 |
| 41-18-380-007 | 1437 OAK ST | 08/06/21 | $3,400 | WD | $17,000 | $6,000 | 35.29 | $12,098 | $8,399 | $3,497 | 35.0 | 100.9 | 0.09 | 0.09 | $97 | $36,559 | $0.84 | 40.00 | 415 |
| 41-18-381-012 | 1511 TACOMA ST | 05/13/21 | $4,000 | WD | $20,000 | $10,900 | 54.50 | $21,788 | $1,694 | $3,482 | 34.8 | 100.0 | 0.09 | 0.09 | $115 | $43,478 | $1.00 | 40.00 | 415 |
| 41-18-382-016 | 1604 CHURCH ST | 01/15/21 | $6,400 | WD | $32,000 | $19,000 | 59.38 | $38,094 | $2,887 | $8,981 | 89.8 | 132.2 | 0.34 | 0.34 | $71 | $19,104 | $0.44 | 70.33 | 415 |
| 41-18-382-016 | 1604 CHURCH ST | 01/12/21 | $7,000 | WD | $35,000 | $19,000 | 54.29 | $38,094 | $5,887 | $8,981 | 89.8 | 132.2 | 0.34 | 0.34 | $78 | $20,896 | $0.48 | 70.33 | 415 |
| 41-18-382-020 | 1622 CHURCH ST | 01/15/21 | $6,400 | QC | $32,000 | $1,700 | 5.31 | $3,332 | $32,000 | $3,332 | 33.3 | 111.0 | 0.09 | 0.09 | $192 | $68,817 | $1.58 | 36.33 | 415 |
| 41-18-383-032 | 201 TENTH ST | 09/02/21 | $18,800 | WD | $94,000 | $18,800 | 20.00 | $37,615 | $60,541 | $4,156 | 41.6 | 84.3 | 0.10 | 0.10 | $452 | $186,139 | $4.27 | 52.00 | 415 |
| 41-18-383-033 | 1523 CHURCH ST | 02/05/21 | $6,000 | WD | $30,000 | $12,000 | 40.00 | $23,912 | $8,649 | $2,561 | 25.6 | 79.5 | 0.06 | 0.06 | $234 | $100,000 | $2.30 | 33.00 | 415 |
| 41-18-409-023 | 1501 BEACH ST | 03/31/21 | $3,000 | WD | $15,000 | $3,500 | 23.33 | $6,907 | $10,718 | $2,625 | 26.3 | 66.0 | 0.06 | 0.06 | $114 | $53,571 | $1.23 | 37.13 | 415 |
| | | Totals: | $250,260 | | $1,251,300 | $342,500 | | $706,739 | $681,149 | $136,588 | 1,338.3 | | 3.96 | 3.96 | | | | | |
| | | | 9000 | | | Sale. Ratio => | 27.37 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 24.04 | | | per FF=> | | $509 | per Net Acre=> | | 172,007.32 | per SqFt=> | | $3.95 | |

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

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

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

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

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-07-451-017 | 615 E SECOND ST | 07/09/21 | $24,100 | WD | $120,500 | $40,500 | 33.61 | $81,056 | $66,270 | $26,826 | 107.3 | 228.0 | 0.26 | 0.13 | $225 | $91,635 | $2.10 | 100.50 | 420 |
| 41-07-451-019 | 627 E SECOND ST | 03/09/21 | $17,300 | WD | $86,500 | $53,600 | 61.97 | $107,224 | $1,297 | $22,021 | 88.1 | 114.0 | 0.22 | 0.22 | $196 | $80,093 | $1.84 | 82.50 | 420 |
| 41-07-451-052 | 436 THOMSON ST | 02/13/19 | $17,000 | WD | $85,000 | $52,000 | 61.18 | $103,971 | ($2,786) | $16,185 | 64.7 | 132.0 | 0.17 | 0.17 | $263 | $99,415 | $2.28 | 56.35 | 420 |
| 41-07-451-053 | 504 THOMSON ST | 04/18/19 | $16,400 | WD | $82,000 | $33,200 | 40.49 | $66,327 | $31,463 | $15,790 | 63.2 | 108.4 | 0.15 | 0.15 | $260 | $107,190 | $2.46 | 60.10 | 420 |
| 41-07-452-003 | 431 THOMSON ST | 07/02/19 | $7,000 | WD | $35,000 | $23,500 | 67.14 | $47,040 | $2,906 | $14,946 | 59.8 | 110.0 | 0.14 | 0.14 | $117 | $48,611 | $1.12 | 57.00 | 420 |
| 41-07-452-020 | 512 AVON ST | 04/10/19 | $10,700 | WD | $53,500 | $41,300 | 77.20 | $82,622 | ($20,375) | $8,747 | 58.3 | 157.0 | 0.21 | 0.21 | $183 | $52,195 | $1.20 | 57.00 | 420 |
| 41-07-453-011 | 523 AVON ST | 07/23/19 | $10,000 | WD | $50,000 | $26,200 | 52.40 | $52,335 | $7,340 | $9,675 | 64.5 | 150.0 | 0.22 | 0.22 | $155 | $45,045 | $1.03 | 64.50 | 420 |
| 41-07-453-019 | 420 CRAPO ST | 08/17/21 | $15,600 | WD | $78,000 | $51,100 | 65.51 | $102,216 | ($5,845) | $18,371 | 73.5 | 150.0 | 0.21 | 0.21 | $212 | $75,362 | $1.73 | 60.00 | 420 |
| 41-07-453-056 | 906 E KEARSLEY ST | 05/01/20 | $13,400 | WD | $67,000 | $29,400 | 43.88 | $58,869 | $20,131 | $12,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 420 |
| 41-07-453-061 | 405 AVON ST | 08/12/20 | $12,000 | WD | $60,000 | $29,300 | 48.83 | $58,515 | $13,485 | $12,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 420 |
| 41-07-454-001 | 603 PIERSON ST | 03/25/19 | $12,376 | WD | $61,880 | $31,300 | 50.58 | $65,356 | $8,995 | $12,471 | 71.3 | 60.0 | 0.13 | 0.13 | $174 | $97,449 | $2.24 | 92.00 | 420 |
| 41-07-454-008 | 708 E SECOND ST | 03/25/19 | $1,224 | WD | $6,120 | $31,300 | 511.44 | $12,471 | $6,120 | $12,471 | 40.2 | 125.3 | 0.13 | 0.10 | $30 | $9,638 | $0.22 | 36.00 | 420 |
| 41-07-455-004 | 613 THOMSON ST | 09/10/20 | $12,900 | WD | $64,500 | $26,200 | 40.62 | $52,311 | $21,476 | $9,287 | 61.9 | 132.0 | 0.20 | 0.20 | $208 | $64,500 | $1.48 | 66.00 | 420 |
| 41-07-455-028 | 618 AVON ST | 06/07/19 | $8,000 | WD | $40,000 | $30,800 | 77.00 | $61,658 | ($3,378) | $18,280 | 73.1 | 113.0 | 0.18 | 0.18 | $109 | $44,444 | $1.02 | 69.50 | 420 |
| 41-07-476-013 | 913 YOUNG ST | 08/24/21 | $6,800 | WD | $34,000 | $22,900 | 67.35 | $54,245 | ($13,023) | $7,222 | 41.3 | 90.0 | 0.09 | 0.09 | $165 | $75,556 | $1.73 | 43.50 | 420 |
| 41-07-476-013 | 913 YOUNG ST | 08/27/21 | $0 | WD | $0 | $28,700 | #DIV/0! | $57,340 | ($47,023) | $10,317 | 41.3 | 90.0 | 0.09 | 0.09 | $0 | $0 | $0.00 | 43.50 | 420 |
| 41-07-476-013 | 913 YOUNG ST | 08/27/21 | $13,800 | WD | $69,000 | $28,700 | 41.59 | $57,340 | $21,977 | $10,317 | 41.3 | 90.0 | 0.09 | 0.09 | $334 | $153,333 | $3.52 | 43.50 | 420 |
| 41-07-476-017 | 910 E SECOND ST | 12/31/20 | $10,000 | WD | $50,000 | $22,400 | 44.80 | $44,814 | $13,812 | $8,626 | 34.5 | 57.5 | 0.06 | 0.06 | $290 | $166,667 | $3.83 | 45.50 | 420 |
| 41-07-477-004 | 715 AVON ST | 06/19/19 | $6,000 | WD | $30,000 | $21,800 | 72.67 | $43,589 | $663 | $14,252 | 57.0 | 130.0 | 0.15 | 0.15 | $105 | $40,268 | $0.92 | 50.00 | 420 |
| 41-07-477-014 | 915 EDDY ST | 03/12/21 | $5,350 | WD | $26,750 | $32,600 | 121.87 | $65,287 | ($24,562) | $13,975 | 55.9 | 125.0 | 0.14 | 0.14 | $96 | $37,413 | $0.86 | 50.00 | 420 |
| 41-07-477-023 | 705 AVON ST | 08/14/19 | $4,750 | WD | $23,750 | $21,900 | 92.21 | $43,803 | ($2,048) | $18,005 | 96.0 | 110.0 | 0.23 | 0.23 | $49 | $20,563 | $0.47 | 91.56 | 420 |
| 41-18-202-017 | 617 E THIRD ST | 04/19/19 | $23,600 | WD | $118,000 | $59,800 | 50.68 | $119,527 | $11,965 | $13,492 | 54.0 | 116.5 | 0.13 | 0.13 | $437 | $176,119 | $4.04 | 50.00 | 420 |
| 41-18-202-019 | 625 E THIRD ST | 09/04/20 | $6,400 | WD | $32,000 | $24,800 | 77.50 | $49,660 | ($8,716) | $8,944 | 35.8 | 80.0 | 0.07 | 0.07 | $179 | $87,671 | $2.01 | 40.00 | 420 |
| 41-18-202-022 | 616 E SECOND ST | 05/20/19 | $15,500 | WD | $77,500 | $41,500 | 53.55 | $83,028 | $12,234 | $17,762 | 71.0 | 81.2 | 0.15 | 0.15 | $218 | $104,730 | $2.40 | 79.50 | 420 |
| 41-18-206-003 | 612 E THIRD ST | 02/22/19 | $16,000 | WD | $80,000 | $38,900 | 48.63 | $77,804 | $17,228 | $15,032 | 60.1 | 84.5 | 0.13 | 0.13 | $266 | $125,000 | $2.87 | 66.00 | 420 |
| 41-18-206-011 | 709 EAST ST | 10/14/20 | $9,980 | WD | $49,900 | $35,600 | 71.34 | $71,176 | ($12,623) | $8,653 | 57.7 | 165.0 | 0.21 | 0.21 | $173 | $47,981 | $1.10 | 55.00 | 420 |
| 41-18-206-044 | 819 EAST ST | 05/21/19 | $11,500 | WD | $57,500 | $37,200 | 64.70 | $74,497 | ($6,967) | $10,030 | 64.0 | 105.3 | 0.25 | 0.25 | $180 | $45,635 | $1.05 | 57.00 | 420 |
| 41-18-207-017 | 714 THOMSON ST | 08/10/21 | $15,000 | WD | $75,000 | $27,300 | 36.40 | $54,548 | $29,739 | $9,287 | 61.9 | 132.0 | 0.20 | 0.20 | $242 | $75,000 | $1.72 | 66.00 | 420 |
| 41-18-208-009 | 725 THOMSON ST | 08/02/19 | $17,000 | WD | $85,000 | $35,200 | 41.41 | $70,355 | $27,283 | $12,638 | 50.6 | 132.0 | 0.13 | 0.13 | $336 | $127,820 | $2.93 | 44.00 | 420 |
| 41-18-208-010 | 729 THOMSON ST | 07/30/19 | $15,000 | WD | $75,000 | $33,400 | 44.53 | $66,715 | $20,923 | $12,638 | 50.6 | 132.0 | 0.13 | 0.13 | $297 | $112,782 | $2.59 | 44.00 | 420 |
| 41-18-208-011 | 735 THOMSON ST | 08/04/20 | $18,600 | WD | $93,000 | $28,000 | 30.11 | $56,007 | $49,631 | $12,638 | 50.6 | 132.0 | 0.13 | 0.13 | $368 | $139,850 | $3.21 | 44.00 | 420 |
| 41-18-208-018 | 702 AVON ST | 07/07/20 | $9,000 | WD | $45,000 | $23,700 | 52.67 | $47,460 | $6,476 | $8,936 | 35.7 | 66.0 | 0.07 | 0.07 | $252 | $134,328 | $3.08 | 44.00 | 420 |
| | | **Totals:** | **$382,280** | | **$1,911,400** | **$1,064,100** | | **$2,089,166** | **$244,068** | **$421,834** | **1,785.1** | | **4.68** | **4.52** | | | | | |
| | | | 15000 | | | **Sale. Ratio =>** | **55.67** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **#DIV/0!** | | | **per FF=>** | **$137** | | **per Net Acre=>** | **52,184.73** | | **per SqFt=>** | **$1.20** | | |

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

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

| Parcel Number | Street Address | Sale Date | % Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-17-151-002 | 902 BELMONT AVE | 05/08/19 | $12,000 | WD | $60,000 | $18,500 | 30.83 | $37,050 | $28,700 | $5,750 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,348 | $2.40 | 50.00 | 430 |
| 41-17-151-013 | 905 E WELLINGTON AVE | 09/17/21 | $6,400 | WD | $32,000 | $11,600 | 36.25 | $23,171 | $14,579 | $5,750 | 50.0 | 100.0 | 0.12 | 0.12 | $128 | $55,652 | $1.28 | 50.00 | 430 |
| 41-17-154-005 | 916 KENNELWORTH AVE | 11/30/20 | $3,800 | WD | $19,000 | $9,300 | 48.95 | $18,639 | $5,052 | $4,691 | 40.8 | 90.0 | 0.09 | 0.09 | $93 | $42,697 | $0.98 | 43.00 | 430 |
| 41-18-229-012 | 917 E EIGHTH ST | 05/14/21 | $1,500 | WD | $7,500 | $12,200 | 162.67 | $24,393 | ($12,068) | $4,825 | 42.0 | 110.0 | 0.10 | 0.10 | $36 | $14,851 | $0.34 | 40.00 | 430 |
| 41-18-276-010 | 722 E SIXTH ST | 05/24/21 | $14,000 | WD | $70,000 | $16,100 | 23.00 | $32,121 | $43,389 | $5,510 | 47.9 | 112.6 | 0.12 | 0.12 | $292 | $119,658 | $2.75 | 45.16 | 430 |
| 41-18-276-020 | 822 E SIXTH ST | 06/18/21 | $20,000 | WD | $100,000 | $14,200 | 14.20 | $28,466 | $77,034 | $5,500 | 47.8 | 90.9 | 0.11 | 0.11 | $418 | $190,476 | $4.37 | 50.18 | 430 |
| 41-18-276-020 | 822 E SIXTH ST | 08/31/21 | $20,400 | WD | $102,000 | $14,200 | 13.92 | $28,466 | $79,034 | $5,500 | 47.8 | 90.9 | 0.11 | 0.11 | $427 | $194,286 | $4.46 | 50.18 | 430 |
| 41-18-276-032 | 841 E SEVENTH ST | 07/30/21 | $14,400 | WD | $72,000 | $14,000 | 19.44 | $28,087 | $49,558 | $5,645 | 49.1 | 95.7 | 0.11 | 0.11 | $293 | $130,909 | $3.01 | 50.18 | 430 |
| 41-18-277-033 | 853 E EIGHTH ST | 08/23/21 | $22,000 | WD | $110,000 | $19,100 | 17.36 | $38,193 | $77,838 | $6,031 | 52.4 | 110.0 | 0.13 | 0.13 | $420 | $174,603 | $4.01 | 50.00 | 430 |
| 41-18-280-001 | 1301 LAPEER RD | 05/06/19 | $6,500 | WD | $32,500 | $17,400 | 53.54 | $34,748 | $3,808 | $6,056 | 52.7 | 102.0 | 0.12 | 0.12 | $123 | $53,279 | $1.22 | 52.14 | 430 |
| 41-18-280-030 | 801 E NINTH ST | 05/24/19 | $5,371 | WD | $26,855 | $24,500 | 91.23 | $48,964 | ($10,627) | $11,482 | 99.8 | 94.5 | 0.22 | 0.22 | $54 | $24,085 | $0.55 | 102.71 | 430 |
| 41-18-280-030 | 801 E NINTH ST | 04/23/21 | $16,000 | WD | $80,000 | $24,500 | 30.63 | $48,964 | $42,518 | $11,482 | 99.8 | 94.5 | 0.22 | 0.22 | $160 | $71,749 | $1.65 | 102.71 | 430 |
| | | Totals: | $142,371 | | $711,855 | $195,600 | | $391,262 | $398,815 | $78,222 | 680.2 | | 1.55 | 1.55 | | | | | |
| | | | | | | Sale. Ratio => | 27.48 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 43.03 | | | per FF=> | | $586 | per Net Acre=> | | 257,134.11 | per SqFt=> | | $5.90 | |

3000

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 325
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: 11/25/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 300 350 too high
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 |

325

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-08-376-007 | 1601 CROMWELL AVE | 12/01/20 | $28,600 | WD | $143,000 | $56,400 | 39.44 | $112,792 | $50,063 | $19,855 | 66.2 | 145.2 | 0.20 | 0.20 | $432 | $142,289 | $3.27 | 60.33 | 435 |
| 41-08-377-004 | 624 MAXINE ST | 12/13/19 | $18,500 | WD | $92,500 | $35,900 | 38.81 | $71,865 | $39,857 | $19,222 | 64.1 | 136.9 | 0.19 | 0.19 | $289 | $98,404 | $2.26 | 60.00 | 435 |
| 41-08-378-023 | 1617 MONTCLAIR AVE | 05/10/19 | $13,600 | WD | $68,000 | $58,200 | 85.59 | $116,494 | ($26,950) | $21,544 | 71.8 | 155.9 | 0.23 | 0.23 | $189 | $60,177 | $1.38 | 63.00 | 435 |
| 41-08-379-002 | 1812 E SECOND ST | 10/04/19 | $11,000 | WD | $55,000 | $36,200 | 65.82 | $72,308 | ($2,023) | $15,285 | 50.9 | 124.1 | 0.14 | 0.14 | $216 | $76,923 | $1.77 | 50.10 | 435 |
| 41-08-379-008 | 521 KENSINGTON AVE | 09/20/19 | $16,000 | WD | $80,000 | $44,800 | 56.00 | $89,528 | $10,613 | $20,141 | 67.1 | 150.3 | 0.21 | 0.21 | $238 | $77,295 | $1.77 | 60.00 | 435 |
| 41-08-379-019 | 1809 MONTCLAIR AVE | 04/29/21 | $23,800 | WD | $119,000 | $38,400 | 32.27 | $76,817 | $56,573 | $14,390 | 48.0 | 110.0 | 0.13 | 0.13 | $496 | $187,402 | $4.30 | 50.10 | 435 |
| 41-08-382-013 | 814 BLANCHARD AVE | 09/15/21 | $27,400 | WD | $137,000 | $60,900 | 44.45 | $121,821 | $37,453 | $22,274 | 74.2 | 135.0 | 0.22 | 0.22 | $369 | $126,267 | $2.90 | 70.00 | 435 |
| 41-08-383-001 | 1702 MONTCLAIR AVE | 07/26/19 | $28,000 | WD | $140,000 | $58,100 | 41.50 | $116,127 | $51,161 | $27,288 | 91.0 | 102.0 | 0.23 | 0.23 | $308 | $121,212 | $2.78 | 98.66 | 435 |
| 41-08-383-001 | 1702 MONTCLAIR AVE | 07/13/20 | $31,600 | WD | $158,000 | $58,100 | 36.77 | $116,127 | $69,161 | $27,288 | 91.0 | 102.0 | 0.23 | 0.23 | $347 | $136,797 | $3.14 | 98.66 | 435 |
| 41-08-383-004 | 711 BLANCHARD AVE | 07/24/20 | $16,380 | WD | $81,900 | $41,200 | 50.31 | $82,333 | $14,567 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $328 | $118,696 | $2.72 | 50.00 | 435 |
| 41-08-383-009 | 801 BLANCHARD AVE | 03/13/20 | $19,080 | WD | $95,400 | $42,700 | 44.76 | $85,342 | $25,058 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $382 | $138,261 | $3.17 | 50.00 | 435 |
| 41-08-383-014 | 716 KENSINGTON AVE | 05/14/20 | $16,000 | WD | $80,000 | $33,000 | 41.25 | $66,022 | $28,978 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $320 | $115,942 | $2.66 | 50.00 | 435 |
| 41-08-383-014 | 716 KENSINGTON AVE | 12/23/20 | $18,800 | WD | $94,000 | $33,000 | 35.11 | $66,022 | $42,978 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $376 | $136,232 | $3.13 | 50.00 | 435 |
| 41-08-383-019 | 814 KENSINGTON AVE | 07/26/19 | $23,000 | WD | $115,000 | $70,600 | 61.39 | $141,149 | ($6,349) | $19,800 | 66.0 | 120.0 | 0.18 | 0.18 | $348 | $126,374 | $2.90 | 66.00 | 435 |
| 41-08-383-020 | 818 KENSINGTON AVE | 04/30/21 | $28,000 | WD | $140,000 | $40,000 | 28.57 | $79,972 | $75,028 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $560 | $202,899 | $4.66 | 50.00 | 435 |
| 41-08-383-021 | 1701 E COURT ST | 07/18/19 | $27,000 | WD | $135,000 | $65,700 | 48.67 | $131,314 | $25,543 | $21,857 | 72.9 | 130.0 | 0.21 | 0.21 | $371 | $129,187 | $2.97 | 70.00 | 435 |
| 41-08-384-006 | 711 KENSINGTON AVE | 06/28/19 | $10,500 | WD | $52,500 | $52,900 | 100.76 | $105,835 | ($36,551) | $16,784 | 55.9 | 150.3 | 0.17 | 0.17 | $188 | $61,047 | $1.40 | 50.00 | 435 |
| 41-08-384-010 | 801 KENSINGTON AVE | 12/06/19 | $15,800 | WD | $79,000 | $36,900 | 46.71 | $73,807 | $21,977 | $16,784 | 55.9 | 150.3 | 0.17 | 0.17 | $282 | $91,860 | $2.11 | 50.00 | 435 |
| 41-08-384-011 | 805 KENSINGTON AVE | 08/30/21 | $30,400 | WD | $152,000 | $49,600 | 32.63 | $99,252 | $69,532 | $16,784 | 55.9 | 150.3 | 0.17 | 0.17 | $543 | $176,744 | $4.06 | 50.00 | 435 |
| 41-17-102-017 | 1014 WOODSIDE DR | 07/31/20 | $45,000 | WD | $225,000 | $112,100 | 49.82 | $224,262 | $28,644 | $27,906 | 93.0 | 108.1 | 0.24 | 0.24 | $484 | $185,185 | $4.25 | 98.03 | 435 |
| 41-17-103-001 | 1302 E COURT ST | 07/26/19 | $32,000 | WD | $160,000 | $96,900 | 60.56 | $193,757 | ($1,805) | $31,952 | 106.5 | 146.7 | 0.32 | 0.32 | $300 | $98,765 | $2.27 | 96.33 | 435 |
| 41-17-103-005 | 917 WOODSIDE DR | 04/23/21 | $30,000 | WD | $150,000 | $64,800 | 43.20 | $134,724 | $35,431 | $20,155 | 67.2 | 110.5 | 0.18 | 0.18 | $447 | $168,539 | $3.87 | 70.00 | 435 |
| 41-17-103-009 | 926 E FORK DR | 05/28/19 | $31,200 | WD | $156,000 | $99,600 | 63.85 | $199,262 | ($20,630) | $22,632 | 75.4 | 85.3 | 0.18 | 0.18 | $414 | $178,286 | $4.09 | 89.46 | 435 |
| 41-17-103-009 | 926 E FORK DR | 07/21/20 | $34,400 | WD | $172,000 | $99,600 | 57.91 | $199,262 | ($4,630) | $22,632 | 75.4 | 85.3 | 0.18 | 0.18 | $456 | $196,571 | $4.51 | 89.46 | 435 |
| 41-17-104-004 | 911 E FORK DR | 03/02/20 | $29,700 | WD | $148,500 | $80,900 | 54.48 | $161,808 | $4,054 | $17,362 | 57.9 | 111.7 | 0.15 | 0.15 | $513 | $192,857 | $4.43 | 60.00 | 435 |
| 41-17-104-013 | 918 BEARD ST | 09/22/20 | $18,000 | OTH | $90,000 | $61,700 | 68.56 | $123,433 | ($17,001) | $16,432 | 54.8 | 100.0 | 0.14 | 0.14 | $329 | $130,435 | $2.99 | 60.00 | 435 |
| 41-17-104-015 | 926 BEARD ST | 10/13/20 | $29,980 | WD | $149,900 | $63,200 | 42.16 | $126,348 | $44,092 | $20,540 | 68.5 | 100.0 | 0.17 | 0.17 | $438 | $174,302 | $4.00 | 75.00 | 435 |
| 41-17-106-003 | 1121 WOODLAWN PARK DR | 10/30/19 | $50,000 | WD | $250,000 | $145,600 | 58.24 | $291,280 | ($351) | $40,929 | 136.4 | 148.5 | 0.42 | 0.42 | $366 | $119,617 | $2.75 | 122.64 | 435 |
| 41-17-106-006 | 1301 WOODLAWN PARK DR | 12/31/19 | $68,000 | WD | $340,000 | $125,800 | 37.00 | $251,686 | $126,505 | $38,191 | 169.7 | 139.4 | 0.50 | 0.50 | $401 | $134,921 | $3.10 | 157.48 | 435 |
| 41-17-106-021 | 1160 WOODSIDE DR | 02/11/20 | $33,400 | WD | $167,000 | $94,700 | 56.71 | $189,452 | ($2,534) | $19,918 | 66.4 | 81.0 | 0.15 | 0.15 | $503 | $222,667 | $5.11 | 80.81 | 435 |
| 41-17-106-025 | 1417 LINWOOD AVE | 06/28/21 | $67,000 | WD | $335,000 | $141,900 | 42.36 | $283,880 | $86,331 | $35,211 | 117.4 | 125.0 | 0.33 | 0.33 | $571 | $203,030 | $4.66 | 115.00 | 435 |
| 41-17-106-029 | 1407 WOODLAWN PARK DR | 04/28/21 | $50,000 | WD | $250,000 | $99,500 | 39.80 | $199,042 | $70,936 | $19,978 | 66.6 | 130.6 | 0.19 | 0.19 | $751 | $261,780 | $6.01 | 63.83 | 435 |
| 41-17-126-007 | 923 BEARD ST | 06/23/21 | $21,200 | WD | $106,000 | $52,600 | 49.62 | $105,130 | $15,932 | $15,062 | 50.2 | 100.0 | 0.13 | 0.13 | $422 | $168,254 | $3.86 | 55.00 | 435 |
| 41-17-126-014 | 1025 BEARD ST | 08/26/19 | $27,400 | WD | $137,000 | $45,700 | 33.36 | $91,302 | $61,591 | $15,893 | 53.0 | 100.0 | 0.13 | 0.13 | $517 | $206,015 | $4.73 | 58.03 | 435 |
| 41-17-126-015 | 914 MAXINE ST | 06/21/19 | $27,000 | WD | $135,000 | $48,000 | 35.56 | $96,059 | $55,261 | $16,320 | 54.4 | 131.3 | 0.16 | 0.16 | $496 | $171,975 | $3.95 | 52.00 | 435 |
| 41-17-127-005 | 1622 E COURT ST | 01/14/20 | $16,200 | WD | $81,000 | $33,300 | 41.11 | $66,536 | $27,737 | $13,273 | 44.2 | 116.0 | 0.12 | 0.12 | $366 | $135,000 | $3.10 | 45.00 | 435 |
| 41-17-127-019 | 922 BLANCHARD AVE | 07/09/21 | $28,000 | WD | $140,000 | $49,100 | 35.07 | $98,259 | $55,214 | $13,473 | 44.9 | 135.0 | 0.13 | 0.13 | $623 | $213,740 | $4.91 | 42.34 | 435 |
| 41-17-127-030 | 1010 BLANCHARD AVE | 08/25/20 | $31,600 | WD | $158,000 | $70,500 | 44.62 | $141,061 | $38,895 | $21,956 | 73.2 | 135.0 | 0.21 | 0.21 | $432 | $147,664 | $3.39 | 69.00 | 435 |
| 41-17-128-002 | 1708 E COURT ST | 03/15/19 | $16,980 | WD | $84,900 | $52,300 | 61.60 | $104,586 | ($2,029) | $17,657 | 58.9 | 115.5 | 0.16 | 0.16 | $288 | $106,792 | $2.45 | 60.00 | 435 |
| 41-17-128-017 | 1021 BLANCHARD AVE | 06/10/19 | $19,800 | WD | $99,000 | $40,100 | 40.51 | $80,168 | $33,832 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $396 | $143,478 | $3.29 | 50.00 | 435 |
| 41-17-128-027 | 1010 KENSINGTON AVE | 02/28/20 | $21,800 | WD | $109,000 | $46,500 | 42.66 | $92,996 | $31,004 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $436 | $157,971 | $3.63 | 50.00 | 435 |
| 41-17-128-029 | 1018 KENSINGTON AVE | 12/05/19 | $12,400 | WD | $62,000 | $51,200 | 82.58 | $102,465 | ($25,465) | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $248 | $89,855 | $2.06 | 50.00 | 435 |
| 41-17-128-029 | 1018 KENSINGTON AVE | 08/28/20 | $31,700 | WD | $158,500 | $51,200 | 32.30 | $102,465 | $71,035 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $634 | $229,710 | $5.27 | 50.00 | 435 |
| 41-17-129-009 | 919 KENSINGTON AVE | 02/25/19 | $27,200 | WD | $136,000 | $65,200 | 47.94 | $130,365 | $22,406 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $487 | $158,140 | $3.63 | 50.00 | 435 |
| 41-17-129-010 | 923 KENSINGTON AVE | 06/14/21 | $36,000 | WD | $180,000 | $73,400 | 40.78 | $146,798 | $49,973 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $644 | $209,302 | $4.80 | 50.00 | 435 |
| 41-17-129-012 | 931 KENSINGTON AVE | 06/07/19 | $15,000 | WD | $75,000 | $49,700 | 66.27 | $99,350 | ($7,579) | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $268 | $87,209 | $2.00 | 50.00 | 435 |
| 41-17-129-012 | 931 KENSINGTON AVE | 06/08/20 | $29,000 | WD | $145,000 | $49,700 | 34.28 | $99,350 | $62,421 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $519 | $168,605 | $3.87 | 50.00 | 435 |
| 41-17-129-016 | 1009 KENSINGTON AVE | 03/24/21 | $29,800 | WD | $149,000 | $62,100 | 41.68 | $124,287 | $41,484 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $533 | $173,256 | $3.98 | 50.00 | 435 |
| 41-17-129-018 | 1017 KENSINGTON AVE | 05/11/21 | $30,000 | WD | $150,000 | $42,900 | 28.60 | $85,712 | $81,059 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $537 | $174,419 | $4.00 | 50.00 | 435 |
| 41-17-131-003 | 1113 BEARD ST | 11/08/19 | $26,800 | WD | $134,000 | $47,000 | 35.07 | $94,037 | $53,656 | $13,693 | 45.6 | 100.0 | 0.12 | 0.12 | $587 | $233,043 | $5.35 | 50.00 | 435 |
| 41-17-131-004 | 1119 BEARD ST | 04/22/21 | $32,000 | WD | $160,000 | $66,800 | 41.75 | $133,646 | $44,155 | $17,801 | 59.3 | 100.0 | 0.15 | 0.15 | $539 | $214,765 | $4.93 | 65.00 | 435 |
| 41-17-131-012 | 1325 BEARD ST | 09/24/20 | $38,000 | WD | $190,000 | $74,600 | 39.26 | $149,264 | $57,036 | $16,300 | 54.3 | 123.0 | 0.15 | 0.15 | $699 | $250,000 | $5.74 | 53.67 | 435 |
| 41-17-131-016 | 1110 MAXINE ST | 12/06/19 | $21,200 | WD | $106,000 | $67,100 | 63.30 | $134,104 | ($4,913) | $23,191 | 77.3 | 127.5 | 0.22 | 0.22 | $274 | $96,804 | $2.22 | 75.00 | 435 |
| 41-17-131-017 | 1118 MAXINE ST | 08/28/20 | $28,480 | WD | $142,400 | $53,300 | 37.43 | $106,593 | $54,230 | $18,423 | 61.4 | 125.7 | 0.17 | 0.17 | $464 | $164,624 | $3.78 | 60.00 | 435 |
| 41-17-131-019 | 1214 MAXINE ST | 06/27/19 | $28,000 | WD | $140,000 | $43,800 | 31.29 | $87,553 | $69,260 | $16,813 | 56.0 | 124.6 | 0.16 | 0.16 | $500 | $178,344 | $4.09 | 55.00 | 435 |
| 41-17-131-023 | 1318 MAXINE ST | 08/05/20 | $32,000 | WD | $160,000 | $66,800 | 41.75 | $133,670 | $45,517 | $19,187 | 64.0 | 122.5 | 0.18 | 0.18 | $500 | $179,775 | $4.13 | 63.30 | 435 |
| 41-17-132-012 | 1307 MAXINE ST | 12/13/19 | $35,000 | WD | $175,000 | $77,200 | 44.11 | $154,332 | $50,770 | $30,102 | 100.3 | 135.0 | 0.29 | 0.29 | $349 | $119,454 | $2.74 | 94.60 | 435 |
| 41-17-132-020 | 1206 BLANCHARD AVE | 11/05/20 | $30,000 | WD | $150,000 | $76,500 | 51.00 | $152,961 | $12,949 | $15,910 | 53.0 | 135.0 | 0.16 | 0.16 | $566 | $193,548 | $4.44 | 50.00 | 435 |
| 41-17-133-007 | 1205 BLANCHARD AVE | 07/24/20 | $26,800 | WD | $134,000 | $53,700 | 40.07 | $107,305 | $41,695 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $536 | $194,203 | $4.46 | 50.00 | 435 |
| 41-17-133-008 | 1209 BLANCHARD AVE | 11/05/20 | $26,400 | WD | $132,000 | $59,400 | 45.00 | $118,859 | $28,141 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $528 | $191,304 | $4.39 | 50.00 | 435 |
| 41-17-133-027 | 1134 KENSINGTON AVE | 11/10/20 | $27,000 | WD | $135,000 | $42,300 | 31.33 | $84,598 | $65,402 | $15,000 | 50.0 | 120.0 | 0.14 | 0.14 | $540 | $195,652 | $4.49 | 50.00 | 435 |
| 41-17-133-034 | 1222 KENSINGTON AVE | 10/18/19 | $31,400 | WD | $157,000 | $80,100 | 51.02 | $160,182 | $30,438 | $33,620 | 112.1 | 120.0 | 0.31 | 0.31 | $280 | $101,618 | $2.33 | 112.07 | 435 |
| 41-17-134-028 | 1851 BROOKSIDE DR | 12/03/20 | $39,150 | WD | $195,750 | $110,100 | 56.25 | $220,138 | $16,800 | $41,188 | 137.3 | 131.0 | 0.40 | 0.40 | $285 | $98,864 | $2.27 | 131.57 | 435 |
| 41-17-176-005 | 1514 LINWOOD AVE | 07/06/21 | $37,980 | WD | $189,900 | $70,000 | 36.86 | $139,938 | $73,691 | $23,729 | 79.1 | 125.0 | 0.22 | 0.22 | $480 | $171,081 | $3.93 | 77.50 | 435 |
| 41-17-176-015 | 1417 BROOKWOOD AVE | 09/10/21 | $26,000 | WD | $130,000 | $44,100 | 33.92 | $88,151 | $57,158 | $15,309 | 51.0 | 125.0 | 0.14 | 0.14 | $509 | $181,818 | $4.17 | 50.00 | 435 |
| 41-17-176-020 | 1521 BROOKWOOD AVE | 10/04/19 | $22,000 | WD | $110,000 | $52,100 | 47.36 | $104,212 | $24,159 | $18,371 | 61.2 | 125.0 | 0.17 | 0.17 | $359 | $127,907 | $2.94 | 60.00 | 435 |
| 41-17-178-008 | 1420 RIDGELAWN AVE | 09/03/20 | $30,600 | WD | $153,000 | $48,800 | 31.90 | $97,639 | $70,670 | $15,309 | 51.0 | 125.0 | 0.14 | 0.14 | $600 | $213,986 | $4.91 | 50.00 | 435 |
| 41-17-179-002 | 1401 SUNNYSIDE AVE | 12/18/20 | $26,000 | WD | $130,000 | $119,100 | 91.62 | $238,277 | ($67,019) | $41,258 | 137.5 | 117.3 | 0.37 | 0.37 | $189 | $69,519 | $1.60 | 139.13 | 435 |
| 41-17-180-016 | 1506 S FRANKLIN AVE | 04/13/21 | $25,000 | WD | $125,000 | $38,000 | 30.40 | $76,055 | $65,716 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $447 | $145,349 | $3.34 | 50.00 | 435 |
| 41-17-180-025 | 1614 S FRANKLIN AVE | 01/07/20 | $8,500 | WD | $42,500 | $24,400 | 57.41 | $48,786 | $10,485 | $16,771 | 55.9 | 150.0 | 0.17 | 0.17 | $152 | $49,419 | $1.13 | 50.00 | 435 |
| 41-17-180-026 | 1618 S FRANKLIN AVE | 04/26/21 | $29,000 | WD | $145,000 | $43,600 | 30.07 | $87,291 | $80,181 | $22,472 | 74.9 | 150.0 | 0.23 | 0.23 | $387 | $125,541 | $2.88 | 67.00 | 435 |
| 41-17-182-004 | 1615 S FRANKLIN AVE | 04/21/20 | $24,000 | WD | $120,000 | $61,200 | 51.00 | $122,315 | $27,434 | $29,749 | 99.2 | 118.0 | 0.27 | 0.27 | $242 | $88,561 | $2.03 | 100.00 | 435 |
| | | Totals: | $1,994,530 | | $9,972,650 | $4,502,400 | | $9,009,918 | $2,416,093 | $1,453,361 | 4,887.0 | | 13.75 | 13.75 | | | | | |
| | | | | | | Sale. Ratio => | 45.15 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 14.75 | | | per FF=> | $494 | | per Net Acre=> | 175,664.75 | | per SqFt=> | $4.03 | | |

$150000

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

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 | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-16-204-024 | 1002 BARRINGTON DR | 12/29/20 | $19,600 | WD | $98,000 | $35,000 | 35.71 | $70,011 | $43,489 | $15,500 | 100.0 | 110.0 | 0.25 | 0.25 | $196 | $77,470 | $1.78 | 100.00 | 445 |
| 41-16-204-033 | 1110 BARRINGTON DR | 10/09/20 | $15,000 | WD | $75,000 | $30,500 | 40.67 | $60,973 | $23,904 | $9,877 | 63.7 | 108.7 | 0.16 | 0.16 | $235 | $93,750 | $2.15 | 64.11 | 445 |
| 41-16-226-020 | 1014 BURLINGTON DR | 12/22/20 | $16,600 | WD | $83,000 | $26,200 | 31.57 | $52,491 | $40,119 | $9,610 | 62.0 | 110.0 | 0.16 | 0.16 | $268 | $105,732 | $2.43 | 62.00 | 445 |
| 41-16-226-021 | 1018 BURLINGTON DR | 04/15/19 | $7,200 | WD | $36,000 | $26,400 | 73.33 | $52,747 | ($7,137) | $9,610 | 62.0 | 110.0 | 0.16 | 0.16 | $116 | $45,860 | $1.05 | 62.00 | 445 |
| 41-16-226-021 | 1018 BURLINGTON DR | 11/13/19 | $14,080 | WD | $70,400 | $26,400 | 37.50 | $52,747 | $27,263 | $9,610 | 62.0 | 110.0 | 0.16 | 0.16 | $227 | $89,682 | $2.06 | 62.00 | 445 |
| 41-16-227-006 | 927 BURLINGTON DR | 04/13/21 | $10,000 | WD | $50,000 | $27,000 | 54.00 | $53,960 | $5,185 | $9,145 | 59.0 | 110.0 | 0.15 | 0.15 | $169 | $67,114 | $1.54 | 59.00 | 445 |
| 41-16-227-009 | 1009 BURLINGTON DR | 08/10/21 | $26,000 | WD | $130,000 | $30,800 | 23.69 | $61,684 | $76,841 | $8,525 | 55.0 | 110.0 | 0.14 | 0.14 | $473 | $187,050 | $4.29 | 55.00 | 445 |
| 41-16-228-006 | 923 SOMERSET LN | 11/25/19 | $19,700 | WD | $98,500 | $43,000 | 43.65 | $86,077 | $22,749 | $10,326 | 66.6 | 127.0 | 0.18 | 0.18 | $296 | $108,840 | $2.50 | 62.00 | 445 |
| 41-16-228-028 | 3711 EASTHAMPTON DR | 03/04/19 | $9,000 | WD | $45,000 | $22,100 | 49.11 | $44,204 | $10,063 | $9,267 | 59.8 | 120.0 | 0.16 | 0.16 | $151 | $56,962 | $1.31 | 57.25 | 445 |
| 41-16-229-004 | 3616 EASTHAMPTON DR | 12/18/20 | $16,800 | WD | $84,000 | $23,400 | 27.86 | $46,815 | $45,313 | $8,128 | 52.4 | 100.0 | 0.13 | 0.13 | $320 | $133,333 | $3.06 | 55.00 | 445 |
| 41-16-276-012 | 1201 BURLINGTON DR | 03/19/21 | $14,000 | WD | $70,000 | $24,900 | 35.57 | $49,895 | $32,904 | $12,799 | 82.6 | 75.0 | 0.17 | 0.17 | $170 | $81,395 | $1.87 | 100.00 | 445 |
| | | Totals: | $167,980 | | $839,900 | $315,700 | | $631,604 | $320,693 | $112,397 | 725.1 | | 1.81 | 1.81 | | | | | |
| | | | 10000 | | | Sale. Ratio => | 37.59 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 13.85 | | | per FF=> | | $442 | per Net Acre=> | 177,276.40 | | per SqFt=> | $4.07 | | |

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

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: 11/05/2020

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

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-14-351-021 | 944 HUBBARD AVE | 06/18/19 | $4,500 | WD | $22,500 | $9,500 | 42.22 | $23,608 | $2,792 | $3,900 | 52.0 | 100.0 | 0.12 | 0.12 | $87 | $37,815 | $0.87 | 52.00 | 450 |
| 40-14-357-002 | 955 S BALLENGER HWY | 07/09/20 | $4,571 | MLC | $22,857 | $8,800 | 38.50 | $19,964 | $6,093 | $3,200 | 40.0 | 100.0 | 0.09 | 0.09 | $114 | $49,689 | $1.14 | 40.00 | 450 |
| 40-14-357-023 | 984 HUBBARD AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,300 | 2.64 | $19,582 | $411,718 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $2,138 | $929,348 | $21.33 | 40.00 | 450 |
| 40-14-357-024 | 988 HUBBARD AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,300 | 2.64 | $23,848 | $407,452 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $2,138 | $929,348 | $21.33 | 40.00 | 450 |
| 40-14-358-012 | 991 HUBBARD AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,300 | 2.64 | $25,361 | $405,939 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $2,138 | $929,348 | $21.33 | 40.00 | 450 |
| 40-14-358-019 | 972 BARNEY AVE | 07/26/19 | $3,600 | WD | $18,000 | $13,500 | 75.00 | $27,022 | ($5,022) | $4,000 | 40.0 | 100.0 | 0.09 | 0.09 | $90 | $39,130 | $0.90 | 40.00 | 450 |
| 40-15-426-015 | 4048 FRAZER ST | 11/27/19 | $9,568 | WD | $47,840 | $12,400 | 25.92 | $35,792 | $16,740 | $4,692 | 59.4 | 84.6 | 0.13 | 0.13 | $161 | $75,937 | $1.74 | 64.62 | 450 |
| 40-15-426-016 | 4044 FRAZER ST | 11/27/19 | $8,832 | WD | $44,160 | $12,400 | 28.08 | $34,101 | $14,751 | $4,692 | 58.6 | 87.9 | 0.13 | 0.13 | $151 | $70,095 | $1.61 | 62.55 | 450 |
| 40-15-427-008 | 3814 FRAZER ST | 08/06/21 | $9,600 | WD | $48,000 | $20,400 | 42.50 | $40,826 | $13,735 | $6,561 | 65.6 | 162.3 | 0.19 | 0.19 | $146 | $50,000 | $1.15 | 51.50 | 450 |
| 40-15-431-003 | 4017 W KEARSLEY ST | 09/27/19 | $3,000 | WD | $15,000 | $12,200 | 81.33 | $24,466 | ($5,466) | $4,000 | 40.0 | 100.0 | 0.09 | 0.09 | $75 | $32,609 | $0.75 | 40.00 | 450 |
| 40-15-432-040 | 3827 W KEARSLEY ST | 07/30/21 | $11,000 | MLC | $55,000 | $15,200 | 27.64 | $30,366 | $32,634 | $8,000 | 80.0 | 100.0 | 0.18 | 0.18 | $138 | $59,783 | $1.37 | 80.00 | 450 |
| 40-15-434-004 | 3921 JOYNER ST | 04/29/21 | $4,815 | WD | $24,076 | $9,200 | 38.21 | $18,456 | $9,620 | $4,000 | 40.0 | 100.0 | 0.09 | 0.09 | $120 | $52,339 | $1.20 | 40.00 | 450 |
| 40-15-434-019 | 3922 W COURT ST | 08/07/20 | $9,980 | MLC | $49,900 | $20,200 | 40.48 | $40,387 | $17,013 | $7,500 | 75.0 | 100.0 | 0.17 | 0.17 | $133 | $58,023 | $1.33 | 75.00 | 450 |
| 40-15-452-009 | 932 SUNDAY ST | 07/14/20 | $13,000 | WD | $65,000 | $22,600 | 34.77 | $45,105 | $29,734 | $9,839 | 98.4 | 80.0 | 0.20 | 0.20 | $132 | $64,356 | $1.48 | 110.00 | 450 |
| 40-15-453-018 | 4012 MANNHALL AVE | 10/19/20 | $14,300 | WD | $71,500 | $14,100 | 19.72 | $27,887 | $50,863 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $286 | $124,348 | $2.85 | 50.00 | 450 |
| 40-15-456-006 | 4019 ORR ST | 01/29/20 | $3,000 | WD | $15,000 | $11,100 | 74.00 | $22,257 | ($3,257) | $4,000 | 40.0 | 100.0 | 0.09 | 0.09 | $75 | $32,609 | $0.75 | 40.00 | 450 |
| 40-15-456-010 | 1002 TACKEN ST | 04/13/19 | $7,200 | LC | $36,000 | $15,300 | 42.50 | $30,606 | $10,125 | $4,731 | 47.3 | 84.9 | 0.10 | 0.10 | $152 | $72,727 | $1.67 | 52.00 | 450 |
| 40-15-456-015 | 4034 BLACKINGTON AVE | 02/28/19 | $2,600 | WD | $13,000 | $11,800 | 90.77 | $23,515 | ($5,042) | $5,473 | 54.7 | 100.0 | 0.13 | 0.13 | $48 | $20,635 | $0.47 | 54.73 | 450 |
| 40-15-457-009 | 4017 BLACKINGTON AVE | 12/28/20 | $3,900 | QC | $19,500 | $11,700 | 60.00 | $23,309 | $975 | $4,784 | 47.8 | 113.0 | 0.12 | 0.12 | $82 | $33,333 | $0.77 | 45.00 | 450 |
| 40-15-457-016 | 4022 REYNOLDS ST | 04/13/21 | $7,800 | WD | $39,000 | $14,500 | 37.18 | $29,032 | $14,752 | $4,784 | 47.8 | 113.0 | 0.12 | 0.12 | $163 | $66,667 | $1.53 | 45.00 | 450 |
| 40-15-457-025 | 4014 REYNOLDS ST | 09/07/21 | $9,000 | WD | $45,000 | $22,100 | 49.11 | $44,236 | $10,331 | $9,567 | 95.7 | 113.0 | 0.23 | 0.23 | $94 | $38,627 | $0.89 | 90.00 | 450 |
| 40-15-476-022 | 3910 ZIMMERMAN ST | 06/24/19 | $4,500 | MLC | $22,500 | $12,100 | 53.78 | $24,204 | $3,016 | $4,720 | 47.2 | 110.0 | 0.11 | 0.11 | $95 | $39,474 | $0.91 | 45.00 | 450 |
| 40-15-477-002 | 3929 ZIMMERMAN ST | 06/18/19 | $4,500 | WD | $22,500 | $10,900 | 48.44 | $26,938 | ($898) | $3,540 | 47.2 | 110.0 | 0.11 | 0.11 | $95 | $39,474 | $0.91 | 45.00 | 450 |
| 40-15-477-017 | 3934 MANNHALL AVE | 02/28/19 | $5,000 | WD | $25,000 | $11,800 | 47.20 | $23,684 | $6,333 | $5,017 | 50.2 | 111.1 | 0.12 | 0.12 | $100 | $41,322 | $0.95 | 47.60 | 450 |
| 40-15-477-024 | 3910 MANNHALL AVE | 06/18/19 | $4,500 | WD | $22,500 | $9,900 | 44.00 | $24,741 | $1,299 | $3,540 | 47.2 | 110.0 | 0.11 | 0.11 | $95 | $39,474 | $0.91 | 45.00 | 450 |
| 40-15-477-029 | 3824 MANNHALL AVE | 10/14/20 | $9,000 | WD | $45,000 | $14,900 | 33.11 | $29,716 | $20,004 | $4,720 | 47.2 | 110.0 | 0.11 | 0.11 | $191 | $78,947 | $1.81 | 45.00 | 450 |
| 40-15-477-031 | 3816 MANNHALL AVE | 06/30/21 | $5,200 | WD | $26,000 | $11,600 | 44.62 | $23,281 | $7,439 | $4,720 | 47.2 | 110.0 | 0.11 | 0.11 | $110 | $45,614 | $1.05 | 45.00 | 450 |
| 40-15-478-018 | 928 JOHNSON AVE | 02/28/19 | $4,200 | WD | $21,000 | $12,400 | 59.05 | $24,862 | $638 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $93 | $40,777 | $0.94 | 45.00 | 450 |
| 40-15-479-009 | 921 JOHNSON AVE | 01/03/20 | $16,000 | WD | $80,000 | $17,900 | 22.38 | $35,727 | $48,273 | $4,000 | 40.0 | 100.0 | 0.09 | 0.09 | $400 | $173,913 | $3.99 | 40.00 | 450 |
| 40-15-481-014 | 960 SALISBURY AVE | 03/12/20 | $5,000 | WD | $25,000 | $12,700 | 50.80 | $25,335 | $4,726 | $5,061 | 50.6 | 137.3 | 0.14 | 0.14 | $99 | $36,765 | $0.84 | 43.20 | 450 |
| 40-15-481-016 | 968 SALISBURY AVE | 05/20/21 | $6,100 | WD | $30,500 | $12,700 | 41.64 | $25,449 | $9,640 | $4,589 | 45.9 | 104.0 | 0.11 | 0.11 | $133 | $57,009 | $1.31 | 45.00 | 450 |
| 40-15-482-016 | 1010 DARLING ST | 04/08/19 | $5,500 | WD | $27,500 | $13,500 | 49.09 | $26,953 | $5,987 | $5,440 | 54.4 | 85.9 | 0.12 | 0.12 | $101 | $47,414 | $1.09 | 58.71 | 450 |
| 40-15-483-019 | 3906 REYNOLDS ST | 08/23/19 | $8,400 | WD | $42,000 | $16,900 | 40.24 | $33,833 | $12,951 | $4,784 | 47.8 | 113.0 | 0.12 | 0.12 | $176 | $71,795 | $1.65 | 45.00 | 450 |
| 40-15-483-020 | 3902 REYNOLDS ST | 07/18/19 | $4,300 | WD | $21,500 | $8,800 | 40.93 | $17,645 | $8,414 | $4,559 | 45.6 | 114.1 | 0.11 | 0.11 | $94 | $38,393 | $0.88 | 42.67 | 450 |
| 40-15-485-004 | 1015 DARLING ST | 02/28/20 | $4,000 | WD | $20,000 | $10,800 | 54.00 | $24,064 | $1,402 | $5,466 | 68.3 | 202.6 | 0.22 | 0.22 | $59 | $17,937 | $0.41 | 48.00 | 450 |
| 40-15-485-004 | 1015 DARLING ST | 08/30/21 | $4,600 | WD | $23,000 | $12,700 | 55.22 | $25,431 | $4,402 | $6,833 | 68.3 | 202.6 | 0.22 | 0.22 | $67 | $20,628 | $0.47 | 48.00 | 450 |
| 40-15-486-002 | 955 SALISBURY AVE | 04/06/21 | $9,980 | WD | $49,900 | $12,000 | 24.05 | $24,077 | $30,623 | $4,800 | 48.0 | 100.0 | 0.11 | 0.11 | $208 | $90,727 | $2.08 | 48.00 | 450 |
| 40-15-486-006 | 971 SALISBURY AVE | 01/09/20 | $5,400 | WD | $27,000 | $16,100 | 59.63 | $32,104 | ($304) | $4,800 | 48.0 | 100.0 | 0.11 | 0.11 | $113 | $49,091 | $1.13 | 48.00 | 450 |
| 40-15-486-009 | 983 SALISBURY AVE | 07/12/19 | $6,000 | LC | $30,000 | $17,000 | 56.67 | $33,993 | $807 | $4,800 | 48.0 | 100.0 | 0.11 | 0.11 | $125 | $54,545 | $1.25 | 48.00 | 450 |
| 40-15-486-017 | 972 JOHNSON AVE | 01/15/21 | $8,400 | WD | $42,000 | $13,200 | 31.43 | $26,408 | $19,942 | $4,350 | 43.5 | 100.0 | 0.10 | 0.10 | $193 | $84,000 | $1.93 | 43.50 | 450 |
| 40-15-486-019 | 980 JOHNSON AVE | 08/02/21 | $7,500 | WD | $37,500 | $13,800 | 36.80 | $27,524 | $14,326 | $4,350 | 43.5 | 100.0 | 0.10 | 0.10 | $172 | $75,000 | $1.72 | 43.50 | 450 |
| 40-15-487-019 | 996 S BALLENGER HWY | 03/30/20 | $5,510 | WD | $27,550 | $13,500 | 49.00 | $26,995 | $5,922 | $5,367 | 53.7 | 80.0 | 0.11 | 0.11 | $103 | $50,091 | $1.15 | 60.00 | 450 |
| 40-15-487-035 | 964 S BALLENGER HWY | 12/18/20 | $5,600 | WD | $28,000 | $15,500 | 55.36 | $31,057 | $3,140 | $6,197 | 62.0 | 60.0 | 0.11 | 0.11 | $90 | $50,909 | $1.17 | 80.00 | 450 |
| 40-15-487-035 | 964 S BALLENGER HWY | 03/12/21 | $13,000 | MLC | $65,000 | $15,500 | 23.85 | $31,057 | $40,140 | $6,197 | 62.0 | 60.0 | 0.11 | 0.11 | $210 | $118,182 | $2.71 | 80.00 | 450 |
| | | Totals: | $538,957 | | $2,694,783 | $597,100 | | $1,234,804 | $1,684,702 | $224,723 | 2,313.2 | | 5.44 | 5.44 | | | | | |
| | | | | | | Sale. Ratio => | 22.16 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 18.84 | | | per FF=> | | $728 | per Net Acre=> | | 309,460.32 | per SqFt=> | | $7.10 | |

5000

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

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: 11/05/2020

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 95 95 too Low
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 |

100

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-13-302-006 | 1926 W COURT ST | 08/23/19 | $14,000 | WD | $70,000 | $20,500 | 29.29 | $41,070 | $36,134 | $7,204 | 75.8 | 132.0 | 0.20 | 0.20 | $185 | $70,000 | $1.61 | 66.00 | 455 |
| 40-13-302-006 | 1926 W COURT ST | 02/22/21 | $16,400 | WD | $82,000 | $20,500 | 25.00 | $41,070 | $48,134 | $7,204 | 75.8 | 132.0 | 0.20 | 0.20 | $216 | $82,000 | $1.88 | 66.00 | 455 |
| 40-13-355-007 | 1940 BECKER ST | 05/28/19 | $2,400 | LC | $12,000 | $6,900 | 57.50 | $13,857 | $1,788 | $3,645 | 38.4 | 92.0 | 0.08 | 0.08 | $63 | $28,571 | $0.66 | 40.00 | 455 |
| 40-13-355-013 | 1002 PERSHING ST | 12/04/19 | $5,980 | MLC | $29,900 | $19,500 | 65.22 | $39,036 | ($1,932) | $7,204 | 75.8 | 132.0 | 0.20 | 0.20 | $79 | $29,900 | $0.69 | 66.00 | 455 |
| 40-13-359-006 | 1009 PERSHING ST | 10/12/20 | $5,400 | WD | $27,000 | $10,500 | 38.89 | $20,932 | $9,187 | $3,119 | 32.8 | 88.0 | 0.07 | 0.07 | $164 | $76,056 | $1.75 | 35.00 | 455 |
| 40-13-360-009 | 1101 CHRISTOPHER ST | 09/03/19 | $6,000 | MLC | $30,000 | $15,100 | 50.33 | $30,297 | $4,577 | $4,874 | 51.3 | 130.0 | 0.13 | 0.13 | $117 | $44,776 | $1.03 | 45.00 | 455 |
| 40-13-360-027 | 1013 CHRISTOPHER ST | 08/29/19 | $5,300 | WD | $26,500 | $15,900 | 60.00 | $31,876 | $3,561 | $8,937 | 94.1 | 110.0 | 0.23 | 0.23 | $56 | $23,348 | $0.54 | 89.70 | 455 |
| 40-14-354-011 | 927 MANN AVE | 10/19/20 | $85,500 | WD | $427,500 | $10,900 | 2.55 | $21,280 | $410,020 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $2,138 | $929,348 | $21.33 | 40.00 | 455 |
| 40-14-355-004 | 923 STOCKER AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,300 | 2.64 | $22,179 | $409,121 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $2,138 | $929,348 | $21.33 | 40.00 | 455 |
| 40-14-356-006 | 911 KNAPP AVE | 03/19/21 | $5,600 | WD | $28,000 | $11,400 | 40.71 | $22,714 | $9,086 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $140 | $60,870 | $1.40 | 40.00 | 455 |
| 40-14-356-007 | 915 KNAPP AVE | 10/28/20 | $5,700 | WD | $28,500 | $9,300 | 32.63 | $18,632 | $13,668 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $143 | $61,957 | $1.42 | 40.00 | 455 |
| 40-14-356-019 | 924 HUGHES AVE | 07/18/19 | $2,500 | WD | $12,500 | $8,500 | 68.00 | $16,940 | ($640) | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $63 | $27,174 | $0.62 | 40.00 | 455 |
| 40-14-356-021 | 932 HUGHES AVE | 10/19/20 | $14,300 | WD | $71,500 | $14,100 | 19.72 | $20,684 | $58,066 | $7,250 | 40.0 | 100.0 | 0.12 | 0.09 | $358 | $124,348 | $2.85 | 40.00 | 455 |
| 40-14-360-016 | 968 MANN AVE | 06/07/19 | $3,500 | WD | $17,500 | $8,500 | 48.57 | $17,043 | $4,257 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $88 | $38,043 | $0.87 | 40.00 | 455 |
| 40-14-360-016 | 968 MANN AVE | 05/27/20 | $3,800 | MLC | $19,000 | $8,500 | 44.74 | $17,043 | $5,757 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $95 | $41,304 | $0.95 | 40.00 | 455 |
| 40-14-362-014 | 951 STOCKER AVE | 08/07/19 | $4,740 | WD | $23,700 | $13,600 | 57.38 | $27,249 | $2,626 | $6,175 | 65.0 | 100.0 | 0.15 | 0.15 | $73 | $31,812 | $0.73 | 65.00 | 455 |
| 40-14-362-014 | 951 STOCKER AVE | 06/24/21 | $9,600 | WD | $48,000 | $13,600 | 28.33 | $27,249 | $26,926 | $6,175 | 65.0 | 100.0 | 0.15 | 0.15 | $148 | $64,430 | $1.48 | 65.00 | 455 |
| 40-14-365-003 | 1012 BARNEY AVE | 07/09/19 | $11,400 | WD | $57,000 | $26,500 | 46.49 | $53,074 | $11,836 | $7,910 | 83.3 | 100.0 | 0.19 | 0.19 | $137 | $59,686 | $1.37 | 83.26 | 455 |
| 40-14-366-021 | 1009 BARNEY AVE | 08/12/21 | $6,000 | WD | $30,000 | $17,600 | 58.67 | $35,265 | $2,993 | $8,258 | 86.9 | 100.0 | 0.20 | 0.20 | $69 | $30,000 | $0.69 | 86.93 | 455 |
| 40-14-367-002 | 3214 FIELDING ST | 07/13/20 | $4,800 | WD | $24,000 | $8,800 | 36.67 | $17,601 | $10,497 | $4,098 | 43.1 | 105.0 | 0.10 | 0.10 | $111 | $47,525 | $1.09 | 42.10 | 455 |
| 40-14-369-005 | 3002 FIELDING ST | 01/14/20 | $4,200 | WD | $21,000 | $9,800 | 46.67 | $19,648 | $5,450 | $4,098 | 43.1 | 105.0 | 0.10 | 0.10 | $97 | $41,584 | $0.95 | 42.10 | 455 |
| 40-14-380-015 | 920 BRADLEY AVE | 08/02/19 | $3,100 | WD | $15,500 | $10,600 | 68.39 | $21,280 | ($1,559) | $4,221 | 44.4 | 123.4 | 0.11 | 0.11 | $70 | $27,434 | $0.63 | 40.00 | 455 |
| 40-14-381-005 | 911 BRADLEY AVE | 08/19/21 | $8,980 | WD | $44,900 | $11,900 | 26.50 | $23,837 | $24,863 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $225 | $97,609 | $2.24 | 40.00 | 455 |
| 40-14-381-008 | 925 BRADLEY AVE | 02/28/20 | $5,200 | WD | $26,000 | $18,700 | 71.92 | $37,393 | ($5,693) | $5,700 | 60.0 | 100.0 | 0.14 | 0.14 | $87 | $37,681 | $0.87 | 60.00 | 455 |
| 40-14-381-011 | 943 BRADLEY AVE | 11/06/19 | $7,600 | MLC | $38,000 | $15,000 | 39.47 | $30,056 | $14,428 | $6,484 | 68.3 | 100.0 | 0.16 | 0.16 | $111 | $48,408 | $1.11 | 68.25 | 455 |
| 40-14-381-013 | 912 HAMMOND ST | 08/30/19 | $4,400 | WD | $22,000 | $12,000 | 54.55 | $23,975 | $3,439 | $5,414 | 57.0 | 93.6 | 0.13 | 0.13 | $77 | $34,646 | $0.80 | 59.00 | 455 |
| 40-14-381-018 | 932 HAMMOND ST | 02/04/21 | $5,480 | WD | $27,400 | $8,800 | 32.12 | $18,236 | $12,964 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $137 | $59,565 | $1.37 | 40.00 | 455 |
| 40-14-381-019 | HAMMOND ST | 02/04/21 | $5,480 | WD | $27,400 | $3,100 | 11.31 | $6,184 | $27,400 | $6,184 | 65.1 | 100.0 | 0.15 | 0.15 | $84 | $36,779 | $0.84 | 65.09 | 455 |
| 40-14-382-005 | 2906 FIELDING ST | 09/06/19 | $6,600 | WD | $33,000 | $12,900 | 39.09 | $25,770 | $14,386 | $7,156 | 75.3 | 99.8 | 0.17 | 0.17 | $88 | $38,150 | $0.88 | 75.40 | 455 |
| 40-14-382-014 | 2718 FIELDING ST | 04/30/21 | $11,800 | WD | $59,000 | $14,300 | 24.24 | $28,552 | $34,242 | $3,794 | 39.9 | 99.7 | 0.09 | 0.09 | $295 | $128,261 | $2.94 | 40.00 | 455 |
| 40-14-383-005 | 986 KNIGHT AVE | 09/29/20 | $7,700 | WD | $38,500 | $12,400 | 32.21 | $24,757 | $17,543 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $193 | $83,696 | $1.92 | 40.00 | 455 |
| 40-14-387-006 | 2805 GIBSON ST | 09/11/20 | $4,600 | WD | $23,000 | $8,700 | 37.83 | $17,326 | $9,474 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $115 | $50,000 | $1.15 | 40.00 | 455 |
| 40-14-388-004 | 2905 REYNOLDS ST | 06/13/19 | $5,800 | WD | $29,000 | $9,600 | 33.10 | $19,218 | $13,582 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $145 | $63,043 | $1.45 | 40.00 | 455 |
| 40-14-389-002 | 2827 REYNOLDS ST | 07/24/20 | $4,000 | WD | $20,000 | $9,200 | 46.00 | $18,324 | $5,476 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $100 | $43,478 | $1.00 | 40.00 | 455 |
| 40-14-389-005 | 2815 REYNOLDS ST | 03/05/21 | $5,000 | WD | $25,000 | $9,200 | 36.80 | $18,348 | $10,452 | $3,800 | 40.0 | 100.0 | 0.09 | 0.09 | $125 | $54,348 | $1.25 | 40.00 | 455 |
| | | Totals: | $388,360 | | $1,941,800 | $437,700 | | $867,995 | $1,252,109 | $178,304 | 1,840.6 | | 4.36 | 4.34 | | | | | |
| | | | | | | Sale. Ratio => | 22.54 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 17.43 | | | per FF=> | | $680 | per Net Acre=> | | 287,246.85 | per SqFt=> | | $6.59 | |

5000

Unit: 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

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

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

0 too low

115

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-22-226-017 | 3814 AUGUSTA ST | 05/06/19 | $5,000 | WD | $25,000 | $12,200 | 48.80 | $24,378 | $4,622 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $125 | $45,455 | $1.04 | 40.00 | 460 |
| 40-22-226-017 | 3814 AUGUSTA ST | 06/02/19 | $6,000 | LC | $30,000 | $12,200 | 40.67 | $24,378 | $9,622 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $150 | $54,545 | $1.25 | 40.00 | 460 |
| 40-22-228-016 | 3801 AUGUSTA ST | 09/08/20 | $7,400 | MLC | $37,000 | $16,700 | 45.14 | $33,365 | $11,635 | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $93 | $33,636 | $0.77 | 80.00 | 460 |
| 40-22-228-025 | 3822 BROWN ST | 12/06/19 | $5,500 | WD | $27,500 | $15,000 | 54.55 | $30,055 | $1,445 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $138 | $50,000 | $1.15 | 40.00 | 460 |
| 40-22-228-026 | 3814 BROWN ST | 03/15/19 | $4,900 | WD | $24,500 | $15,300 | 62.45 | $30,578 | $1,922 | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $61 | $22,273 | $0.51 | 80.00 | 460 |
| 40-22-229-012 | 3722 BROWN ST | 01/17/20 | $6,660 | WD | $33,300 | $14,600 | 43.84 | $29,216 | $8,084 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $167 | $60,545 | $1.39 | 40.00 | 460 |
| 40-22-229-016 | 3708 BROWN ST | 01/09/19 | $5,400 | WD | $27,000 | $13,500 | 50.00 | $27,006 | $7,994 | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $68 | $24,545 | $0.56 | 80.00 | 460 |
| 40-22-229-016 | 3708 BROWN ST | 08/08/19 | $5,400 | WD | $27,000 | $13,500 | 50.00 | $27,006 | $7,994 | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $68 | $24,545 | $0.56 | 80.00 | 460 |
| 40-22-230-007 | 3913 BROWN ST | 07/26/19 | $3,600 | WD | $18,000 | $9,900 | 55.00 | $19,746 | $2,254 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $90 | $32,727 | $0.75 | 40.00 | 460 |
| 40-22-230-009 | 3905 BROWN ST | 09/05/19 | $7,980 | MLC | $39,900 | $11,700 | 29.32 | $23,387 | $20,513 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $200 | $72,545 | $1.67 | 40.00 | 460 |
| 40-22-231-014 | 3718 WHITNEY AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,300 | 2.64 | $23,536 | $407,764 | $3,800 | 40.0 | 120.0 | 0.09 | 0.11 | $2,138 | $929,348 | $21.33 | 40.00 | 460 |
| 40-22-231-015 | 3714 WHITNEY AVE | 05/06/21 | $2,593 | WD | $12,965 | $9,100 | 70.19 | $18,277 | ($1,312) | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $65 | $23,573 | $0.54 | 40.00 | 460 |
| 40-22-231-019 | 3626 WHITNEY AVE | 04/30/21 | $11,100 | WD | $55,500 | $20,000 | 36.04 | $39,968 | $19,532 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $278 | $100,909 | $2.32 | 40.00 | 460 |
| 40-22-231-020 | 3622 WHITNEY AVE | 12/16/20 | $10,000 | QC | $50,000 | $9,300 | 18.60 | $18,528 | $35,472 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $250 | $90,909 | $2.09 | 40.00 | 460 |
| 40-22-231-021 | 3618 WHITNEY AVE | 01/10/20 | $3,600 | WD | $18,000 | $9,100 | 50.56 | $18,141 | $3,859 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $90 | $32,727 | $0.75 | 40.00 | 460 |
| 40-22-231-024 | 3604 WHITNEY AVE | 07/23/21 | $4,580 | WD | $22,900 | $9,800 | 42.79 | $19,678 | $7,722 | $4,500 | 45.0 | 120.0 | 0.12 | 0.12 | $102 | $36,935 | $0.85 | 45.00 | 460 |
| 40-22-232-031 | 3918 ARLENE AVE | 08/19/20 | $4,680 | WD | $23,400 | $14,600 | 62.39 | $29,293 | $1,807 | $7,700 | 77.0 | 120.0 | 0.21 | 0.21 | $61 | $22,075 | $0.51 | 77.00 | 460 |
| 40-22-233-009 | 3613 WHITNEY AVE | 02/24/20 | $9,000 | WD | $45,000 | $11,100 | 24.67 | $22,106 | $26,894 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $225 | $81,818 | $1.88 | 40.00 | 460 |
| 40-22-233-014 | 3718 ARLENE AVE | 01/17/20 | $6,000 | WD | $30,000 | $9,800 | 32.67 | $19,649 | $14,351 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $150 | $54,545 | $1.25 | 40.00 | 460 |
| 40-22-233-015 | 3714 ARLENE AVE | 10/01/19 | $6,200 | WD | $31,000 | $12,700 | 40.97 | $25,359 | $9,641 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $155 | $56,364 | $1.29 | 40.00 | 460 |
| 40-22-277-012 | 1502 S BALLENGER HWY | 04/30/21 | $4,000 | WD | $20,000 | $18,200 | 91.00 | $36,334 | ($8,334) | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $50 | $18,182 | $0.42 | 80.00 | 460 |
| 40-22-277-026 | 3617 ARLENE AVE | 09/19/19 | $4,400 | WD | $22,000 | $14,600 | 66.36 | $29,142 | ($1,142) | $6,000 | 60.0 | 120.0 | 0.17 | 0.17 | $73 | $26,667 | $0.61 | 60.00 | 460 |
| 40-22-277-027 | 3609 ARLENE AVE | 09/06/19 | $5,000 | WD | $25,000 | $16,600 | 66.40 | $33,296 | ($2,296) | $6,000 | 60.0 | 120.0 | 0.17 | 0.17 | $83 | $30,303 | $0.70 | 60.00 | 460 |
| 40-22-278-003 | 3925 HERRICK ST | 07/28/21 | $4,000 | WD | $20,000 | $10,500 | 52.50 | $20,908 | $3,092 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $100 | $36,364 | $0.83 | 40.00 | 460 |
| 40-22-278-020 | 3930 CLAIRMONT ST | 08/09/21 | $5,400 | WD | $27,000 | $13,300 | 49.26 | $26,670 | $4,330 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $135 | $49,091 | $1.13 | 40.00 | 460 |
| 40-22-278-029 | 3826 CLAIRMONT ST | 03/03/20 | $7,100 | WD | $35,500 | $15,200 | 42.82 | $30,374 | $9,126 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $178 | $64,545 | $1.48 | 40.00 | 460 |
| 40-22-280-001 | 3933 CLAIRMONT ST | 08/16/19 | $5,800 | WD | $29,000 | $15,600 | 53.79 | $31,192 | $3,725 | $5,917 | 59.2 | 120.0 | 0.16 | 0.16 | $98 | $35,583 | $0.82 | 59.17 | 460 |
| 40-22-280-006 | 3913 CLAIRMONT ST | 05/31/19 | $6,400 | WD | $32,000 | $18,000 | 56.25 | $36,096 | $3,904 | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $80 | $29,091 | $0.67 | 80.00 | 460 |
| 40-22-280-008 | 3905 CLAIRMONT ST | 06/16/21 | $7,250 | QC | $36,250 | $12,800 | 35.31 | $25,548 | $14,702 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $181 | $65,909 | $1.51 | 40.00 | 460 |
| 40-22-280-027 | 3826 LARCHMONT ST | 08/26/21 | $11,100 | WD | $55,500 | $15,300 | 27.57 | $30,688 | $28,812 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $278 | $100,909 | $2.32 | 40.00 | 460 |
| 40-22-280-028 | 3822 LARCHMONT ST | 01/24/20 | $5,980 | WD | $29,900 | $11,300 | 37.79 | $22,622 | $13,278 | $6,000 | 60.0 | 120.0 | 0.17 | 0.17 | $100 | $36,242 | $0.83 | 60.00 | 460 |
| 40-22-281-010 | 3617 CLAIRMONT ST | 05/18/20 | $4,600 | WD | $23,000 | $13,300 | 57.83 | $26,533 | $467 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $115 | $41,818 | $0.96 | 40.00 | 460 |
| 40-22-281-012 | 3601 CLAIRMONT ST | 08/22/19 | $8,700 | WD | $43,500 | $17,200 | 39.54 | $34,371 | $17,129 | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $109 | $39,545 | $0.91 | 80.00 | 460 |
| 40-22-281-013 | 3722 LARCHMONT ST | 01/25/21 | $6,000 | WD | $30,000 | $15,700 | 52.33 | $31,355 | $2,645 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $150 | $54,545 | $1.25 | 40.00 | 460 |
| 40-22-281-023 | 3618 LARCHMONT ST | 10/06/20 | $5,500 | QC | $27,500 | $13,200 | 48.00 | $26,338 | $5,162 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $138 | $50,000 | $1.15 | 40.00 | 460 |
| 40-22-281-024 | 3614 LARCHMONT ST | 01/24/20 | $5,360 | WD | $26,800 | $10,500 | 39.18 | $21,008 | $9,792 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $134 | $48,727 | $1.12 | 40.00 | 460 |
| 40-22-282-005 | 3917 LARCHMONT ST | 10/11/19 | $3,200 | QC | $16,000 | $12,900 | 80.63 | $25,802 | ($5,802) | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $80 | $29,091 | $0.67 | 40.00 | 460 |
| 40-22-282-010 | 3901 LARCHMONT ST | 02/18/21 | $10,900 | WD | $54,500 | $15,200 | 27.89 | $30,417 | $29,083 | $5,000 | 50.0 | 120.0 | 0.14 | 0.14 | $218 | $78,986 | $1.81 | 50.00 | 460 |
| 40-22-282-031 | 3810 HOGARTH AVE | 02/26/20 | $4,980 | WD | $24,900 | $12,900 | 51.81 | $25,893 | $3,007 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $125 | $45,273 | $1.04 | 40.00 | 460 |
| 40-22-283-001 | 3721 LARCHMONT ST | 03/15/19 | $5,000 | WD | $25,000 | $12,100 | 48.40 | $24,234 | $4,766 | $4,000 | 40.0 | 120.0 | 0.11 | 0.11 | $125 | $45,455 | $1.04 | 40.00 | 460 |
| 40-22-283-009 | 3609 LARCHMONT ST | 08/03/21 | $2,200 | WD | $11,000 | $14,400 | 130.91 | $28,733 | ($9,733) | $8,000 | 80.0 | 120.0 | 0.22 | 0.22 | $28 | $10,000 | $0.23 | 80.00 | 460 |
| 40-22-284-004 | 3929 HOGARTH AVE | 12/20/19 | $8,000 | MLC | $40,000 | $17,500 | 43.75 | $35,059 | $9,635 | $4,694 | 46.9 | 165.3 | 0.15 | 0.15 | $170 | $52,632 | $1.21 | 40.00 | 460 |
| 40-22-284-009 | 3905 HOGARTH AVE | 05/04/21 | $12,200 | WD | $61,000 | $11,800 | 19.34 | $23,542 | $42,079 | $4,621 | 46.2 | 160.1 | 0.15 | 0.15 | $264 | $82,993 | $1.91 | 40.00 | 460 |
| | | Totals: | $344,163 | | $1,720,815 | $579,500 | | $1,159,805 | $779,242 | $218,232 | 2,184.3 | | 6.03 | 6.05 | | | | | |
| | | | | | | Sale. Ratio => | 33.68 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 20.80 | | | per FF=> | | $357 | per Net Acre=> | | 129,163.27 | per SqFt=> | | $2.97 | |

6000

nit: 54 - CITY OF FLINT
ates/Values for Neighborhood 465.R-465, Last Edited: 12/05/2021

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

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

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

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-23-101-018 | 3418 AUGUSTA ST | 03/07/19 | $2,700 | WD | $13,500 | $11,100 | 82.22 | $22,134 | ($4,909) | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $62 | $24,545 | $0.56 | 40.00 | 465 |
| 40-23-102-010 | 3417 AUGUSTA ST | 01/24/19 | $3,500 | WD | $17,500 | $10,400 | 59.43 | $20,767 | $458 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $80 | $31,818 | $0.73 | 40.00 | 465 |
| 40-23-102-011 | 3413 AUGUSTA ST | 10/19/20 | $85,500 | WD | $427,500 | $11,300 | 2.64 | $23,165 | $408,135 | $3,800 | 43.8 | 120.0 | 0.09 | 0.11 | $1,951 | $929,348 | $21.33 | 40.00 | 465 |
| 40-23-102-019 | 3422 BROWN ST | 09/13/21 | $6,200 | WD | $31,000 | $10,800 | 34.84 | $21,662 | $13,063 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $141 | $56,364 | $1.29 | 40.00 | 465 |
| 40-23-102-020 | 3418 BROWN ST | 03/18/21 | $2,000 | WD | $10,000 | $12,700 | 127.00 | $25,427 | ($11,702) | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $46 | $18,182 | $0.42 | 40.00 | 465 |
| 40-23-103-002 | 1115 BARNEY AVE | 09/03/20 | $5,320 | WD | $26,600 | $11,000 | 41.35 | $22,052 | $7,948 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $133 | $57,826 | $1.33 | 40.00 | 465 |
| 40-23-103-013 | 1221 BARNEY AVE | 10/27/20 | $4,700 | WD | $23,500 | $10,500 | 44.68 | $20,901 | $5,999 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $118 | $51,087 | $1.17 | 40.00 | 465 |
| 40-23-103-018 | 1210 MANN AVE | 06/02/21 | $10,980 | LC | $54,900 | $12,100 | 22.04 | $24,287 | $34,013 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $275 | $119,348 | $2.74 | 40.00 | 465 |
| 40-23-104-018 | 1118 STOCKER AVE | 02/05/19 | $4,600 | WD | $23,000 | $13,300 | 57.83 | $26,544 | ($144) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $115 | $50,000 | $1.15 | 40.00 | 465 |
| 40-23-105-007 | 1115 STOCKER AVE | 07/19/19 | $3,420 | WD | $17,100 | $11,800 | 69.01 | $23,690 | ($3,190) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $86 | $37,174 | $0.85 | 40.00 | 465 |
| 40-23-105-007 | 1115 STOCKER AVE | 05/18/20 | $7,400 | WD | $37,000 | $11,800 | 31.89 | $23,690 | $16,710 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $185 | $80,435 | $1.85 | 40.00 | 465 |
| 40-23-105-013 | 1209 STOCKER AVE | 04/16/21 | $2,600 | WD | $13,000 | $12,500 | 96.15 | $24,921 | ($8,521) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $65 | $28,261 | $0.65 | 40.00 | 465 |
| 40-23-105-027 | 1222 KNAPP AVE | 12/20/19 | $4,380 | WD | $21,900 | $9,200 | 42.01 | $18,354 | $6,946 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $110 | $47,609 | $1.09 | 40.00 | 465 |
| 40-23-106-003 | 3517 BROWN ST | 01/24/20 | $5,980 | WD | $29,900 | $10,100 | 33.78 | $20,117 | $13,508 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $136 | $54,364 | $1.25 | 40.00 | 465 |
| 40-23-106-006 | 3505 BROWN ST | 08/31/21 | $9,980 | WD | $49,900 | $15,900 | 31.86 | $31,850 | $25,499 | $7,449 | 87.6 | 120.0 | 0.22 | 0.22 | $114 | $45,364 | $1.04 | 80.00 | 465 |
| 40-23-106-023 | 3406 WHITNEY AVE | 05/19/21 | $7,980 | WD | $39,900 | $9,000 | 22.56 | $18,019 | $25,087 | $3,206 | 37.7 | 87.1 | 0.08 | 0.08 | $212 | $98,519 | $2.26 | 40.42 | 465 |
| 40-23-107-003 | 3517 WHITNEY AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,400 | 2.67 | $23,661 | $407,564 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $1,951 | $777,273 | $17.84 | 40.00 | 465 |
| 40-23-107-024 | 3410 ARLENE AVE | 12/20/19 | $3,490 | WD | $17,450 | $10,900 | 62.46 | $21,738 | ($563) | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $80 | $31,727 | $0.73 | 40.00 | 465 |
| 40-23-107-027 | 3402 ARLENE AVE | 07/16/21 | $14,000 | WD | $70,000 | $12,000 | 17.14 | $23,920 | $49,805 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $320 | $127,273 | $2.92 | 40.00 | 465 |
| 40-23-108-010 | 1409 BARNEY AVE | 06/03/21 | $13,980 | WD | $69,900 | $14,300 | 20.46 | $30,119 | $44,031 | $4,250 | 50.0 | 100.0 | 0.12 | 0.12 | $280 | $121,565 | $2.79 | 50.00 | 465 |
| 40-23-108-011 | 1413 BARNEY AVE | 06/03/21 | $13,980 | WD | $69,900 | $2,100 | 3.00 | $4,250 | $69,900 | $4,250 | 50.0 | 100.0 | 0.12 | 0.12 | $280 | $121,565 | $2.79 | 50.00 | 465 |
| 40-23-109-008 | 1325 MANN AVE | 02/22/19 | $2,800 | WD | $14,000 | $8,600 | 61.43 | $17,111 | ($260) | $2,851 | 33.5 | 101.6 | 0.08 | 0.08 | $83 | $35,897 | $0.82 | 33.28 | 465 |
| 40-23-109-029 | 1302 STOCKER AVE | 07/28/20 | $4,100 | WD | $20,500 | $16,300 | 79.51 | $32,650 | ($5,350) | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $51 | $22,283 | $0.51 | 80.00 | 465 |
| 40-23-110-013 | 1417 STOCKER AVE | 11/09/20 | $6,200 | WD | $31,000 | $11,400 | 36.77 | $22,753 | $12,497 | $4,250 | 50.0 | 100.0 | 0.12 | 0.12 | $124 | $53,913 | $1.24 | 50.00 | 465 |
| 40-23-110-024 | 1318 KNAPP AVE | 01/21/21 | $4,000 | WD | $20,000 | $9,700 | 48.50 | $19,359 | $4,041 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $100 | $43,478 | $1.00 | 40.00 | 465 |
| 40-23-126-015 | 1120 HUGHES AVE | 01/22/21 | $8,500 | WD | $42,500 | $13,000 | 30.59 | $25,916 | $20,490 | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $185 | $70,248 | $1.61 | 40.00 | 465 |
| 40-23-126-015 | 1120 HUGHES AVE | 01/27/21 | $14,000 | PTA | $70,000 | $13,000 | 18.57 | $25,916 | $47,990 | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $305 | $115,702 | $2.66 | 40.00 | 465 |
| 40-23-126-018 | 1202 HUGHES AVE | 02/28/20 | $4,000 | WD | $20,000 | $11,400 | 57.00 | $27,934 | ($4,028) | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $87 | $33,058 | $0.76 | 40.00 | 465 |
| 40-23-126-022 | 1218 HUGHES AVE | 03/24/21 | $11,800 | WD | $59,000 | $13,400 | 22.71 | $28,184 | $34,722 | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $257 | $97,521 | $2.24 | 40.00 | 465 |
| 40-23-128-015 | 2816 BROWN ST | 09/30/19 | $5,980 | MLC | $29,900 | $12,200 | 40.80 | $24,364 | $10,912 | $5,376 | 63.2 | 40.0 | 0.09 | 0.09 | $95 | $65,000 | $1.49 | 100.00 | 465 |
| 40-23-131-013 | 1419 KNAPP AVE | 11/11/20 | $5,400 | WD | $27,000 | $12,300 | 45.56 | $24,564 | $6,342 | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $118 | $44,628 | $1.02 | 40.00 | 465 |
| 40-23-131-038 | 1506 HUGHES AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,400 | 2.67 | $22,214 | $409,011 | $3,725 | 46.0 | 132.0 | 0.11 | 0.12 | $1,860 | $777,273 | $17.84 | 40.00 | 465 |
| 40-23-132-013 | 1421 HUGHES AVE | 08/30/21 | $6,000 | WD | $30,000 | $10,800 | 36.00 | $21,658 | $12,248 | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $131 | $49,587 | $1.14 | 40.00 | 465 |
| 40-23-132-033 | 1502 KNIGHT AVE | 09/08/20 | $5,100 | LC | $25,500 | $15,100 | 59.22 | $30,123 | ($717) | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $111 | $42,149 | $0.97 | 40.00 | 465 |
| 40-23-151-003 | 3517 ARLENE AVE | 07/17/19 | $5,400 | WD | $27,000 | $11,500 | 42.59 | $22,940 | $7,785 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $123 | $49,091 | $1.13 | 40.00 | 465 |
| 40-23-151-005 | 3509 ARLENE AVE | 03/11/20 | $4,000 | WD | $20,000 | $13,500 | 67.50 | $26,920 | ($3,195) | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $91 | $36,364 | $0.83 | 40.00 | 465 |
| 40-23-151-005 | 3509 ARLENE AVE | 03/24/21 | $11,800 | WD | $59,000 | $12,800 | 21.69 | $26,920 | $35,805 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $269 | $107,273 | $2.46 | 40.00 | 465 |
| 40-23-151-031 | 3417 ARLENE AVE | 09/14/21 | $7,000 | WD | $35,000 | $16,500 | 47.14 | $32,995 | $9,454 | $7,449 | 87.6 | 120.0 | 0.22 | 0.22 | $80 | $31,818 | $0.73 | 80.00 | 465 |
| 40-23-152-016 | 3214 HERRICK ST | 05/10/21 | $4,580 | WD | $22,900 | $10,500 | 45.85 | $21,038 | $5,587 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $105 | $41,636 | $0.96 | 40.00 | 465 |
| 40-23-152-017 | 3210 HERRICK ST | 05/24/19 | $5,600 | WD | $28,000 | $10,300 | 36.79 | $16,298 | $14,822 | $3,120 | 43.8 | 120.0 | 0.09 | 0.11 | $128 | $63,636 | $1.46 | 40.00 | 465 |
| 40-23-153-005 | 3509 HERRICK ST | 10/07/20 | $8,500 | WD | $42,500 | $11,000 | 25.88 | $26,736 | $20,420 | $4,656 | 54.8 | 120.0 | 0.14 | 0.14 | $155 | $61,594 | $1.41 | 50.00 | 465 |
| 40-23-154-001 | 1601 BARNEY AVE | 07/19/21 | $9,800 | WD | $49,000 | $17,300 | 35.31 | $34,673 | $24,004 | $9,677 | 113.8 | 90.0 | 0.25 | 0.25 | $86 | $39,516 | $0.91 | 120.00 | 465 |
| 40-23-154-005 | 3221 HERRICK ST | 03/22/19 | $4,600 | WD | $23,000 | $12,600 | 54.78 | $25,294 | $1,431 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $105 | $41,818 | $0.96 | 40.00 | 465 |
| 40-23-154-011 | 3322 CLAIRMONT ST | 05/18/20 | $4,600 | WD | $23,000 | $12,500 | 54.35 | $25,068 | $2,588 | $4,656 | 54.8 | 120.0 | 0.14 | 0.14 | $84 | $33,333 | $0.77 | 50.00 | 465 |
| 40-23-154-016 | 3302 CLAIRMONT ST | 01/15/21 | $5,000 | WD | $25,000 | $12,300 | 49.20 | $24,612 | $4,113 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $114 | $45,455 | $1.04 | 40.00 | 465 |
| 40-23-155-004 | 3513 CLAIRMONT ST | 09/11/20 | $4,100 | WD | $20,500 | $10,500 | 51.22 | $21,058 | $3,167 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $94 | $37,273 | $0.86 | 40.00 | 465 |
| 40-23-155-005 | 3509 CLAIRMONT ST | 08/29/19 | $3,022 | WD | $15,110 | $11,700 | 77.43 | $23,397 | ($4,562) | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $69 | $27,473 | $0.63 | 40.00 | 465 |
| 40-23-155-018 | 3518 LARCHMONT ST | 10/15/20 | $3,200 | WD | $16,000 | $8,200 | 51.25 | $16,320 | $3,405 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $73 | $29,091 | $0.67 | 40.00 | 465 |
| 40-23-156-007 | 3301 CLAIRMONT ST | 01/30/20 | $7,000 | LC | $35,000 | $10,200 | 29.14 | $20,324 | $18,401 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $160 | $63,636 | $1.46 | 40.00 | 465 |
| 40-23-156-021 | 3214 LARCHMONT ST | 05/10/21 | $5,080 | WD | $25,400 | $9,600 | 37.80 | $19,228 | $9,897 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $116 | $46,182 | $1.06 | 40.00 | 465 |
| 40-23-157-009 | 1705 STOCKER AVE | 08/20/20 | $12,000 | WD | $60,000 | $23,700 | 39.50 | $47,407 | $21,093 | $8,500 | 100.0 | 100.0 | 0.23 | 0.23 | $120 | $52,174 | $1.20 | 100.00 | 465 |
| 40-23-158-012 | 3409 LARCHMONT ST | 04/02/21 | $8,800 | WD | $44,000 | $12,700 | 28.86 | $25,484 | $22,241 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $201 | $80,000 | $1.84 | 40.00 | 465 |
| 40-23-158-016 | 3522 HOGARTH AVE | 06/17/21 | $8,000 | WD | $40,000 | $16,900 | 42.25 | $33,735 | $17,439 | $11,174 | 131.5 | 120.0 | 0.33 | 0.33 | $61 | $24,169 | $0.55 | 120.00 | 465 |
| 40-23-158-017 | 3510 HOGARTH AVE | 02/26/21 | $7,000 | WD | $35,000 | $12,200 | 34.86 | $24,328 | $14,397 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $160 | $63,636 | $1.46 | 40.00 | 465 |
| 40-23-158-023 | 3410 HOGARTH AVE | 04/28/21 | $5,400 | WD | $27,000 | $10,200 | 37.78 | $20,450 | $10,275 | $3,725 | 43.8 | 120.0 | 0.11 | 0.11 | $123 | $49,091 | $1.13 | 40.00 | 465 |
| 40-23-159-005 | 3305 LARCHMONT ST | 05/03/19 | $8,900 | WD | $44,500 | $11,500 | 25.84 | $22,946 | $25,379 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $198 | $86,408 | $1.98 | 45.00 | 465 |
| 40-23-159-007 | 3217 LARCHMONT ST | 01/06/21 | $4,800 | WD | $24,000 | $12,300 | 51.25 | $24,632 | $3,713 | $4,345 | 51.1 | 129.0 | 0.13 | 0.13 | $94 | $36,090 | $0.83 | 45.00 | 465 |
| 40-23-159-011 | 3316 CHICAGO BLVD | 04/30/19 | $4,300 | WD | $21,500 | $14,200 | 66.05 | $28,483 | ($3,292) | $3,691 | 43.4 | 118.6 | 0.11 | 0.11 | $99 | $39,450 | $0.91 | 39.88 | 465 |
| 40-23-159-014 | 3302 CHICAGO BLVD | 07/08/21 | $7,400 | WD | $37,000 | $14,700 | 39.73 | $29,370 | $15,063 | $7,433 | 87.4 | 67.2 | 0.17 | 0.17 | $85 | $44,848 | $1.03 | 106.67 | 465 |
| 40-23-160-017 | 3514 CHICAGO BLVD | 11/12/19 | $7,000 | WD | $35,000 | $22,400 | 64.00 | $44,826 | ($3,765) | $6,061 | 71.3 | 136.2 | 0.19 | 0.19 | $98 | $36,649 | $0.84 | 61.11 | 465 |
| 40-23-176-008 | 1707 KNAPP AVE | 02/26/19 | $3,100 | WD | $15,500 | $12,200 | 78.71 | $24,341 | ($4,935) | $3,906 | 46.0 | 132.0 | 0.12 | 0.12 | $67 | $25,620 | $0.59 | 40.00 | 465 |
| | | Totals: | $631,552 | | $3,157,760 | $746,800 | | $1,503,837 | $1,918,265 | $264,342 | 3,118.1 | | 7.51 | 7.56 | | | | | |
| | | | | | | Sale. Ratio => | 23.65 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 22.91 | | | per FF=> | | $615 | per Net Acre=> | 255,360.09 | | per SqFt=> | $5.86 | | |

7000

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

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 85 45+00 high
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

80

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-13-356-006 | 1114 IDA AVE | 01/09/19 | $2,600 | WD | $13,000 | $10,200 | 78.46 | $20,462 | ($4,326) | $3,136 | 36.9 | 125.0 | 0.10 | 0.10 | $70 | $27,368 | $0.63 | 33.00 | 470 |
| 40-13-356-006 | 1114 IDA AVE | 01/08/21 | $5,800 | WD | $29,000 | $10,200 | 35.17 | $20,462 | $11,674 | $3,136 | 36.9 | 125.0 | 0.10 | 0.10 | $157 | $61,053 | $1.40 | 33.00 | 470 |
| 40-13-357-004 | 1929 BECKER ST | 12/01/20 | $11,000 | WD | $55,000 | $9,600 | 17.45 | $17,484 | $40,739 | $3,223 | 37.9 | 132.0 | 0.10 | 0.10 | $290 | $110,000 | $2.53 | 33.00 | 470 |
| 40-13-357-012 | 1119 IDA AVE | 02/25/21 | $7,200 | WD | $36,000 | $8,700 | 24.17 | $17,318 | $21,905 | $3,223 | 37.9 | 132.0 | 0.10 | 0.10 | $190 | $72,000 | $1.65 | 33.00 | 470 |
| 40-13-357-013 | 1123 IDA AVE | 12/14/20 | $5,800 | PTA | $29,000 | $8,500 | 29.31 | $16,918 | $15,305 | $3,223 | 37.9 | 132.0 | 0.10 | 0.10 | $153 | $58,000 | $1.33 | 33.00 | 470 |
| 40-14-385-005 | 981 BRADLEY AVE | 07/06/21 | $5,300 | WD | $26,500 | $13,300 | 50.19 | $26,542 | $6,758 | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $66 | $28,804 | $0.66 | 80.00 | 470 |
| 40-14-385-011 | 974 HAMMOND ST | 08/13/20 | $4,000 | WD | $20,000 | $12,600 | 63.00 | $25,223 | $1,577 | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $50 | $21,739 | $0.50 | 80.00 | 470 |
| 40-14-390-002 | 1007 BRADLEY AVE | 01/31/19 | $5,000 | WD | $25,000 | $14,600 | 58.40 | $29,102 | ($1,127) | $2,975 | 35.0 | 100.0 | 0.08 | 0.08 | $143 | $62,500 | $1.43 | 35.00 | 470 |
| 40-14-390-010 | 1010 HAMMOND ST | 07/26/19 | $12,000 | WD | $60,000 | $16,000 | 26.67 | $31,948 | $32,302 | $4,250 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,348 | $2.40 | 50.00 | 470 |
| 40-14-454-011 | 987 HAMMOND ST | 02/28/20 | $4,000 | WD | $20,000 | $30,800 | 154.00 | $61,506 | ($28,522) | $12,984 | 162.4 | 479.6 | 0.48 | 0.13 | $25 | $8,386 | $0.19 | 128.00 | 470 |
| 40-14-454-027 | 2602 GIBSON ST | 12/23/20 | $6,000 | WD | $30,000 | $9,800 | 32.67 | $19,637 | $14,188 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 470 |
| 40-14-454-036 | 975 HAMMOND ST | 04/07/21 | $11,300 | WD | $56,500 | $17,600 | 31.15 | $35,186 | $29,502 | $8,188 | 96.3 | 145.0 | 0.27 | 0.27 | $117 | $42,481 | $0.98 | 80.00 | 470 |
| 40-14-456-024 | 914 DOWNEY ST | 09/03/21 | $9,100 | WD | $45,500 | $15,000 | 32.97 | $30,051 | $21,989 | $6,540 | 76.9 | 92.5 | 0.17 | 0.17 | $118 | $53,529 | $1.23 | 80.00 | 470 |
| 40-14-457-012 | 2466 GIBSON ST | 10/11/19 | $4,800 | WD | $24,000 | $11,800 | 49.17 | $23,636 | $4,060 | $3,696 | 43.5 | 118.2 | 0.11 | 0.11 | $110 | $44,037 | $1.01 | 40.00 | 470 |
| 40-14-458-028 | 966 DOWNEY ST | 04/03/20 | $6,600 | WD | $33,000 | $16,600 | 50.30 | $33,214 | $3,207 | $3,421 | 40.2 | 80.0 | 0.08 | 0.08 | $164 | $79,518 | $1.83 | 45.00 | 470 |
| 40-14-459-001 | 2455 REID ST | 03/18/20 | $5,200 | WD | $26,000 | $11,600 | 44.62 | $23,133 | $7,672 | $4,805 | 56.5 | 80.0 | 0.12 | 0.12 | $92 | $44,828 | $1.03 | 63.20 | 470 |
| 40-14-459-010 | 2413 REID ST | 04/07/21 | $6,209 | WD | $31,043 | $18,000 | 57.98 | $36,053 | $1,530 | $6,540 | 76.9 | 92.5 | 0.17 | 0.17 | $81 | $36,521 | $0.84 | 80.00 | 470 |
| 40-14-459-016 | 2446 GIBSON ST | 06/20/19 | $5,800 | WD | $29,000 | $13,400 | 46.21 | $26,788 | $5,482 | $3,270 | 38.5 | 92.5 | 0.09 | 0.09 | $151 | $68,235 | $1.57 | 40.00 | 470 |
| 40-14-461-007 | 2505 GIBSON ST | 01/23/19 | $2,300 | WD | $11,500 | $10,300 | 89.57 | $20,609 | ($5,709) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $58 | $25,000 | $0.57 | 40.00 | 470 |
| 40-14-461-007 | 2505 GIBSON ST | 02/28/19 | $5,400 | WD | $27,000 | $10,300 | 38.15 | $20,609 | $9,791 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $135 | $58,696 | $1.35 | 40.00 | 470 |
| 40-14-477-003 | 2317 ZIMMERMAN ST | 01/08/19 | $1,900 | WD | $9,500 | $8,700 | 91.58 | $17,368 | ($4,598) | $3,270 | 38.5 | 92.5 | 0.09 | 0.09 | $49 | $22,353 | $0.51 | 40.00 | 470 |
| 40-14-478-003 | 2317 REID ST | 06/13/19 | $12,400 | WD | $62,000 | $10,300 | 16.61 | $20,640 | $44,630 | $3,270 | 38.5 | 92.5 | 0.09 | 0.09 | $322 | $145,882 | $3.35 | 40.00 | 470 |
| 40-14-480-017 | 908 DURAND ST | 12/18/19 | $24,260 | WD | $121,300 | $43,000 | 35.45 | $86,088 | $44,171 | $8,959 | 119.5 | 280.1 | 0.27 | 0.09 | $203 | $91,203 | $2.09 | 123.70 | 470 |
| 40-14-480-021 | 924 DURAND ST | 04/29/21 | $6,400 | WD | $32,000 | $15,200 | 47.50 | $30,424 | $5,119 | $3,543 | 41.7 | 91.8 | 0.09 | 0.09 | $154 | $69,565 | $1.60 | 43.50 | 470 |
| 40-14-480-036 | 909 VOSBURG | 10/01/20 | $9,980 | WD | $49,900 | $14,100 | 28.26 | $28,281 | $28,178 | $6,559 | 77.2 | 95.0 | 0.17 | 0.17 | $129 | $57,688 | $1.32 | 79.17 | 470 |
| 40-14-484-019 | 2113 CORUNNA RD | 12/17/20 | $4,400 | WD | $22,000 | $11,600 | 52.73 | $23,290 | $2,235 | $3,525 | 41.5 | 107.5 | 0.10 | 0.10 | $106 | $44,444 | $1.02 | 40.00 | 470 |
| 40-14-484-019 | 2113 CORUNNA RD | 06/03/21 | $3,000 | WD | $15,000 | $11,600 | 77.33 | $23,290 | ($4,765) | $3,525 | 41.5 | 107.5 | 0.10 | 0.10 | $72 | $30,303 | $0.70 | 40.00 | 470 |
| 40-14-484-021 | 2107 CORUNNA RD | 01/17/20 | $4,000 | WD | $20,000 | $13,600 | 68.00 | $27,177 | ($3,652) | $3,525 | 41.5 | 107.5 | 0.10 | 0.10 | $96 | $40,404 | $0.93 | 40.00 | 470 |
| 40-14-484-034 | 2124 SWAYZE ST | 08/23/21 | $10,800 | WD | $54,000 | $11,500 | 21.30 | $22,952 | $34,573 | $3,525 | 41.5 | 107.5 | 0.10 | 0.10 | $260 | $109,091 | $2.50 | 40.00 | 470 |
| 40-14-485-010 | 2013 BECKER ST | 10/22/20 | $17,480 | WD | $87,400 | $14,000 | 16.02 | $27,986 | $63,502 | $4,088 | 48.1 | 120.0 | 0.12 | 0.12 | $363 | $144,463 | $3.32 | 43.90 | 470 |
| 40-14-486-007 | 2305 SWAYZE ST | 06/13/19 | $2,480 | WD | $12,400 | $9,400 | 75.81 | $18,874 | ($3,204) | $3,270 | 38.5 | 92.5 | 0.09 | 0.09 | $64 | $29,176 | $0.67 | 40.00 | 470 |
| 40-14-487-005 | 1217 DURAND ST | 09/10/20 | $13,180 | WD | $65,900 | $13,400 | 20.33 | $26,709 | $43,492 | $4,301 | 50.6 | 160.0 | 0.15 | 0.15 | $260 | $89,660 | $2.06 | 40.00 | 470 |
| 40-14-487-006 | 1301 DURAND ST | 05/17/21 | $18,200 | WD | $91,000 | $23,400 | 25.71 | $46,806 | $51,916 | $7,722 | 90.8 | 167.9 | 0.27 | 0.27 | $200 | $67,407 | $1.55 | 70.10 | 470 |
| 40-23-128-023 | 1202 CLANCY AVE | 06/18/21 | $5,000 | WD | $25,000 | $10,000 | 40.00 | $19,951 | $8,449 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $125 | $54,348 | $1.25 | 40.00 | 470 |
| 40-23-128-028 | 1222 CLANCY AVE | 06/26/21 | $6,120 | WD | $30,600 | $13,200 | 43.14 | $26,418 | $7,582 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $153 | $66,522 | $1.53 | 40.00 | 470 |
| 40-23-129-013 | 2734 SWAYZE ST | 06/21/21 | $18,000 | WD | $90,000 | $13,900 | 15.44 | $27,856 | $68,676 | $6,532 | 76.8 | 114.6 | 0.19 | 0.19 | $234 | $95,238 | $2.19 | 71.80 | 470 |
| 40-23-129-014 | 2726 SWAYZE ST | 08/20/21 | $3,800 | WD | $19,000 | $13,900 | 73.16 | $27,886 | ($3,273) | $5,613 | 66.0 | 107.9 | 0.16 | 0.16 | $58 | $24,051 | $0.55 | 63.57 | 470 |
| 40-23-130-015 | 2701 SWAYZE ST | 09/11/19 | $3,300 | QC | $16,500 | $10,000 | 60.61 | $20,012 | ($112) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $83 | $35,870 | $0.82 | 40.00 | 470 |
| 40-23-130-015 | 2701 SWAYZE ST | 03/31/21 | $3,400 | WD | $17,000 | $10,000 | 58.82 | $20,012 | $388 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $85 | $36,957 | $0.85 | 40.00 | 470 |
| 40-23-130-017 | 2754 BROWN ST | 06/18/19 | $4,500 | WD | $22,500 | $7,500 | 33.33 | $19,297 | $6,489 | $3,286 | 43.8 | 120.0 | 0.11 | 0.11 | $103 | $40,909 | $0.94 | 40.00 | 470 |
| 40-23-130-036 | 2709 SWAYZE ST | 12/07/20 | $8,300 | WD | $41,500 | $11,600 | 27.95 | $24,110 | $24,190 | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $104 | $45,109 | $1.04 | 80.00 | 470 |
| 40-23-133-024 | 1306 CLANCY AVE | 07/22/21 | $8,000 | WD | $40,000 | $17,100 | 42.75 | $34,230 | $9,170 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $200 | $86,957 | $2.00 | 40.00 | 470 |
| 40-23-134-027 | 2722 CUMINGS AVE | 02/15/19 | $3,600 | WD | $18,000 | $10,400 | 57.78 | $20,732 | $999 | $3,731 | 43.9 | 120.4 | 0.11 | 0.11 | $82 | $32,432 | $0.74 | 40.00 | 470 |
| 40-23-134-033 | 2702 CUMINGS AVE | 10/24/19 | $8,000 | WD | $40,000 | $15,700 | 39.25 | $31,418 | $12,536 | $3,954 | 46.5 | 119.5 | 0.12 | 0.12 | $172 | $68,376 | $1.57 | 42.55 | 470 |
| 40-23-201-010 | 2648 SWAYZE ST | 04/24/19 | $5,800 | WD | $29,000 | $21,400 | 73.79 | $42,828 | ($5,753) | $8,075 | 95.0 | 100.0 | 0.22 | 0.22 | $61 | $26,606 | $0.61 | 95.00 | 470 |
| 40-23-201-010 | 2648 SWAYZE ST | 04/30/19 | $8,000 | WD | $40,000 | $21,400 | 53.50 | $42,828 | $5,247 | $8,075 | 95.0 | 100.0 | 0.22 | 0.22 | $84 | $36,697 | $0.84 | 95.00 | 470 |
| 40-23-201-012 | 2634 SWAYZE ST | 12/05/19 | $4,400 | WD | $22,000 | $9,700 | 44.09 | $19,334 | $6,066 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $110 | $47,826 | $1.10 | 40.00 | 470 |
| 40-23-201-014 | 2626 SWAYZE ST | 07/23/21 | $4,850 | WD | $24,250 | $10,100 | 41.65 | $20,138 | $7,512 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $121 | $52,717 | $1.21 | 40.00 | 470 |
| 40-23-202-005 | 2546 SWAYZE ST | 07/02/21 | $5,700 | WD | $28,500 | $10,300 | 36.14 | $20,576 | $11,431 | $3,507 | 41.3 | 106.4 | 0.10 | 0.10 | $138 | $58,163 | $1.34 | 40.00 | 470 |
| 40-23-204-014 | 2554 BROWN ST | 02/03/21 | $10,400 | WD | $52,000 | $15,700 | 30.19 | $31,340 | $23,921 | $3,261 | 38.4 | 92.0 | 0.08 | 0.08 | $271 | $123,810 | $2.84 | 40.00 | 470 |
| 40-23-204-017 | 2544 BROWN ST | 07/03/19 | $2,700 | WD | $13,500 | $8,200 | 60.74 | $16,482 | $279 | $3,261 | 38.4 | 92.0 | 0.08 | 0.08 | $70 | $32,143 | $0.74 | 40.00 | 470 |
| 40-23-204-017 | 2544 BROWN ST | 05/18/20 | $6,200 | WD | $31,000 | $8,200 | 26.45 | $16,482 | $17,779 | $3,261 | 38.4 | 92.0 | 0.08 | 0.08 | $162 | $73,810 | $1.69 | 40.00 | 470 |
| 40-23-204-026 | 2502 BROWN ST | 06/22/21 | $5,600 | WD | $28,000 | $10,700 | 38.21 | $21,346 | $9,924 | $3,270 | 38.5 | 92.5 | 0.09 | 0.09 | $146 | $65,882 | $1.51 | 40.00 | 470 |
| 40-23-205-006 | 2629 BROWN ST | 06/21/21 | $15,980 | WD | $79,900 | $16,900 | 21.15 | $33,956 | $54,022 | $8,078 | 95.0 | 282.3 | 0.26 | 0.13 | $168 | $61,699 | $1.42 | 80.00 | 470 |
| 40-23-205-009 | 2617 BROWN ST | 05/14/21 | $5,400 | WD | $27,000 | $11,700 | 43.33 | $23,327 | $7,674 | $4,001 | 47.1 | 138.5 | 0.13 | 0.13 | $115 | $42,520 | $0.98 | 40.00 | 470 |
| 40-23-205-014 | 1311 BRADLEY AVE | 04/19/21 | $9,980 | WD | $49,900 | $12,000 | 24.05 | $24,005 | $30,388 | $4,493 | 52.9 | 80.0 | 0.11 | 0.11 | $189 | $91,560 | $2.10 | 59.10 | 470 |
| 40-23-205-015 | 1317 BRADLEY AVE | 08/04/21 | $4,000 | WD | $20,000 | $11,300 | 56.50 | $22,562 | $2,029 | $4,591 | 54.0 | 81.1 | 0.11 | 0.11 | $74 | $35,714 | $0.82 | 60.00 | 470 |
| 40-23-206-020 | 2534 CUMINGS AVE | 04/26/19 | $7,800 | WD | $39,000 | $10,400 | 26.67 | $20,892 | $21,999 | $3,891 | 45.8 | 116.0 | 0.11 | 0.11 | $170 | $69,027 | $1.58 | 42.50 | 470 |
| 40-23-206-022 | 2526 CUMINGS AVE | 10/09/20 | $7,000 | WD | $35,000 | $11,900 | 34.00 | $23,765 | $15,124 | $3,889 | 45.8 | 115.9 | 0.11 | 0.11 | $153 | $61,947 | $1.42 | 42.50 | 470 |
| | | Totals: | $429,719 | | $2,148,593 | $791,900 | | $1,587,549 | $832,330 | $271,286 | 3,220.5 | | 7.75 | 7.11 | | | | | |
| | | | | | | Sale. Ratio => | 36.86 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 23.72 | | | per FF=> | | $258 | per Net Acre=> | 107,355.86 | | per SqFt=> | $2.46 | | |

4000

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

alues 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 | |

ates 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 |

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

/alues for Square Footage Table: '$/ff'

| | | | |
|---|---|---|---|
| 2,500 Sq Ft: 7,500 | 25,000 Sq Ft: 50,000 $2.00 | 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 | |

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 |

NC

$3.00

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-13-376-018 | 1610 CRESCENT DR | 02/12/21 | $30,000 | WD | $150,000 | $64,500 | 43.00 | $128,930 | $69,200 | $48,130 | 167.0 | 138.5 | 0.53 | 0.53 | $180 | $56,497 | $1.30 | 167.00 | 475 |
| 40-13-376-019 | 1616 CRESCENT DR | 07/01/19 | $36,000 | WD | $180,000 | $64,600 | 35.89 | $129,101 | $91,542 | $40,643 | 90.0 | 168.5 | 0.35 | 0.35 | $400 | $103,448 | $2.37 | 90.00 | 475 |
| 40-13-377-008 | 1650 MILLER RD | 06/28/21 | $47,800 | WD | $239,000 | $60,100 | 25.15 | $120,205 | $169,913 | $51,118 | 130.0 | 203.0 | 0.61 | 0.61 | $368 | $78,878 | $1.81 | 130.00 | 475 |
| | | **Totals:** | **$113,800** | | **$569,000** | **$189,200** | | **$378,236** | **$330,655** | **$139,891** | **387.0** | | **1.49** | **1.49** | | | | | |
| | | | | | | **Sale. Ratio =>** | **33.25** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **8.99** | | | **per FF=>** | **$854** | | **per Net Acre=>** | **222,663.30** | | **per SqFt=>** | **$5.11** | | |

DC

Init: 54 - CITY OF FLINT
Rates/Values for Neighborhood 485.R-485, Last Edited: 12/05/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

70 too high

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

60

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-17-377-009 | 2029 HOWARD AVE | 07/31/20 | $9,500 | WD | $47,500 | $12,200 | 25.68 | $24,406 | $26,518 | $3,424 | 52.7 | 111.0 | 0.13 | 0.13 | $180 | $74,803 | $1.72 | 50.00 | 485 |
| 41-17-377-015 | 2000 AITKEN AVE | 02/19/20 | $2,400 | WD | $12,000 | $8,300 | 69.17 | $16,646 | ($1,316) | $3,330 | 51.2 | 105.0 | 0.12 | 0.12 | $47 | $19,835 | $0.46 | 50.00 | 485 |
| 41-17-378-023 | 2022 WINANS AVE | 02/05/21 | $4,600 | WD | $23,000 | $8,900 | 38.70 | $17,742 | $8,588 | $3,330 | 51.2 | 105.0 | 0.12 | 0.12 | $90 | $38,017 | $0.87 | 50.00 | 485 |
| 41-17-378-031 | 2050 WINANS AVE | 12/22/20 | $10,000 | WD | $50,000 | $14,200 | 28.40 | $28,307 | $25,023 | $3,330 | 51.2 | 105.0 | 0.12 | 0.12 | $195 | $82,645 | $1.90 | 50.00 | 485 |
| 41-17-380-032 | 2026 MAYBURY AVE | 07/28/21 | $12,000 | WD | $60,000 | $8,800 | 14.67 | $17,620 | $49,041 | $6,661 | 102.5 | 105.0 | 0.24 | 0.24 | $117 | $49,793 | $1.14 | 100.00 | 485 |
| 41-17-451-021 | 1523 WAYNE ST | 12/30/20 | $2,400 | PTA | $12,000 | $7,700 | 64.17 | $16,250 | ($1,354) | $2,896 | 44.5 | 112.5 | 0.11 | 0.11 | $54 | $22,222 | $0.51 | 42.00 | 485 |
| 41-17-451-022 | 1601 WAYNE ST | 12/30/20 | $2,400 | PTA | $12,000 | $7,400 | 61.67 | $16,942 | ($2,046) | $2,896 | 44.5 | 112.5 | 0.11 | 0.11 | $54 | $22,222 | $0.51 | 42.00 | 485 |
| 41-18-438-006 | 514 E TWELFTH ST | 02/24/21 | $5,600 | WD | $28,000 | $14,000 | 50.00 | $28,086 | $5,041 | $5,127 | 78.9 | 120.0 | 0.20 | 0.20 | $71 | $28,283 | $0.65 | 72.00 | 485 |
| 41-18-485-043 | 420 PINGREE AVE | 01/28/21 | $20,000 | WD | $100,000 | $22,200 | 22.20 | $44,491 | $65,526 | $10,017 | 205.5 | 150.2 | 0.58 | 0.58 | $97 | $34,602 | $0.79 | 167.64 | 485 |
| 41-20-127-014 | 2122 WINANS AVE | 10/15/19 | $3,000 | WD | $15,000 | $8,800 | 58.67 | $17,607 | $723 | $3,330 | 51.2 | 105.0 | 0.12 | 0.12 | $59 | $24,793 | $0.57 | 50.00 | 485 |
| 41-20-131-011 | 2129 BLADES AVE | 07/19/19 | $3,400 | CD | $17,000 | $9,000 | 52.94 | $17,902 | $2,428 | $3,330 | 51.2 | 105.0 | 0.12 | 0.12 | $66 | $28,099 | $0.65 | 50.00 | 485 |
| | | **Totals:** | **$75,300** | | **$376,500** | **$121,500** | | **$245,999** | **$178,172** | **$47,671** | **784.8** | | **1.97** | **1.97** | | | | | |
| | | | 3000 | | | **Sale. Ratio =>** | **32.27** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **19.04** | | | **per FF=>** | **$227** | | **per Net Acre=>** | **90,672.77** | | **per SqFt=>** | **$2.08** | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 490.R-490, Last Edited: 11/29/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 185
Standard Frontage: 50 Standard Depth : 125

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

Frontages:
Frontage 'A': Description: 'STANDARD '  FF Rate: 175 165 too low
Standard Frontage: 50  Standard Depth : 125

185

| Parcel Number | Street Address | Sale Date | % Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-17-402-012 | 1840 SEYMOUR ST | 06/07/21 | $10,000 | WD | $50,000 | $26,500 | 53.00 | $52,914 | $5,945 | $8,859 | 50.6 | 110.0 | 0.14 | 0.14 | $198 | $71,942 | $1.65 | 55.00 | 490 |
| 41-17-403-013 | 1839 SEYMOUR ST | 02/22/19 | $4,600 | LC | $23,000 | $15,700 | 68.26 | $31,423 | $150 | $8,573 | 49.0 | 120.0 | 0.14 | 0.14 | $94 | $33,333 | $0.77 | 50.00 | 490 |
| 41-17-427-024 | 1838 CHELAN ST | 03/16/21 | $18,800 | WD | $94,000 | $23,400 | 24.89 | $46,753 | $55,997 | $8,750 | 50.0 | 125.0 | 0.14 | 0.14 | $376 | $131,469 | $3.02 | 50.00 | 490 |
| 41-17-428-006 | 1815 CHELAN ST | 04/06/20 | $12,800 | WD | $64,000 | $27,000 | 42.19 | $54,039 | $21,314 | $11,353 | 64.9 | 94.1 | 0.18 | 0.18 | $197 | $69,565 | $1.60 | 85.00 | 490 |
| 41-17-429-012 | 1847 MC PHAIL ST | 11/26/19 | $9,200 | WD | $46,000 | $21,100 | 45.87 | $42,156 | $12,767 | $8,923 | 51.0 | 130.0 | 0.15 | 0.15 | $180 | $61,745 | $1.42 | 50.00 | 490 |
| 41-17-429-017 | 1822 OWEN ST | 04/07/20 | $9,200 | WD | $46,000 | $27,000 | 58.70 | $54,040 | $7,827 | $15,867 | 90.7 | 135.6 | 0.31 | 0.31 | $101 | $29,582 | $0.68 | 100.00 | 490 |
| 41-17-454-001 | 1806 KENT ST | 02/19/20 | $8,000 | WD | $40,000 | $22,300 | 55.75 | $44,657 | $3,916 | $8,573 | 49.0 | 120.0 | 0.14 | 0.14 | $163 | $57,971 | $1.33 | 50.00 | 490 |
| 41-17-457-041 | 2037 SEYMOUR ST | 04/15/21 | $8,000 | PTA | $40,000 | $20,000 | 50.00 | $40,057 | $10,604 | $10,661 | 60.9 | 185.6 | 0.21 | 0.21 | $131 | $37,559 | $0.86 | 50.00 | 490 |
| 41-17-458-026 | 2046 WHITTLESEY ST | 12/20/19 | $13,400 | WD | $67,000 | $27,500 | 41.04 | $55,051 | $20,518 | $8,569 | 49.0 | 100.0 | 0.13 | 0.13 | $274 | $103,876 | $2.38 | 56.00 | 490 |
| 41-17-476-001 | 1902 KENT ST | 12/04/19 | $12,400 | MLC | $62,000 | $28,700 | 46.29 | $57,401 | $16,117 | $11,518 | 65.8 | 50.0 | 0.14 | 0.14 | $188 | $86,713 | $1.99 | 125.00 | 490 |
| 41-17-478-011 | 1906 OWEN ST | 08/06/21 | $13,000 | WD | $65,000 | $29,000 | 44.62 | $57,959 | $16,030 | $8,989 | 51.4 | 131.9 | 0.15 | 0.15 | $253 | $86,093 | $1.98 | 50.00 | 490 |
| 41-17-479-004 | 2013 WHITTLESEY ST | 08/26/20 | $10,000 | QC | $50,000 | $22,500 | 45.00 | $45,095 | $14,758 | $9,853 | 56.3 | 125.0 | 0.17 | 0.17 | $178 | $60,241 | $1.38 | 58.00 | 490 |
| 41-17-479-027 | 2058 CHELAN ST | 07/10/20 | $20,500 | WD | $102,500 | $28,500 | 27.80 | $57,049 | $56,619 | $11,168 | 63.8 | 125.0 | 0.20 | 0.20 | $321 | $105,128 | $2.41 | 67.83 | 490 |
| 41-17-480-014 | 2057 CHELAN ST | 06/28/21 | $16,480 | WD | $82,400 | $22,400 | 27.18 | $44,701 | $48,697 | $10,998 | 62.8 | 125.0 | 0.19 | 0.19 | $262 | $86,283 | $1.98 | 66.54 | 490 |
| 41-17-480-028 | 2058 MC PHAIL ST | 12/04/20 | $10,000 | WD | $50,000 | $29,100 | 58.20 | $58,115 | $2,881 | $10,996 | 62.8 | 125.0 | 0.19 | 0.19 | $159 | $52,356 | $1.20 | 66.53 | 490 |
| | | **Totals:** | **$176,380** | | **$881,900** | **$370,700** | | **$741,410** | **$294,140** | **$153,650** | **878.0** | | **2.58** | **2.58** | | | | | |
| | | | | | | **Sale. Ratio =>** | **42.03** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **12.36** | | | **per FF=>** | **$335** | | **per Net Acre=>** | **113,963.58** | | **per SqFt=>** | **$2.62** | | |

100,000

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 |

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 85 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 |

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-16-329-024 | 1828 TEBO ST | 02/24/21 | $5,980 | WD | $29,900 | $11,300 | 37.79 | $22,590 | $12,410 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $100 | $43,333 | $0.99 | 60.00 | 495 |
| 41-16-329-024 | 1828 TEBO ST | 08/25/21 | $12,400 | WD | $62,000 | $11,300 | 18.23 | $22,590 | $44,510 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $207 | $89,855 | $2.06 | 60.00 | 495 |
| 41-16-329-032 | 3373 KENT ST | 03/26/20 | $4,260 | WD | $21,300 | $14,500 | 68.08 | $29,073 | ($2,092) | $5,681 | 66.8 | 100.0 | 0.15 | 0.15 | $64 | $27,843 | $0.64 | 66.84 | 495 |
| 41-16-331-012 | 1857 HOSLER ST | 12/28/20 | $12,000 | WD | $60,000 | $15,400 | 25.67 | $30,705 | $34,395 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $200 | $86,957 | $2.00 | 60.00 | 495 |
| 41-16-379-002 | 1909 TEBO ST | 04/19/21 | $3,400 | WD | $17,000 | $9,800 | 57.65 | $19,558 | $1,797 | $4,355 | 51.2 | 105.0 | 0.12 | 0.12 | $66 | $28,099 | $0.65 | 50.00 | 495 |
| 41-16-379-013 | 2001 TEBO ST | 10/15/20 | $5,840 | WD | $29,200 | $11,400 | 39.04 | $22,723 | $10,727 | $4,250 | 50.0 | 100.0 | 0.12 | 0.12 | $117 | $50,783 | $1.17 | 50.00 | 495 |
| 41-16-379-023 | 1930 HOSLER ST | 08/30/21 | $8,000 | WD | $40,000 | $10,600 | 26.50 | $21,298 | $23,292 | $4,590 | 54.0 | 100.0 | 0.12 | 0.12 | $148 | $64,516 | $1.48 | 54.00 | 495 |
| 41-16-380-001 | 3434 KENT ST | 12/05/19 | $6,000 | AFF | $30,000 | $15,300 | 51.00 | $30,546 | $5,980 | $6,526 | 76.8 | 105.0 | 0.18 | 0.18 | $78 | $33,149 | $0.76 | 74.93 | 495 |
| 41-16-380-005 | 1925 HOSLER ST | 03/20/19 | $4,800 | WD | $24,000 | $13,000 | 54.17 | $26,012 | $2,778 | $4,790 | 56.4 | 105.0 | 0.13 | 0.13 | $85 | $36,090 | $0.83 | 55.00 | 495 |
| 41-16-380-005 | 1925 HOSLER ST | 01/21/21 | $9,200 | WD | $46,000 | $13,000 | 28.26 | $26,012 | $24,778 | $4,790 | 56.4 | 105.0 | 0.13 | 0.13 | $163 | $69,173 | $1.59 | 55.00 | 495 |
| 41-16-380-006 | 1929 HOSLER ST | 03/20/19 | $3,200 | WD | $16,000 | $12,700 | 79.38 | $25,433 | ($4,643) | $4,790 | 56.4 | 105.0 | 0.13 | 0.13 | $57 | $24,060 | $0.55 | 55.00 | 495 |
| 41-16-380-006 | 1929 HOSLER ST | 06/26/20 | $8,300 | WD | $41,500 | $12,700 | 30.60 | $25,433 | $20,857 | $4,790 | 56.4 | 105.0 | 0.13 | 0.13 | $147 | $62,406 | $1.43 | 55.00 | 495 |
| 41-16-380-021 | 3439 LYNN ST | 01/22/19 | $6,400 | WD | $32,000 | $14,500 | 45.31 | $29,065 | $8,596 | $5,661 | 66.6 | 105.0 | 0.16 | 0.16 | $96 | $40,764 | $0.94 | 65.00 | 495 |
| 41-16-454-030 | 3613 LYNN ST | 01/28/19 | $3,550 | WD | $17,750 | $13,200 | 74.37 | $26,378 | ($3,953) | $4,675 | 55.0 | 100.0 | 0.13 | 0.13 | $65 | $28,175 | $0.65 | 55.00 | 495 |
| 41-16-455-014 | 3624 LYNN ST | 01/28/19 | $3,550 | WD | $17,750 | $11,900 | 67.04 | $23,743 | ($893) | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $59 | $25,725 | $0.59 | 60.00 | 495 |
| 41-16-455-014 | 3624 LYNN ST | 07/09/21 | $19,600 | WD | $98,000 | $11,900 | 12.14 | $23,743 | $79,357 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $327 | $142,029 | $3.26 | 60.00 | 495 |
| 41-16-455-016 | 3630 LYNN ST | 02/08/19 | $5,400 | WD | $27,000 | $19,000 | 70.37 | $37,966 | ($5,866) | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $90 | $39,130 | $0.90 | 60.00 | 495 |
| 41-16-455-016 | 3630 LYNN ST | 06/09/21 | $20,000 | WD | $100,000 | $19,000 | 19.00 | $37,966 | $67,134 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $333 | $144,928 | $3.33 | 60.00 | 495 |
| 41-16-455-036 | 3641 PROVIDENCE ST | 08/20/21 | $6,000 | WD | $30,000 | $13,300 | 44.33 | $26,644 | $8,031 | $4,675 | 55.0 | 100.0 | 0.13 | 0.13 | $109 | $47,619 | $1.09 | 55.00 | 495 |
| 41-16-456-027 | 3529 LIPPINCOTT BLVD | 08/12/21 | $13,180 | WD | $65,900 | $12,100 | 18.36 | $24,273 | $46,217 | $4,590 | 54.0 | 100.0 | 0.12 | 0.12 | $244 | $106,290 | $2.44 | 54.00 | 495 |
| 41-16-478-012 | 3713 LYNN ST | 03/02/21 | $10,000 | WD | $50,000 | $16,900 | 33.80 | $33,718 | $21,810 | $5,528 | 65.0 | 100.0 | 0.15 | 0.15 | $154 | $67,114 | $1.54 | 65.03 | 495 |
| 41-16-479-005 | 3720 LYNN ST | 12/11/19 | $9,000 | WD | $45,000 | $14,000 | 31.11 | $28,024 | $21,651 | $4,675 | 55.0 | 100.0 | 0.13 | 0.13 | $164 | $71,429 | $1.64 | 55.00 | 495 |
| 41-16-481-003 | 3706 PROVIDENCE ST | 06/30/20 | $4,700 | WD | $23,500 | $11,100 | 47.23 | $22,118 | $6,057 | $4,675 | 55.0 | 100.0 | 0.13 | 0.13 | $85 | $37,302 | $0.86 | 55.00 | 495 |
| | | Totals: | $184,760 | | $923,800 | $307,900 | | $615,611 | $422,930 | $114,741 | 1,349.9 | | 3.13 | 3.13 | | | | | |
| | | | 6000 | | | Sale. Ratio => | 33.33 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 19.83 | | | per FF=> | $313 | | per Net Acre=> | 135,294.31 | | per SqFt=> | $3.11 | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 500.R-500, Last Edited: 10/18/2021

Frontages:
Frontage 'A': Description: '100 DEPTH ' FF Rate: 160
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '150 DEPTH ' FF Rate: 180
Standard Frontage: 0 Standard Depth : 150

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: '100 DEPTH ' FF Rate: 145 160
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '150 DEPTH ' FF Rate: 180
Standard Frontage: 0 Standard Depth : 150

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-16-403-002 | 3456 EVERGREEN PKWY | 06/03/20 | $20,980 | CD | $104,900 | $25,800 | 24.59 | $51,567 | $62,458 | $9,125 | 62.9 | 110.0 | 0.15 | 0.15 | $333 | $138,026 | $3.17 | 60.00 | 500 |
| 41-16-403-005 | 3502 EVERGREEN PKWY | 08/13/21 | $20,000 | WD | $100,000 | $27,300 | 27.30 | $54,521 | $54,604 | $9,125 | 62.9 | 110.0 | 0.15 | 0.15 | $318 | $131,579 | $3.02 | 60.00 | 500 |
| 41-16-403-028 | 3539 KENT ST | 06/30/21 | $20,000 | WD | $100,000 | $25,400 | 25.40 | $50,745 | $58,995 | $9,740 | 67.2 | 106.8 | 0.16 | 0.16 | $298 | $125,786 | $2.89 | 65.00 | 500 |
| 41-16-427-021 | 1880 SPRINGFIELD ST | 07/23/21 | $28,000 | WD | $140,000 | $51,300 | 36.64 | $102,589 | $47,746 | $10,335 | 71.3 | 107.5 | 0.17 | 0.17 | $393 | $164,706 | $3.78 | 68.74 | 500 |
| 41-16-427-024 | 1872 SPRINGFIELD ST | 03/29/19 | $10,600 | WD | $53,000 | $37,600 | 70.94 | $75,291 | ($8,491) | $13,800 | 95.2 | 126.3 | 0.25 | 0.25 | $111 | $43,089 | $0.99 | 84.79 | 500 |
| 41-16-427-024 | 1872 SPRINGFIELD ST | 06/07/19 | $15,000 | MLC | $75,000 | $37,600 | 50.13 | $75,291 | $13,509 | $13,800 | 95.2 | 126.3 | 0.25 | 0.25 | $158 | $60,976 | $1.40 | 84.79 | 500 |
| 41-16-428-016 | 3731 KENT ST | 12/04/20 | $8,100 | WD | $40,500 | $29,700 | 73.33 | $59,362 | ($8,535) | $10,327 | 71.2 | 103.5 | 0.17 | 0.17 | $114 | $48,795 | $1.12 | 70.00 | 500 |
| 41-16-428-017 | 3737 KENT ST | 05/14/19 | $10,580 | WD | $52,900 | $24,300 | 45.94 | $48,584 | $13,905 | $9,589 | 66.1 | 103.5 | 0.15 | 0.15 | $160 | $68,701 | $1.58 | 65.00 | 500 |
| 41-16-428-027 | 1813 SPRINGFIELD ST | 03/29/19 | $17,600 | WD | $88,000 | $38,000 | 43.18 | $76,021 | $21,404 | $9,425 | 65.0 | 100.0 | 0.15 | 0.15 | $271 | $118,121 | $2.71 | 65.00 | 500 |
| 41-16-428-037 | 3839 KENT ST | 06/08/20 | $12,000 | WD | $60,000 | $30,200 | 50.33 | $60,375 | $12,678 | $13,053 | 90.0 | 81.0 | 0.19 | 0.19 | $133 | $64,516 | $1.48 | 100.00 | 500 |
| 41-16-452-005 | 3516 KENT ST | 07/08/21 | $14,000 | WD | $70,000 | $31,700 | 45.29 | $63,404 | $25,704 | $19,108 | 131.8 | 114.0 | 0.32 | 0.32 | $106 | $43,344 | $1.00 | 123.42 | 500 |
| 41-16-452-024 | 3619 GLOUCESTER ST | 08/19/21 | $5,700 | WD | $28,500 | $29,300 | 102.81 | $58,515 | ($19,865) | $10,150 | 70.0 | 100.0 | 0.16 | 0.16 | $81 | $35,404 | $0.81 | 70.00 | 500 |
| 41-16-452-028 | 3656 EVERGREEN PKWY | 12/07/20 | $17,000 | WD | $85,000 | $27,600 | 32.47 | $55,214 | $39,725 | $9,939 | 68.5 | 96.0 | 0.15 | 0.15 | $248 | $110,390 | $2.53 | 69.98 | 500 |
| 41-16-454-007 | 3528 PINGREE AVE | 09/15/20 | $9,000 | WD | $45,000 | $20,300 | 45.11 | $40,616 | $13,084 | $8,700 | 60.0 | 100.0 | 0.14 | 0.14 | $150 | $65,217 | $1.50 | 60.00 | 500 |
| 41-16-476-008 | 3742 KENT ST | 04/22/19 | $8,200 | WD | $41,000 | $25,800 | 62.93 | $51,689 | ($1,648) | $9,041 | 62.4 | 108.0 | 0.15 | 0.15 | $132 | $55,034 | $1.26 | 60.00 | 500 |
| 41-16-476-010 | 3802 KENT ST | 08/12/21 | $8,000 | PTA | $40,000 | $24,300 | 60.75 | $48,508 | $2,741 | $11,249 | 77.6 | 107.0 | 0.18 | 0.18 | $103 | $43,478 | $1.00 | 75.00 | 500 |
| 41-16-476-027 | 3801 GLOUCESTER ST | 02/14/20 | $8,400 | WD | $42,000 | $25,200 | 60.00 | $50,350 | $350 | $8,700 | 60.0 | 100.0 | 0.14 | 0.14 | $140 | $60,870 | $1.40 | 60.00 | 500 |
| 41-16-476-035 | 3841 GLOUCESTER ST | 07/31/19 | $10,600 | WD | $53,000 | $28,700 | 54.15 | $57,429 | $8,047 | $12,476 | 86.0 | 74.0 | 0.17 | 0.17 | $123 | $62,353 | $1.43 | 100.00 | 500 |
| 41-16-477-010 | 3742 GLOUCESTER ST | 01/20/21 | $17,000 | WD | $85,000 | $24,700 | 29.06 | $49,360 | $44,340 | $8,700 | 60.0 | 100.0 | 0.14 | 0.14 | $283 | $123,188 | $2.83 | 60.00 | 500 |
| 41-16-477-026 | 3737 EVERGREEN PKWY | 08/03/21 | $14,600 | WD | $73,000 | $23,100 | 31.64 | $46,139 | $36,286 | $9,425 | 65.0 | 100.0 | 0.15 | 0.15 | $225 | $97,987 | $2.25 | 65.00 | 500 |
| 41-16-477-038 | 3802 PARKWAY CT | 08/19/20 | $13,800 | WD | $69,000 | $26,400 | 38.26 | $52,834 | $28,723 | $12,557 | 86.6 | 75.0 | 0.17 | 0.17 | $159 | $80,233 | $1.84 | 100.00 | 500 |
| 41-16-477-043 | 3813 LYNN CT | 07/31/20 | $9,000 | WD | $45,000 | $27,300 | 60.67 | $54,640 | $2,625 | $12,265 | 84.6 | 106.7 | 0.20 | 0.20 | $106 | $44,776 | $1.03 | 81.88 | 500 |
| 41-16-477-043 | 3813 LYNN CT | 06/21/21 | $10,000 | WD | $50,000 | $27,300 | 54.60 | $54,640 | $7,625 | $12,265 | 84.6 | 106.7 | 0.20 | 0.20 | $118 | $49,751 | $1.14 | 81.88 | 500 |
| 41-16-479-012 | 3822 EVERGREEN PKWY | 02/06/20 | $6,400 | WD | $32,000 | $21,200 | 66.25 | $42,389 | ($964) | $9,425 | 65.0 | 100.0 | 0.15 | 0.15 | $98 | $42,953 | $0.99 | 65.00 | 500 |
| 41-16-480-003 | ECKLEY AVE | 06/29/20 | $800 | WD | $4,000 | $4,800 | 120.00 | $9,530 | $4,000 | $9,530 | 65.7 | 120.0 | 0.17 | 0.17 | $12 | $4,848 | $0.11 | 60.00 | 500 |
| 41-16-482-006 | 3824 PROVIDENCE ST | 01/24/20 | $13,580 | WD | $67,900 | $30,500 | 44.92 | $61,082 | $16,968 | $10,150 | 70.0 | 100.0 | 0.16 | 0.16 | $194 | $84,348 | $1.94 | 70.00 | 500 |
| | | Totals: | $328,940 | | $1,644,700 | $725,400 | | $1,450,685 | $476,014 | $281,999 | 1,944.8 | | 4.53 | 4.53 | | | | | |
| | | | | | | Sale. Ratio => | 44.11 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 22.49 | | | per FF=> | $245 | | per Net Acre=> | 105,010.81 | | per SqFt=> | $2.41 | | |

$ 15,000

$ 160

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 505.R-505, Last Edited: 11/30/2021

Frontages:
Frontage 'A': Description: '100 DEPTH ' FF Rate: 165
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '140 DEPTH ' FF Rate: 180
Standard Frontage: 0 Standard Depth : 140
Frontage 'C': Description: 'MILLER RD ' FF Rate: 210
Standard Frontage: 0 Standard Depth : 100

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

Frontages:
Frontage 'A': Description: '100 DEPTH ' FF Rate: 145 150 to low 165
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '140 DEPTH ' FF Rate: ~~165~~ 160
Standard Frontage: 0 Standard Depth : 140
Frontage 'C': Description: 'MILLER RD ' FF Rate: ~~190~~ 210
Standard Frontage: 0 Standard Depth : 100

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-13-361-010 | 1305 IDA AVE | 09/13/19 | $13,800 | WD | $69,000 | $32,400 | 46.96 | $64,857 | $13,815 | $9,672 | 58.6 | 146.4 | 0.19 | 0.19 | $235 | $71,503 | $1.64 | 57.33 | 505 |
| 40-23-161-010 | 3205 CHICAGO BLVD | 04/30/19 | $4,300 | WD | $21,500 | $13,700 | 63.72 | $27,388 | $1,362 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $86 | $37,391 | $0.86 | 50.00 | 505 |
| 40-23-162-001 | 3321 BRANDON ST | 08/03/21 | $2,000 | WD | $10,000 | $13,900 | 139.00 | $27,785 | ($10,535) | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $40 | $17,391 | $0.40 | 50.00 | 505 |
| 40-23-162-013 | 3205 BRANDON ST | 11/22/19 | $6,100 | WD | $30,500 | $18,000 | 59.02 | $35,971 | $1,779 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $122 | $53,043 | $1.22 | 50.00 | 505 |
| 40-23-162-015 | 3117 BRANDON ST | 10/10/19 | $3,800 | WD | $19,000 | $13,700 | 72.11 | $27,492 | ($1,242) | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $76 | $33,043 | $0.76 | 50.00 | 505 |
| 40-23-162-031 | 3206 YALE ST | 09/02/21 | $17,000 | WD | $85,000 | $27,700 | 32.59 | $55,459 | $36,791 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $340 | $147,826 | $3.39 | 50.00 | 505 |
| 40-23-179-020 | 3002 BRANDON ST | 07/23/21 | $5,690 | WD | $28,450 | $15,400 | 54.13 | $30,880 | $4,820 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $114 | $49,478 | $1.14 | 50.00 | 505 |
| 40-23-180-005 | 2825 CHICAGO BLVD | 02/28/20 | $8,800 | WD | $44,000 | $20,200 | 45.91 | $40,490 | $10,760 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $176 | $76,522 | $1.76 | 50.00 | 505 |
| 40-23-180-014 | 1611 KNIGHT AVE | 04/23/19 | $10,200 | WD | $51,000 | $18,300 | 35.88 | $36,693 | $21,557 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $204 | $88,696 | $2.04 | 50.00 | 505 |
| 40-23-181-007 | 2921 BRANDON ST | 10/19/20 | $14,300 | WD | $71,500 | $14,100 | 19.72 | $30,891 | $47,859 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $286 | $124,348 | $2.85 | 50.00 | 505 |
| 40-23-181-021 | 2922 YALE ST | 08/04/21 | $9,800 | WD | $49,000 | $20,700 | 42.24 | $41,346 | $14,904 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $196 | $85,217 | $1.96 | 50.00 | 505 |
| 40-23-181-026 | 1716 KNIGHT AVE | 07/01/20 | $6,000 | WD | $30,000 | $18,100 | 60.33 | $36,193 | $1,057 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $120 | $52,174 | $1.20 | 50.00 | 505 |
| 40-23-182-003 | 2841 BRANDON ST | 03/19/21 | $19,980 | WD | $99,900 | $30,600 | 30.63 | $61,250 | $45,900 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $400 | $173,739 | $3.99 | 50.00 | 505 |
| 40-23-182-010 | 2809 BRANDON ST | 04/19/21 | $12,000 | WD | $60,000 | $18,000 | 30.00 | $35,967 | $31,283 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,348 | $2.40 | 50.00 | 505 |
| 40-23-183-006 | 3005 YALE ST | 12/04/19 | $11,000 | WD | $55,000 | $20,700 | 37.64 | $41,437 | $20,813 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $220 | $95,652 | $2.20 | 50.00 | 505 |
| 40-23-183-007 | 3001 YALE ST | 01/29/19 | $12,100 | WD | $60,500 | $23,200 | 38.35 | $46,300 | $21,450 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $242 | $105,217 | $2.42 | 50.00 | 505 |
| 40-23-183-018 | 2926 MILLER RD | 10/25/19 | $9,000 | WD | $45,000 | $40,400 | 89.78 | $80,781 | ($16,781) | $19,000 | 100.0 | 100.0 | 0.23 | 0.23 | $90 | $39,130 | $0.90 | 100.00 | 505 |
| 40-23-184-007 | 2821 YALE ST | 01/05/21 | $4,800 | WD | $24,000 | $18,300 | 76.25 | $36,674 | ($5,424) | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $96 | $41,739 | $0.96 | 50.00 | 505 |
| 40-23-184-021 | 2822 MILLER RD | 05/30/19 | $7,000 | WD | $35,000 | $22,100 | 63.14 | $44,167 | $2,937 | $12,104 | 63.7 | 98.2 | 0.15 | 0.15 | $110 | $48,276 | $1.11 | 64.30 | 505 |
| 40-23-207-003 | 1409 BEAVER AVE | 06/26/20 | $14,440 | WD | $72,200 | $23,200 | 32.13 | $46,376 | $32,563 | $6,739 | 46.5 | 135.0 | 0.12 | 0.12 | $311 | $116,452 | $2.67 | 40.00 | 505 |
| 40-23-207-004 | 1413 BEAVER AVE | 05/16/19 | $4,700 | WD | $23,500 | $14,700 | 62.55 | $29,382 | $857 | $6,739 | 46.5 | 135.0 | 0.12 | 0.12 | $101 | $37,903 | $0.87 | 40.00 | 505 |
| 40-23-207-005 | 1417 BEAVER AVE | 10/19/20 | $85,500 | WD | $427,500 | $11,400 | 2.67 | $23,121 | $408,104 | $3,725 | 46.5 | 135.0 | 0.11 | 0.12 | $1,840 | $777,273 | $17.84 | 40.00 | 505 |
| 40-23-207-007 | 1425 BEAVER AVE | 05/06/21 | $9,000 | WD | $45,000 | $14,300 | 31.78 | $28,654 | $23,085 | $6,739 | 46.5 | 135.0 | 0.12 | 0.12 | $194 | $72,581 | $1.67 | 40.00 | 505 |
| 40-23-207-011 | 1414 BRADLEY AVE | 07/22/19 | $8,342 | WD | $41,710 | $20,500 | 49.15 | $40,917 | $7,815 | $7,022 | 42.6 | 154.4 | 0.14 | 0.14 | $196 | $57,931 | $1.33 | 40.53 | 505 |
| 40-23-208-001 | 2645 CUMINGS AVE | 06/02/21 | $5,000 | WD | $25,000 | $20,600 | 82.40 | $41,292 | ($4,306) | $11,986 | 82.7 | 96.2 | 0.19 | 0.19 | $60 | $26,882 | $0.62 | 84.30 | 505 |
| 40-23-208-004 | 2646 CHICAGO BLVD | 05/13/19 | $5,800 | WD | $29,000 | $20,100 | 69.31 | $40,234 | $3,889 | $15,123 | 104.3 | 80.8 | 0.22 | 0.22 | $56 | $26,977 | $0.62 | 116.03 | 505 |
| 40-23-208-004 | 2646 CHICAGO BLVD | 05/05/20 | $8,300 | WD | $41,500 | $20,100 | 48.43 | $40,234 | $16,389 | $15,123 | 104.3 | 80.8 | 0.22 | 0.22 | $80 | $38,605 | $0.89 | 116.03 | 505 |
| 40-23-208-007 | 1414 MONTERAY AVE | 06/24/19 | $9,000 | WD | $45,000 | $24,200 | 53.78 | $48,347 | $8,253 | $11,600 | 80.0 | 100.0 | 0.18 | 0.18 | $113 | $48,913 | $1.12 | 80.00 | 505 |
| 40-23-208-007 | 1414 MONTERAY AVE | 01/01/20 | $12,760 | WD | $63,800 | $24,200 | 37.93 | $48,347 | $27,053 | $11,600 | 80.0 | 100.0 | 0.18 | 0.18 | $160 | $69,348 | $1.59 | 80.00 | 505 |
| 40-23-210-001 | 1401 GAINEY AVE | 09/09/21 | $14,400 | WD | $72,000 | $25,800 | 35.83 | $51,595 | $33,788 | $13,383 | 92.3 | 94.3 | 0.21 | 0.21 | $156 | $69,903 | $1.60 | 95.07 | 505 |
| 40-23-212-005 | 1523 MONTERAY AVE | 04/27/21 | $13,000 | WD | $65,000 | $25,800 | 39.69 | $51,583 | $27,337 | $13,920 | 96.0 | 144.0 | 0.26 | 0.26 | $135 | $49,242 | $1.13 | 80.00 | 505 |
| 40-23-212-006 | 1531 MONTERAY AVE | 07/29/19 | $8,400 | WD | $42,000 | $18,900 | 45.00 | $37,806 | $14,234 | $10,040 | 60.9 | 144.0 | 0.20 | 0.20 | $138 | $42,424 | $0.97 | 60.00 | 505 |
| 40-23-212-015 | 1520 GAINEY AVE | 10/07/20 | $11,000 | WD | $55,000 | $21,000 | 38.18 | $42,084 | $20,947 | $8,031 | 48.7 | 143.9 | 0.16 | 0.16 | $226 | $69,182 | $1.59 | 48.00 | 505 |
| 40-23-213-011 | 1516 IRENE AVE | 08/28/20 | $14,162 | WD | $70,810 | $23,500 | 33.19 | $47,074 | $30,459 | $6,723 | 46.4 | 86.0 | 0.10 | 0.10 | $305 | $143,051 | $3.28 | 50.00 | 505 |
| 40-23-228-001 | 1401 IRENE AVE | 12/23/19 | $8,500 | WD | $42,500 | $18,700 | 44.00 | $37,479 | $12,671 | $7,650 | 52.8 | 110.9 | 0.13 | 0.13 | $161 | $66,406 | $1.52 | 50.10 | 505 |
| 40-23-228-005 | 1419 IRENE AVE | 09/14/20 | $8,000 | WD | $40,000 | $16,900 | 42.25 | $33,776 | $12,307 | $6,083 | 42.0 | 110.0 | 0.10 | 0.10 | $191 | $79,208 | $1.82 | 40.00 | 505 |
| 40-23-228-019 | 1430 BRABYN AVE | 04/16/21 | $11,000 | WD | $55,000 | $21,700 | 39.45 | $43,372 | $23,794 | $12,166 | 83.9 | 110.0 | 0.20 | 0.20 | $131 | $54,455 | $1.25 | 80.00 | 505 |
| 40-23-229-007 | 1421 BRABYN AVE | 11/25/19 | $4,400 | PTA | $22,000 | $13,200 | 60.00 | $26,490 | $1,864 | $6,354 | 43.8 | 120.0 | 0.11 | 0.11 | $100 | $40,000 | $0.92 | 40.00 | 505 |
| 40-23-229-021 | 1430 LINCOLN DR | 02/15/19 | $5,500 | WD | $27,500 | $15,700 | 57.09 | $31,485 | $2,580 | $6,565 | 45.3 | 128.1 | 0.12 | 0.12 | $121 | $46,610 | $1.07 | 40.00 | 505 |
| 40-23-231-006 | 1417 LINCOLN DR | 02/22/19 | $5,100 | WD | $25,500 | $15,100 | 59.22 | $30,163 | $1,691 | $6,354 | 43.8 | 120.0 | 0.11 | 0.11 | $116 | $46,364 | $1.06 | 40.00 | 505 |
| 40-23-231-007 | 1425 LINCOLN DR | 04/30/21 | $13,000 | WD | $65,000 | $22,700 | 34.92 | $45,356 | $32,351 | $12,707 | 87.6 | 120.0 | 0.22 | 0.22 | $148 | $59,091 | $1.36 | 80.00 | 505 |
| 40-23-232-006 | 1423 DOWNEY ST | 07/16/21 | $20,000 | WD | $100,000 | $26,700 | 26.70 | $53,471 | $54,859 | $8,330 | 57.4 | 132.0 | 0.15 | 0.15 | $348 | $131,579 | $3.02 | 50.00 | 505 |
| 40-23-232-013 | 1402 WOODCROFT AVE | 06/02/21 | $16,200 | WD | $81,000 | $20,900 | 25.80 | $41,709 | $47,544 | $8,253 | 56.9 | 132.3 | 0.15 | 0.15 | $285 | $108,000 | $2.48 | 49.48 | 505 |
| 40-23-232-026 | 2204 MILLER RD | 08/24/20 | $34,980 | WD | $174,900 | $70,100 | 40.08 | $140,262 | $66,517 | $31,879 | 167.8 | 159.8 | 0.49 | 0.49 | $208 | $71,828 | $1.65 | 132.74 | 505 |
| 40-23-233-015 | 1420 DURAND ST | 09/09/21 | $17,600 | WD | $88,000 | $43,000 | 48.86 | $86,072 | $10,034 | $8,106 | 55.9 | 125.0 | 0.14 | 0.14 | $315 | $123,077 | $2.83 | 50.00 | 505 |
| 40-23-233-016 | 1500 DURAND ST | 09/06/19 | $10,200 | WD | $51,000 | $35,900 | 70.39 | $71,848 | ($12,742) | $8,106 | 55.9 | 125.0 | 0.14 | 0.14 | $182 | $71,329 | $1.64 | 50.00 | 505 |
| 40-23-251-025 | 2714 BRANDON ST | 12/11/20 | $11,000 | WD | $55,000 | $17,300 | 31.45 | $34,624 | $26,176 | $5,800 | 40.0 | 100.0 | 0.09 | 0.09 | $275 | $119,565 | $2.74 | 40.00 | 505 |

13000

150

| | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-23-252-023 | 2742 YALE ST | 04/07/21 | $13,200 | WD | $66,000 | $18,300 | 27.73 | $36,611 | $35,189 | $5,800 | 40.0 | 100.0 | 0.09 | 0.09 | $330 | $143,478 | $3.29 | 40.00 | 505 |
| 40-23-252-038 | 2745 BRANDON ST | 03/20/20 | $10,900 | WD | $54,500 | $20,000 | 36.70 | $40,034 | $26,066 | $11,600 | 80.0 | 100.0 | 0.18 | 0.18 | $136 | $59,239 | $1.36 | 80.00 | 505 |
| 40-23-253-001 | 2769 YALE ST | 01/07/19 | $8,500 | WD | $42,500 | $17,000 | 40.00 | $33,954 | $14,346 | $5,800 | 40.0 | 100.0 | 0.09 | 0.09 | $213 | $92,391 | $2.12 | 40.00 | 505 |
| 40-23-253-011 | 2717 YALE ST | 08/11/20 | $6,100 | WD | $30,500 | $15,200 | 49.84 | $30,461 | $5,839 | $5,800 | 40.0 | 100.0 | 0.09 | 0.09 | $153 | $66,304 | $1.52 | 40.00 | 505 |
| 40-23-253-018 | 2754 MILLER RD | 08/24/20 | $19,900 | WD | $99,500 | $30,000 | 30.15 | $59,935 | $52,080 | $12,515 | 65.9 | 99.6 | 0.15 | 0.15 | $302 | $131,788 | $3.03 | 66.00 | 505 |
| 40-23-253-023 | 2734 MILLER RD | 10/29/19 | $7,632 | WD | $38,159 | $12,100 | 31.71 | $24,187 | $20,242 | $6,270 | 33.0 | 100.0 | 0.08 | 0.08 | $231 | $100,418 | $2.31 | 33.00 | 505 |
| 40-23-253-028 | 2742 MILLER RD | 09/21/20 | $18,650 | WD | $93,250 | $49,300 | 52.87 | $98,691 | $35,238 | $40,679 | 214.1 | 95.6 | 0.48 | 0.48 | $87 | $38,773 | $0.89 | 219.00 | 505 |
| 40-23-254-003 | 1533 BRADLEY AVE | 07/28/21 | $7,000 | WD | $35,000 | $23,300 | 66.57 | $46,507 | ($3,908) | $7,599 | 52.4 | 109.8 | 0.13 | 0.13 | $134 | $55,556 | $1.28 | 50.00 | 505 |
| 40-23-254-005 | 1549 BRADLEY AVE | 11/10/20 | $10,000 | WD | $50,000 | $21,300 | 42.60 | $42,614 | $14,974 | $7,588 | 52.3 | 109.6 | 0.13 | 0.13 | $191 | $79,365 | $1.82 | 50.00 | 505 |
| 40-23-254-009 | 1530 MONTERAY AVE | 05/26/21 | $20,000 | WD | $100,000 | $41,100 | 41.10 | $82,107 | $27,018 | $9,125 | 62.9 | 110.0 | 0.15 | 0.15 | $318 | $131,579 | $3.02 | 60.00 | 505 |
| 40-23-254-010 | 1534 MONTERAY AVE | 08/07/20 | $16,000 | WD | $80,000 | $28,500 | 35.63 | $57,048 | $30,556 | $7,604 | 52.4 | 110.0 | 0.13 | 0.13 | $305 | $126,984 | $2.92 | 50.00 | 505 |
| 40-23-301-020 | 3510 BRANDON ST | 10/29/20 | $8,260 | WD | $41,300 | $13,600 | 32.93 | $27,146 | $21,404 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $165 | $71,826 | $1.65 | 50.00 | 505 |
| 40-23-301-021 | BRANDON ST | 10/29/20 | $8,260 | WD | $41,300 | $3,600 | 8.72 | $11,279 | $37,271 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $165 | $71,826 | $1.65 | 50.00 | 505 |
| 40-23-301-023 | 3502 BRANDON ST | 06/15/20 | $9,000 | WD | $45,000 | $22,400 | 49.78 | $44,821 | $7,429 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $180 | $78,261 | $1.80 | 50.00 | 505 |
| 40-23-301-027 | 3406 BRANDON ST | 02/22/19 | $5,000 | WD | $25,000 | $19,400 | 77.60 | $38,833 | ($6,583) | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $100 | $43,478 | $1.00 | 50.00 | 505 |
| 40-23-301-033 | 3410 BRANDON ST | 06/28/21 | $9,000 | WD | $45,000 | $20,300 | 45.11 | $40,539 | $18,961 | $14,500 | 100.0 | 100.0 | 0.23 | 0.23 | $90 | $39,130 | $0.90 | 100.00 | 505 |
| 40-23-302-021 | 3518 YALE ST | 12/23/19 | $10,600 | WD | $53,000 | $20,200 | 38.11 | $40,471 | $19,779 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $212 | $92,174 | $2.12 | 50.00 | 505 |
| 40-23-302-030 | 3406 YALE ST | 04/29/20 | $13,400 | WD | $67,000 | $21,000 | 31.34 | $42,073 | $32,177 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $268 | $116,522 | $2.67 | 50.00 | 505 |
| 40-23-302-031 | 3402 YALE ST | 11/16/20 | $13,800 | WD | $69,000 | $20,400 | 29.57 | $40,889 | $35,361 | $7,250 | 50.0 | 100.0 | 0.12 | 0.12 | $276 | $120,000 | $2.75 | 50.00 | 505 |
| 40-23-304-025 | 3302 MILLER RD | 01/13/21 | $6,200 | WD | $31,000 | $18,700 | 60.32 | $37,356 | $3,144 | $9,500 | 50.0 | 100.0 | 0.12 | 0.12 | $124 | $53,913 | $1.24 | 50.00 | 505 |
| 40-23-304-039 | 3114 MILLER RD | 01/26/21 | $6,000 | WD | $30,000 | $19,400 | 64.67 | $38,718 | $782 | $9,500 | 50.0 | 100.0 | 0.12 | 0.12 | $120 | $52,174 | $1.20 | 50.00 | 505 |
| 40-23-305-031 | 3017 MILLER RD | 10/21/19 | $14,000 | WD | $70,000 | $21,200 | 30.29 | $42,363 | $40,958 | $13,321 | 70.1 | 120.0 | 0.18 | 0.18 | $200 | $79,545 | $1.83 | 64.00 | 505 |
| 40-23-305-033 | 3007 MILLER RD | 02/25/19 | $14,000 | WD | $70,000 | $24,000 | 34.29 | $48,081 | $36,905 | $14,986 | 78.9 | 120.0 | 0.20 | 0.20 | $178 | $70,707 | $1.62 | 72.00 | 505 |
| 40-23-305-080 | 3225 MILLER RD | 06/28/19 | $19,000 | WD | $95,000 | $30,700 | 32.32 | $61,412 | $46,076 | $12,488 | 65.7 | 120.0 | 0.17 | 0.17 | $289 | $115,152 | $2.64 | 60.00 | 505 |
| 40-24-101-014 | 1308 IDA AVE | 06/27/19 | $6,000 | WD | $30,000 | $22,300 | 74.33 | $44,559 | ($4,477) | $10,082 | 61.1 | 204.7 | 0.24 | 0.24 | $98 | $25,316 | $0.58 | 50.53 | 505 |
| 40-24-101-017 | 1320 IDA AVE | 08/30/19 | $13,400 | WD | $67,000 | $35,000 | 52.24 | $69,940 | $6,066 | $9,006 | 54.6 | 165.5 | 0.19 | 0.19 | $246 | $70,157 | $1.61 | 50.20 | 505 |
| 40-24-101-022 | 1416 IDA AVE | 09/25/20 | $11,400 | WD | $57,000 | $41,700 | 73.16 | $83,379 | ($16,775) | $9,604 | 58.2 | 144.3 | 0.19 | 0.19 | $196 | $60,000 | $1.38 | 57.33 | 505 |
| | | Totals: | $872,156 | | $4,360,779 | $1,675,700 | | $3,359,182 | $1,709,336 | $707,739 | 4,551.0 | | 11.22 | 11.23 | | | | | |
| | | | | | | Sale. Ratio => | 38.43 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 20.06 | | | per FF=> | | $376 | per Net Acre=> | | 152,347.24 | per SqFt=> | | $3.50 | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 510.R-510, Last Edited: 10/08/2020

Values for Square Footage Table: ''

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 510.R-510, Last Edited: 10/08/2020

Values for Square Footage Table: ''

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

$200 $1.75 $.50

NO

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-23-305-048 | 3312 HAWTHORNE DR | 09/25/20 | $30,100 | WD | $150,500 | $86,400 | 57.41 | $172,778 | $9,696 | $31,974 | 100.0 | 160.0 | 0.37 | 0.37 | $301 | $82,016 | $1.88 | 100.00 | 510 |
| 40-23-306-005 | 3411 HAWTHORNE DR | 04/27/21 | $29,800 | WD | $149,000 | $48,500 | 32.55 | $97,031 | $75,579 | $23,610 | 75.0 | 157.5 | 0.27 | 0.27 | $397 | $109,963 | $2.52 | 75.00 | 510 |
| 40-23-326-006 | 3211 HAWTHORNE DR | 09/20/19 | $29,000 | WD | $145,000 | $88,100 | 60.76 | $176,277 | $7,143 | $38,420 | 120.0 | 160.0 | 0.44 | 0.44 | $242 | $65,760 | $1.51 | 120.00 | 510 |
| 40-23-326-013 | 2046 CROOKED LN | 04/30/21 | $45,000 | WD | $225,000 | $79,800 | 35.47 | $159,654 | $96,274 | $30,928 | 75.0 | 206.4 | 0.36 | 0.36 | $600 | $126,761 | $2.91 | 75.00 | 510 |
| 40-23-327-008 | 2014 OXFORD LN | 02/10/20 | $26,000 | WD | $130,000 | $55,100 | 42.38 | $110,251 | $47,889 | $28,140 | 73.7 | 190.9 | 0.32 | 0.32 | $353 | $80,495 | $1.85 | 73.71 | 510 |
| 40-23-327-010 | 2034 OXFORD LN | 01/29/21 | $34,000 | WD | $170,000 | $61,800 | 36.35 | $123,605 | $73,837 | $27,442 | 68.0 | 201.5 | 0.32 | 0.32 | $500 | $107,937 | $2.48 | 68.00 | 510 |
| 40-23-327-020 | 2040 OXFORD LN | 12/30/19 | $33,600 | WD | $168,000 | $99,600 | 59.29 | $199,203 | $11,635 | $42,838 | 153.1 | 155.3 | 0.55 | 0.55 | $219 | $61,538 | $1.41 | 153.09 | 510 |
| 40-23-328-010 | 1940 COLCHESTER RD | 11/20/20 | $30,980 | WD | $154,900 | $60,400 | 38.99 | $120,703 | $54,409 | $20,212 | 81.7 | 123.5 | 0.23 | 0.23 | $379 | $133,534 | $3.07 | 81.67 | 510 |
| 40-23-351-010 | 3325 WESTWOOD PKWY | 09/04/20 | $43,200 | WD | $216,000 | $102,900 | 47.64 | $205,858 | $52,817 | $42,675 | 91.7 | 257.0 | 0.54 | 0.54 | $471 | $79,852 | $1.83 | 91.67 | 510 |
| 40-23-351-023 | 2142 BRIAR HILL RD | 07/27/20 | $58,000 | WD | $290,000 | $133,500 | 46.03 | $266,946 | $79,451 | $56,397 | 281.7 | 125.0 | 0.81 | 0.81 | $206 | $71,782 | $1.65 | 281.67 | 510 |
| 40-23-401-005 | 1831 COLCHESTER RD | 08/12/21 | $17,000 | WD | $85,000 | $44,700 | 52.59 | $89,410 | $36,207 | $40,617 | 118.3 | 175.9 | 0.48 | 0.48 | $144 | $35,565 | $0.82 | 118.33 | 510 |
| 40-23-401-019 | 1910 HAMPDEN RD | 07/24/19 | $37,800 | WD | $189,000 | $72,000 | 38.10 | $144,073 | $72,109 | $27,182 | 86.4 | 157.3 | 0.31 | 0.31 | $438 | $121,154 | $2.78 | 86.35 | 510 |
| 40-23-402-003 | 1730 OVERHILL DR | 03/22/19 | $37,800 | WD | $189,000 | $86,500 | 45.77 | $172,933 | $50,131 | $34,064 | 87.5 | 194.8 | 0.39 | 0.39 | $432 | $96,675 | $2.22 | 87.47 | 510 |
| 40-23-404-001 | 2001 COLCHESTER RD | 08/03/20 | $41,000 | WD | $205,000 | $115,000 | 56.10 | $229,990 | $22,197 | $47,187 | 156.7 | 172.0 | 0.62 | 0.62 | $262 | $66,236 | $1.52 | 156.67 | 510 |
| 40-23-404-002 | 2901 WESTWOOD PKWY | 11/18/20 | $39,800 | WD | $199,000 | $142,200 | 71.46 | $294,852 | ($37,788) | $58,064 | 170.0 | 220.0 | 0.86 | 0.86 | $234 | $46,333 | $1.06 | 170.00 | 510 |
| 40-23-404-006 | 2811 WESTWOOD PKWY | 01/28/21 | $60,000 | WD | $300,000 | $129,600 | 43.20 | $259,204 | $80,987 | $40,191 | 86.7 | 233.6 | 0.47 | 0.47 | $692 | $129,032 | $2.96 | 86.67 | 510 |
| | | **Totals:** | **$593,080** | | **$2,965,400** | **$1,406,100** | | **$2,822,768** | **$732,573** | **$589,941** | **1,825.3** | | **7.32** | **7.32** | | | | | |
| | | | | | | **Sale. Ratio =>** | **47.42** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **10.92** | | | **per FF=>** | **$401** | | **per Net Acre=>** | **100,037.28** | | **per SqFt=>** | **$2.30** | | |

20,000 = $200
25,000 $ 1.75

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 515.R-515, Last Edited: 11/02/2021

Values for Square Footage Table: 'Price/SF'

| | | |
|---|---|---|
| 2,500 Sq Ft: 5,750 | 25,000 Sq Ft: 43,125 | 174,240 Sq Ft: 0 |
| 5,000 Sq Ft: 11,500 | 30,000 Sq Ft: 51,750 | 217,800 Sq Ft: 0 |
| 7,500 Sq Ft: 17,250 | 40,000 Sq Ft: 55,200 | 435,600 Sq Ft: 0 |
| 10,000 Sq Ft: 23,000 | 50,000 Sq Ft: 48,515 | 653,400 Sq Ft: 0 |
| 12,500 Sq Ft: 28,750 | 60,000 Sq Ft: 58,218 | 871,200 Sq Ft: 0 |
| 15,000 Sq Ft: 31,050 | 87,120 Sq Ft: 87,120 | 1,089,000 Sq Ft: 0 |
| 20,000 Sq Ft: 34,500 | 130,680 Sq Ft: 130,680 | |

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

Values for Square Footage Table: 'Price/SF'

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

$2.25 $1.08

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-23-234-004 | 2225 MILLER RD | 03/12/20 | $18,000 | WD | $90,000 | $52,700 | 58.56 | $105,301 | $11,652 | $26,953 | 80.0 | 150.0 | 0.28 | 0.28 | $225 | $65,455 | $1.50 | 80.00 | 515 |
| 40-23-234-006 | 2209 MILLER RD | 07/16/20 | $28,000 | WD | $140,000 | $75,900 | 54.21 | $151,851 | $15,102 | $26,953 | 80.0 | 150.0 | 0.28 | 0.28 | $350 | $101,818 | $2.34 | 80.00 | 515 |
| 40-23-234-007 | 2201 MILLER RD | 02/17/20 | $31,000 | WD | $155,000 | $59,100 | 38.13 | $118,130 | $63,823 | $26,953 | 80.0 | 150.0 | 0.28 | 0.28 | $388 | $112,727 | $2.59 | 80.00 | 515 |
| 40-23-234-009 | 2320 RADCLIFFE AVE | 10/04/19 | $31,400 | WD | $157,000 | $81,600 | 51.97 | $163,290 | $30,243 | $36,533 | 149.0 | 145.4 | 0.50 | 0.50 | $211 | $63,179 | ~~$1.45~~ | 149.00 | 515 |
| 40-24-105-001 | 2023 MILLER RD | 12/17/20 | $34,000 | WD | $170,000 | $62,100 | 36.53 | $124,171 | $75,524 | $29,695 | 95.0 | 150.0 | 0.33 | 0.33 | $358 | $103,976 | $2.39 | 95.00 | 515 |
| 40-24-106-002 | 1701 KENWOOD AVE | 10/22/20 | $27,000 | WD | $135,000 | $59,900 | 44.37 | $119,782 | $36,487 | $21,269 | 135.0 | 70.0 | 0.22 | 0.22 | $200 | $124,424 | $2.86 | 135.00 | 515 |
| 40-24-106-003 | 2213 RADCLIFFE AVE | 07/10/20 | $32,000 | WD | $160,000 | $50,900 | 31.81 | $101,892 | $76,338 | $18,230 | 60.0 | 135.0 | 0.19 | 0.19 | $533 | $172,043 | $3.95 | 60.00 | 515 |
| 40-24-106-005 | 2119 RADCLIFFE AVE | 12/07/20 | $32,000 | WD | $160,000 | $60,400 | 37.75 | $120,855 | $57,375 | $18,230 | 60.0 | 135.0 | 0.19 | 0.19 | $533 | $172,043 | $3.95 | 60.00 | 515 |
| 40-24-107-006 | 1919 MILLER RD | 07/10/20 | $30,980 | WD | $154,900 | $75,800 | 48.93 | $151,600 | $33,959 | $30,659 | 102.8 | 148.7 | 0.35 | 0.35 | $301 | $87,514 | $2.01 | 101.13 | 515 |
| 40-24-107-007 | 1615 CHELSEA CIR | 08/27/20 | $23,680 | WD | $118,400 | $59,900 | 50.59 | $119,733 | $32,700 | $34,033 | 88.1 | 229.0 | 0.46 | 0.46 | $269 | $51,145 | $1.17 | 88.05 | 515 |
| 40-24-152-004 | 1909 RAMSAY BLVD | 10/21/20 | $36,500 | WD | $182,500 | $79,900 | 43.78 | $159,714 | $53,268 | $30,482 | 76.7 | 198.0 | 0.35 | 0.35 | $476 | $104,885 | $2.41 | 76.66 | 515 |
| 40-24-152-005 | 1810 CAMBRIDGE AVE | 02/21/20 | $24,000 | WD | $120,000 | $57,300 | 47.75 | $114,560 | $23,670 | $18,230 | 73.3 | 110.7 | 0.19 | 0.19 | $327 | $129,032 | $2.96 | 73.33 | 515 |
| 40-24-152-027 | 1925 LINCOLN DR | 12/14/20 | $31,800 | WD | $159,000 | $76,900 | 48.36 | $153,859 | $33,075 | $27,934 | 87.7 | 141.6 | 0.29 | 0.29 | $363 | $111,579 | $2.56 | 87.67 | 515 |
| 40-24-153-002 | 1911 CAMBRIDGE AVE | 08/23/19 | $18,500 | WD | $92,500 | $47,300 | 51.14 | $94,638 | $22,659 | $24,797 | 76.7 | 144.0 | 0.25 | 0.25 | $241 | $73,123 | ~~$1.68~~ | 76.65 | 515 |
| 40-24-153-003 | 1919 CAMBRIDGE AVE | 05/13/21 | $33,000 | WD | $165,000 | $82,000 | 49.70 | $164,047 | $29,824 | $28,871 | 136.1 | 98.1 | 0.31 | 0.31 | $243 | $107,843 | $2.48 | 136.08 | 515 |
| | | Totals: | $431,860 | | $2,159,300 | $981,700 | | $1,963,423 | $595,699 | $399,822 | 1,380.2 | | 4.43 | 4.43 | | | | | |
| | | | | | | Sale. Ratio => | 45.46 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 7.40 | | | per FF=> | | $432 | per Net Acre=> | | 134,378.30 | per SqFt=> | | $3.08 | |

20,00-52.30
Stanggin
Geo $25

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 520.R-520, Last Edited: 12/03/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 65 Low 80
Standard Frontage: 0 Standard Depth : 100

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-24-231-007 | 1025 W TWELFTH ST | 08/07/20 | $4,500 | WD | $22,500 | $12,800 | 56.89 | $25,534 | $3,503 | $6,537 | 100.6 | 88.5 | 0.23 | 0.23 | $45 | $19,737 | $0.45 | 112.27 | 520 |
| 40-24-231-011 | 1030 BARLOW AVE | 11/15/19 | $2,899 | QC | $14,497 | $9,800 | 67.60 | $19,539 | ($1,802) | $3,240 | 49.8 | 99.3 | 0.11 | 0.11 | $58 | $25,433 | $0.58 | 50.03 | 520 |
| 40-24-231-027 | 1022 BARLOW AVE | 09/08/20 | $7,000 | WD | $35,000 | $18,100 | 51.71 | $36,206 | $4,542 | $5,748 | 57.4 | 132.0 | 0.68 | 0.68 | $122 | $10,264 | $0.24 | 50.00 | 520 |
| 40-24-276-003 | 2108 BROOKS ST | 03/19/21 | $2,300 | WD | $11,500 | $9,100 | 79.13 | $18,140 | ($3,103) | $3,537 | 54.4 | 118.4 | 0.14 | 0.14 | $42 | $16,912 | $0.39 | 50.00 | 520 |
| 41-19-103-022 | 904 ERIE ST | 10/22/20 | $7,500 | WD | $37,500 | $9,900 | 26.40 | $19,868 | $21,966 | $4,334 | 66.7 | 100.0 | 0.15 | 0.15 | $112 | $49,020 | $1.13 | 66.67 | 520 |
| 41-19-132-011 | 632 MONROE ST | 01/18/19 | $2,380 | WD | $11,900 | $8,900 | 74.79 | $17,883 | ($2,849) | $3,134 | 48.2 | 106.3 | 0.11 | 0.11 | $49 | $20,877 | $0.48 | 46.77 | 520 |
| 41-19-133-008 | 631 MONROE ST | 10/14/20 | $3,020 | WD | $15,100 | $7,200 | 47.68 | $14,375 | $3,650 | $2,925 | 45.0 | 100.0 | 0.10 | 0.10 | $67 | $29,320 | $0.67 | 45.00 | 520 |
| 41-19-156-004 | 841 LEXINGTON AVE | 02/03/21 | $7,000 | WD | $35,000 | $1,100 | 3.14 | $2,298 | $35,000 | $2,298 | 35.3 | 102.0 | 0.08 | 0.08 | $198 | $85,366 | $1.96 | 35.00 | 520 |
| 41-19-156-020 | 850 PADDINGTON AVE | 02/03/21 | $7,000 | WD | $35,000 | $5,900 | 16.86 | $12,274 | $25,024 | $2,298 | 35.3 | 102.0 | 0.08 | 0.08 | $198 | $85,366 | $1.96 | 35.00 | 520 |
| 41-19-158-019 | 834 REMINGTON AVE | 05/06/21 | $2,100 | WD | $10,500 | $9,500 | 90.48 | $19,003 | ($3,908) | $4,595 | 70.7 | 102.0 | 0.16 | 0.16 | $30 | $12,805 | $0.29 | 70.00 | 520 |
| 41-19-160-007 | 843 REMINGTON AVE | 10/18/19 | $2,600 | WD | $13,000 | $7,200 | 55.38 | $14,434 | $1,454 | $2,888 | 44.4 | 102.0 | 0.10 | 0.10 | $59 | $25,243 | $0.58 | 44.00 | 520 |
| 41-19-160-007 | 843 REMINGTON AVE | 03/06/20 | $2,600 | WD | $13,000 | $7,200 | 55.38 | $14,434 | $1,454 | $2,888 | 44.4 | 102.0 | 0.10 | 0.10 | $59 | $25,243 | $0.58 | 44.00 | 520 |
| 41-19-161-008 | 935 OSSINGTON AVE | 04/09/21 | $1,400 | WD | $7,000 | $8,400 | 120.00 | $16,720 | ($7,426) | $2,294 | 35.3 | 101.7 | 0.08 | 0.08 | $40 | $17,073 | $0.39 | 35.00 | 520 |
| 41-19-161-010 | 927 OSSINGTON AVE | 12/31/19 | $11,111 | WD | $55,556 | $8,000 | 14.40 | $20,119 | $37,731 | $2,294 | 35.3 | 101.7 | 0.08 | 0.08 | $315 | $135,502 | $3.11 | 35.00 | 520 |
| 41-19-162-001 | 859 OSSINGTON AVE | 08/12/20 | $2,650 | WD | $13,250 | $8,800 | 66.42 | $17,674 | ($1,153) | $3,271 | 50.3 | 101.3 | 0.12 | 0.12 | $53 | $22,845 | $0.52 | 50.00 | 520 |
| 41-19-162-001 | 859 OSSINGTON AVE | 11/18/20 | $6,400 | MLC | $32,000 | $8,800 | 27.50 | $17,674 | $17,597 | $3,271 | 50.3 | 101.3 | 0.12 | 0.12 | $127 | $55,172 | $1.27 | 50.00 | 520 |
| 41-19-162-006 | 843 OSSINGTON AVE | 08/16/19 | $4,200 | WD | $21,000 | $8,300 | 39.52 | $16,534 | $6,743 | $2,277 | 35.0 | 100.2 | 0.08 | 0.08 | $120 | $51,852 | $1.19 | 35.00 | 520 |
| 41-19-301-005 | 936 BLOOR AVE | 06/14/19 | $6,200 | WD | $31,000 | $8,900 | 28.71 | $17,895 | $15,836 | $2,731 | 42.0 | 87.2 | 0.09 | 0.09 | $148 | $68,889 | $1.58 | 45.00 | 520 |
| 41-19-301-005 | 936 BLOOR AVE | 01/27/21 | $7,380 | WD | $36,900 | $8,900 | 24.12 | $17,895 | $21,736 | $2,731 | 42.0 | 87.2 | 0.09 | 0.09 | $176 | $82,000 | $1.88 | 45.00 | 520 |
| 41-19-301-006 | 930 BLOOR AVE | 04/06/21 | $5,000 | WD | $25,000 | $7,900 | 31.60 | $15,858 | $11,865 | $2,723 | 41.9 | 86.7 | 0.09 | 0.09 | $119 | $55,556 | $1.28 | 45.00 | 520 |
| 41-19-301-008 | 924 BLOOR AVE | 12/03/19 | $4,000 | WD | $20,000 | $8,900 | 44.50 | $17,872 | $4,833 | $2,705 | 41.6 | 85.6 | 0.09 | 0.09 | $96 | $45,455 | $1.04 | 45.00 | 520 |
| 41-19-303-008 | 929 BLOOR AVE | 12/05/19 | $3,800 | WD | $19,000 | $9,800 | 51.58 | $19,691 | $2,234 | $2,925 | 45.0 | 100.0 | 0.10 | 0.10 | $84 | $36,893 | $0.85 | 45.00 | 520 |
| 41-19-303-015 | 905 BLOOR AVE | 10/13/20 | $6,000 | WD | $30,000 | $14,100 | 47.00 | $28,201 | $4,724 | $2,925 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 520 |
| 41-19-328-039 | 2807 CAMDEN AVE | 08/01/19 | $2,100 | WD | $10,500 | $7,800 | 74.29 | $15,693 | ($763) | $4,430 | 68.1 | 104.7 | 0.16 | 0.16 | $31 | $13,125 | $0.30 | 66.60 | 520 |
| | | Totals: | $111,141 | | $555,703 | $215,300 | | $435,814 | $198,888 | $78,999 | 1,184.4 | | 3.27 | 3.27 | | | | | |
| | | | | | | Sale. Ratio => | 38.74 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 26.80 | | | per FF=> | $168 | | per Net Acre=> | 60,915.16 | | per SqFt=> | $1.40 | | |

400

80

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 525.R-525, Last Edited: 10/18/2021

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

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 70 10
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 | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-19-207-044 | 2103 CHURCH ST | 08/28/20 | $8,400 | WD | $42,000 | $19,100 | 45.48 | $38,244 | $9,356 | $5,600 | 80.0 | 100.0 | 0.18 | 0.18 | $105 | $45,652 | $1.05 | 80.00 | 525 |
| 41-19-252-039 | 2500 S SAGINAW ST | 08/26/20 | $8,800 | WD | $44,000 | $21,600 | 49.09 | $43,188 | $6,455 | $5,643 | 80.6 | 108.3 | 0.19 | 0.19 | $109 | $45,596 | $1.05 | 77.44 | 525 |
| 41-19-254-016 | 2613 DAWSON ST | 03/07/19 | $2,350 | WD | $11,750 | $5,100 | 43.40 | $10,293 | $3,961 | $2,504 | 35.8 | 80.0 | 0.07 | 0.07 | $66 | $32,192 | $0.74 | 40.00 | 525 |
| 41-19-254-042 | 209 W TOBIAS ST | 09/01/21 | $3,600 | LC | $18,000 | $7,500 | 41.67 | $14,999 | $6,193 | $3,192 | 45.6 | 130.0 | 0.12 | 0.12 | $79 | $30,252 | $0.69 | 40.00 | 525 |
| 41-19-255-056 | 2716 S SAGINAW ST | 05/22/19 | $1,400 | WD | $7,000 | $4,000 | 57.14 | $7,935 | $7,000 | $7,935 | 113.4 | 154.5 | 0.32 | 0.32 | $12 | $4,334 | $0.10 | 91.20 | 525 |
| 41-19-276-007 | 116 BRUCE ST | 09/10/21 | $2,400 | WD | $12,000 | $6,600 | 55.00 | $13,125 | $1,839 | $2,964 | 42.3 | 112.1 | 0.10 | 0.10 | $57 | $23,301 | $0.53 | 40.00 | 525 |
| 41-19-276-046 | 151 E TOBIAS ST | 11/06/20 | $1,400 | QC | $7,000 | $6,900 | 98.57 | $13,789 | ($3,022) | $3,767 | 53.8 | 112.1 | 0.13 | 0.13 | $26 | $10,687 | $0.25 | 50.83 | 525 |
| 41-19-278-006 | 112 E LINSEY BLVD | 07/29/20 | $2,600 | PTA | $13,000 | $4,200 | 32.31 | $8,417 | $7,650 | $3,067 | 43.8 | 120.0 | 0.11 | 0.11 | $59 | $23,636 | $0.54 | 40.00 | 525 |
| 41-19-279-052 | 214 E OAKLEY ST | 09/20/21 | $3,000 | LC | $15,000 | $7,400 | 49.33 | $14,866 | $4,738 | $4,604 | 65.8 | 104.5 | 0.15 | 0.15 | $46 | $19,481 | $0.45 | 64.33 | 525 |
| 41-19-280-029 | 116 OLIVER ST | 09/16/21 | $2,000 | QC | $10,000 | $9,400 | 94.00 | $18,735 | ($6,280) | $2,455 | 35.1 | 65.6 | 0.07 | 0.07 | $57 | $30,769 | $0.71 | 43.30 | 525 |
| 41-19-402-026 | W BELVIDERE AVE | 10/29/20 | $500 | QC | $2,500 | $1,600 | 64.00 | $3,238 | $1,271 | $2,009 | 28.7 | 51.5 | 0.05 | 0.05 | $17 | $10,638 | $0.24 | 40.00 | 525 |
| 41-19-402-027 | W BELVIDERE AVE | 10/29/20 | $200 | QC | $1,000 | $500 | 50.00 | $950 | $1,000 | $950 | 13.6 | 32.5 | 0.02 | 0.02 | $15 | $11,111 | $0.26 | 23.80 | 525 |
| 41-19-404-005 | 213 W EDDINGTON AVE | 12/14/20 | $7,000 | PTA | $35,000 | $17,200 | 49.14 | $34,305 | $3,555 | $2,860 | 40.9 | 104.3 | 0.10 | 0.10 | $171 | $72,917 | $1.67 | 40.00 | 525 |
| 41-19-404-006 | 209 W EDDINGTON AVE | 12/14/20 | $1,000 | PTA | $5,000 | $1,400 | 28.00 | $2,860 | $5,000 | $2,860 | 40.9 | 104.3 | 0.10 | 0.10 | $24 | $10,417 | $0.24 | 40.00 | 525 |
| 41-19-431-017 | 117 MADISON AVE | 02/05/21 | $7,000 | WD | $35,000 | $5,500 | 15.71 | $10,959 | $26,981 | $2,940 | 42.0 | 100.0 | 0.10 | 0.10 | $167 | $72,917 | $1.67 | 42.00 | 525 |
| 41-19-432-027 | 3202 COLLINGWOOD PKWY | 08/21/20 | $8,200 | WD | $41,000 | $14,200 | 34.63 | $28,251 | $20,627 | $7,878 | 112.5 | 221.1 | 0.27 | 0.17 | $73 | $29,927 | $0.69 | 106.32 | 525 |
| 41-19-434-002 | 3305 S SAGINAW ST | 06/18/20 | $13,000 | WD | $65,000 | $1,500 | 2.31 | $3,075 | $65,000 | $3,075 | 43.9 | 120.6 | 0.11 | 0.11 | $296 | $117,117 | $2.69 | 40.00 | 525 |
| 41-19-434-012 | 136 MADISON AVE | 06/25/21 | $8,800 | WD | $44,000 | $7,500 | 17.05 | $15,099 | $31,701 | $2,800 | 40.0 | 100.0 | 0.09 | 0.09 | $220 | $95,652 | $2.20 | 40.00 | 525 |
| 41-19-434-022 | 131 E LAKEVIEW AVE | 06/26/20 | $3,000 | WD | $15,000 | $7,500 | 50.00 | $14,982 | $2,818 | $2,800 | 40.0 | 100.0 | 0.09 | 0.09 | $75 | $32,609 | $0.75 | 40.00 | 525 |
| 41-19-434-023 | 137 E LAKEVIEW AVE | 06/26/20 | $3,450 | WD | $17,250 | $9,200 | 53.33 | $18,348 | $1,702 | $2,800 | 40.0 | 100.0 | 0.09 | 0.09 | $86 | $37,500 | $0.86 | 40.00 | 525 |
| 41-19-437-007 | 128 E LAKEVIEW AVE | 08/15/19 | $3,980 | WD | $19,900 | $10,600 | 53.27 | $21,104 | $1,848 | $3,052 | 43.6 | 118.8 | 0.11 | 0.11 | $91 | $36,514 | $0.84 | 40.00 | 525 |
| 41-19-437-010 | 144 E LAKEVIEW AVE | 11/20/20 | $4,800 | WD | $24,000 | $19,500 | 81.25 | $39,065 | ($12,135) | $2,930 | 41.9 | 109.5 | 0.10 | 0.10 | $115 | $47,525 | $1.09 | 40.00 | 525 |
| 41-19-437-016 | 220 E LAKEVIEW AVE | 05/07/21 | $2,100 | WD | $10,500 | $5,900 | 56.19 | $11,740 | $1,531 | $2,771 | 39.6 | 97.9 | 0.09 | 0.09 | $53 | $23,333 | $0.54 | 40.00 | 525 |
| | | Totals: | $98,980 | | $494,900 | $193,900 | | $387,567 | $188,789 | $81,456 | 1,163.7 | | 2.77 | 2.67 | | | | | |
| | | | | | | Sale. Ratio => | 39.18 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 22.64 | | | per FF=> | | $162 | per Net Acre=> | | 68,179.49 | per SqFt=> | | $1.57 | |

HPD

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 530.R-530, Last Edited: 12/03/2021

Frontages:
Frontage 'A': Description: '100 DEPTH ' FF Rate: 145
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '150 DEPTH ' FF Rate: 165
Standard Frontage: 0 Standard Depth : 175

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

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

115 too Low

145

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-24-376-012 | 1723 CARMANBROOK PKWY | 06/07/19 | $11,600 | WD | $58,000 | $27,600 | 47.59 | $55,272 | $16,520 | $13,792 | 89.0 | 168.6 | 0.35 | 0.35 | $130 | $33,048 | $0.76 | 90.67 | 530 |
| 40-24-376-018 | 1807 CARMANBROOK PKWY | 07/26/19 | $16,980 | WD | $84,900 | $61,100 | 71.97 | $65,026 | $26,888 | $7,014 | 70.1 | 189.9 | 0.29 | 0.29 | $242 | $57,755 | $1.33 | 67.33 | 530 |
| 40-24-376-035 | 1914 BRIARWOOD DR | 10/05/20 | $14,400 | WD | $72,000 | $28,000 | 38.89 | $55,990 | $23,903 | $7,893 | 50.9 | 150.0 | 0.19 | 0.19 | $283 | $76,190 | $1.75 | 55.00 | 530 |
| 40-24-376-039 | 1902 BRIARWOOD DR | 05/19/21 | $9,000 | WD | $45,000 | $21,300 | 47.33 | $42,524 | $10,369 | $7,893 | 50.9 | 150.0 | 0.19 | 0.19 | $177 | $47,619 | $1.09 | 55.00 | 530 |
| 40-24-376-041 | 1822 BRIARWOOD DR | 07/02/20 | $8,200 | WD | $41,000 | $19,000 | 46.34 | $37,981 | $10,912 | $7,893 | 50.9 | 150.0 | 0.19 | 0.19 | $161 | $43,386 | $1.00 | 55.00 | 530 |
| 40-24-376-043 | 1814 BRIARWOOD DR | 08/07/19 | $14,400 | WD | $72,000 | $28,800 | 40.00 | $57,683 | $22,210 | $7,893 | 50.9 | 150.0 | 0.19 | 0.19 | $283 | $76,190 | $1.75 | 55.00 | 530 |
| 40-24-376-044 | 1810 BRIARWOOD DR | 08/19/20 | $11,660 | WD | $58,300 | $18,400 | 31.56 | $36,754 | $29,439 | $7,893 | 50.9 | 150.0 | 0.19 | 0.19 | $229 | $61,693 | $1.42 | 55.00 | 530 |
| 40-24-376-045 | 1806 BRIARWOOD DR | 03/20/19 | $10,200 | WD | $51,000 | $34,000 | 66.67 | $68,051 | ($6,550) | $10,501 | 67.7 | 154.2 | 0.26 | 0.26 | $151 | $40,000 | $0.92 | 72.18 | 530 |
| 40-24-376-049 | 1724 BRIARWOOD DR | 06/11/21 | $16,400 | WD | $82,000 | $22,100 | 26.95 | $44,134 | $45,706 | $7,840 | 68.2 | 110.0 | 0.16 | 0.16 | $241 | $100,000 | $2.30 | 65.00 | 530 |
| 40-24-376-065 | 3401 BRIARWOOD DR | 07/30/19 | $13,800 | MLC | $69,000 | $34,100 | 49.42 | $68,231 | $8,244 | $7,475 | 65.0 | 100.0 | 0.15 | 0.15 | $212 | $92,617 | $2.13 | 65.00 | 530 |
| 40-24-376-081 | 3713 BRIARWOOD DR | 03/15/19 | $7,300 | WD | $36,500 | $23,000 | 63.01 | $45,935 | ($1,457) | $7,978 | 69.4 | 100.0 | 0.16 | 0.16 | $105 | $45,912 | $1.05 | 69.37 | 530 |
| 40-24-377-001 | 1938 BAYBERRY LN | 01/29/19 | $7,700 | WD | $38,500 | $21,000 | 54.55 | $42,095 | $5,388 | $8,983 | 78.1 | 87.6 | 0.17 | 0.17 | $99 | $45,833 | $1.05 | 83.46 | 530 |
| 40-24-377-003 | 1926 BAYBERRY LN | 06/14/19 | $7,600 | WD | $38,000 | $20,900 | 55.00 | $41,743 | $5,175 | $8,918 | 77.5 | 149.8 | 0.22 | 0.22 | $98 | $34,862 | $0.80 | 63.36 | 530 |
| 40-24-377-005 | 1912 BAYBERRY LN | 01/25/19 | $7,400 | WD | $37,000 | $21,900 | 59.19 | $43,844 | $1,430 | $8,274 | 71.9 | 111.9 | 0.18 | 0.18 | $103 | $42,286 | $0.97 | 68.00 | 530 |
| 40-24-377-020 | 1718 BAYBERRY LN | 05/03/19 | $8,980 | WD | $44,900 | $22,900 | 51.00 | $45,762 | $7,485 | $8,347 | 72.6 | 91.6 | 0.16 | 0.16 | $124 | $56,478 | $1.30 | 75.86 | 530 |
| 40-24-377-032 | 3112 BRIARWOOD DR | 07/10/19 | $10,600 | WD | $53,000 | $23,300 | 43.96 | $46,559 | $14,670 | $8,229 | 71.6 | 131.8 | 0.19 | 0.19 | $148 | $56,085 | $1.29 | 62.33 | 530 |
| 40-24-378-012 | 1818 CARMANBROOK PKWY | 04/30/21 | $13,200 | WD | $66,000 | $20,100 | 30.45 | $40,120 | $33,853 | $7,973 | 69.3 | 100.0 | 0.16 | 0.16 | $190 | $83,019 | $1.91 | 69.33 | 530 |
| 40-24-378-038 | 3508 BRIARWOOD DR | 01/29/21 | $12,980 | WD | $64,900 | $21,800 | 33.59 | $43,577 | $31,297 | $9,974 | 86.7 | 125.7 | 0.22 | 0.22 | $150 | $58,206 | $1.34 | 77.35 | 530 |
| | | Totals: | $202,400 | | $1,012,000 | $469,300 | | $881,281 | $285,482 | $154,763 | 1,211.8 | | 3.61 | 3.61 | | | | | |
| | | | | | | Sale. Ratio => | 46.37 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 12.76 | | | per FF=> | | $236 | per Net Acre=> | | 79,124.72 | per SqFt=> | | $1.82 | |

Av 10400

145

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 535.R-535, Last Edited: 12/10/2021

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

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

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

| Parcel Number | Street Address | Sale Date | '0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-24-278-014 | 1021 REMINGTON AVE | 09/24/20 | $5,280 | WD | $26,400 | $13,300 | 50.38 | $26,534 | $3,691 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $117 | $51,262 | $1.18 | 45.00 | 535 |
| 40-24-278-035 | 2602 FENTON RD | 02/28/19 | $3,000 | WD | $15,000 | $12,500 | 83.33 | $24,938 | ($5,687) | $4,251 | 50.0 | 100.0 | 0.12 | 0.12 | $60 | $26,087 | $0.60 | 50.01 | 535 |
| 40-24-279-001 | 1133 OSSINGTON AVE | 11/01/19 | $5,800 | WD | $29,000 | $11,600 | 40.00 | $23,114 | $9,165 | $3,279 | 38.6 | 93.8 | 0.09 | 0.09 | $150 | $67,442 | $1.55 | 39.83 | 535 |
| 40-24-279-001 | 1133 OSSINGTON AVE | 10/15/20 | $5,300 | WD | $26,500 | $11,600 | 43.77 | $23,114 | $6,665 | $3,279 | 38.6 | 93.8 | 0.09 | 0.09 | $137 | $61,628 | $1.41 | 39.83 | 535 |
| 40-24-427-013 | 1029 BLOOR AVE | 01/01/19 | $3,000 | LC | $15,000 | $12,500 | 83.33 | $25,025 | ($6,625) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $75 | $32,609 | $0.75 | 40.00 | 535 |
| 40-24-427-024 | 1124 BARRIE AVE | 03/15/21 | $5,200 | WD | $26,000 | $9,500 | 36.54 | $18,936 | $10,395 | $3,331 | 39.2 | 96.0 | 0.09 | 0.09 | $133 | $59,091 | $1.36 | 40.00 | 535 |
| 40-24-427-028 | 1110 BARRIE AVE | 10/07/20 | $8,500 | WD | $42,500 | $8,100 | 19.06 | $16,954 | $28,294 | $2,748 | 32.3 | 96.0 | 0.07 | 0.07 | $263 | $116,438 | $2.67 | 33.00 | 535 |
| 40-24-428-016 | 1023 BARRIE AVE | 08/06/21 | $3,750 | WD | $18,750 | $8,200 | 43.73 | $16,448 | $5,528 | $3,226 | 37.9 | 90.0 | 0.08 | 0.08 | $99 | $45,181 | $1.04 | 40.00 | 535 |
| 40-24-428-020 | 1138 SIMCOE AVE | 07/10/20 | $5,200 | WD | $26,000 | $10,200 | 39.23 | $20,346 | $9,328 | $3,674 | 43.2 | 116.7 | 0.11 | 0.11 | $120 | $48,598 | $1.12 | 40.00 | 535 |
| 40-24-428-029 | 1038 SIMCOE AVE | 08/19/21 | $1,200 | LC | $6,000 | $7,600 | 126.67 | $15,170 | ($5,484) | $3,686 | 43.4 | 117.6 | 0.11 | 0.11 | $28 | $11,111 | $0.26 | 40.00 | 535 |
| 40-24-428-033 | 1022 SIMCOE AVE | 01/29/19 | $3,318 | WD | $16,590 | $11,100 | 66.91 | $22,193 | $910 | $6,513 | 86.8 | 235.7 | 0.22 | 0.11 | $38 | $15,361 | $0.35 | 80.00 | 535 |
| 40-24-428-040 | 1022 SIMCOE AVE | 01/29/19 | $3,318 | WD | $16,590 | $11,100 | 66.91 | $22,193 | $910 | $6,513 | 86.8 | 235.7 | 0.22 | 0.22 | $38 | $15,361 | $0.35 | 80.00 | 535 |
| 40-24-429-012 | 1029 SIMCOE AVE | 07/09/20 | $4,571 | MLC | $22,857 | $7,300 | 31.94 | $17,592 | $8,531 | $3,266 | 43.5 | 118.5 | 0.11 | 0.11 | $105 | $41,939 | $0.96 | 40.00 | 535 |
| 40-24-429-017 | 1013 SIMCOE AVE | 10/28/20 | $14,000 | WD | $70,000 | $19,800 | 28.29 | $39,638 | $35,220 | $4,858 | 57.2 | 118.5 | 0.14 | 0.14 | $245 | $97,902 | $2.25 | $2.50 | 535 |
| 40-24-429-046 | 1026 VICTORIA AVE | 07/01/19 | $3,742 | WD | $18,711 | $13,300 | 71.08 | $26,500 | ($1,929) | $5,860 | 68.9 | 109.1 | 0.17 | 0.17 | $54 | $22,680 | $0.52 | 66.00 | 535 |
| 40-24-430-015 | 1015 VICTORIA AVE | 08/02/19 | $8,000 | WD | $40,000 | $30,600 | 76.50 | $61,131 | ($18,156) | $2,975 | 35.0 | 100.0 | 0.08 | 0.08 | $229 | $100,000 | $2.30 | 35.00 | 535 |
| 40-24-431-004 | 1133 EDITH AVE | 02/08/19 | $4,600 | WD | $23,000 | $11,900 | 51.74 | $23,708 | $3,915 | $4,623 | 54.4 | 107.3 | 0.13 | 0.13 | $85 | $35,659 | $0.82 | 52.50 | 535 |
| 40-24-431-007 | 1119 EDITH AVE | 08/08/19 | $4,200 | WD | $21,000 | $16,000 | 76.19 | $32,073 | ($4,901) | $6,172 | 72.6 | 107.6 | 0.17 | 0.17 | $58 | $24,277 | $0.56 | 70.00 | 535 |
| 40-24-431-011 | 1039 EDITH AVE | 05/20/21 | $11,000 | PTA | $55,000 | $12,300 | 22.36 | $25,819 | $32,274 | $3,093 | 36.4 | 108.1 | 0.09 | 0.09 | $302 | $126,437 | $2.90 | 35.00 | 535 |
| 40-24-451-001 | 1509 NEUBERT AVE | 11/06/19 | $7,400 | WD | $37,000 | $17,000 | 45.95 | $34,026 | $8,181 | $5,207 | 61.3 | 94.6 | 0.14 | 0.14 | $121 | $54,015 | $1.24 | 63.00 | 535 |
| 40-24-451-017 | 1418 VERMILYA AVE | 08/07/19 | $2,600 | WD | $13,000 | $7,400 | 56.92 | $14,867 | $1,533 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $65 | $28,261 | $0.65 | 40.00 | 535 |
| 40-24-452-009 | 1417 VERMILYA AVE | 07/17/19 | $5,000 | WD | $25,000 | $13,400 | 53.60 | $26,748 | $1,652 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $125 | $54,348 | $1.25 | 40.00 | 535 |
| 40-24-452-015 | 1506 LINCOLN AVE | 09/25/20 | $10,000 | WD | $50,000 | $16,100 | 32.20 | $31,336 | $22,064 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $250 | $108,696 | $2.50 | 40.00 | 535 |
| 40-24-453-014 | 1537 LINCOLN AVE | 08/06/21 | $7,600 | WD | $38,000 | $13,000 | 34.21 | $25,908 | $15,492 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $190 | $82,609 | $1.90 | 40.00 | 535 |
| 40-24-453-015 | 1533 LINCOLN AVE | 03/23/20 | $2,700 | WD | $13,500 | $9,300 | 68.89 | $18,539 | ($1,639) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $68 | $29,348 | $0.67 | 40.00 | 535 |
| 40-24-453-017 | 1525 LINCOLN AVE | 02/26/20 | $2,500 | WD | $12,500 | $10,200 | 81.60 | $20,319 | ($4,419) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $63 | $27,174 | $0.62 | 40.00 | 535 |
| 40-24-453-017 | 1525 LINCOLN AVE | 05/06/21 | $5,600 | WD | $28,000 | $10,200 | 36.43 | $20,319 | $11,081 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $140 | $60,870 | $1.40 | 40.00 | 535 |
| 40-24-453-026 | 1425 LINCOLN AVE | 04/06/20 | $4,100 | WD | $20,500 | $13,600 | 66.34 | $27,214 | ($714) | $6,000 | 80.0 | 200.0 | 0.18 | 0.09 | $51 | $22,283 | $0.51 | 80.00 | 535 |
| 40-24-453-030 | 1405 LINCOLN AVE | 02/28/19 | $4,000 | WD | $20,000 | $12,700 | 63.50 | $25,392 | ($1,992) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $100 | $43,478 | $1.00 | 40.00 | 535 |
| 40-24-453-030 | 1405 LINCOLN AVE | 03/05/21 | $5,250 | WD | $26,250 | $12,700 | 48.38 | $25,392 | $4,258 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $131 | $57,065 | $1.31 | 40.00 | 535 |
| 40-24-453-030 | 1405 LINCOLN AVE | 03/15/21 | $7,400 | WD | $37,000 | $12,700 | 34.32 | $25,392 | $15,008 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $185 | $80,435 | $1.85 | 40.00 | 535 |
| 40-24-453-038 | 1626 PETTIBONE AVE | 01/29/21 | $4,700 | WD | $23,500 | $7,800 | 33.19 | $15,660 | $11,665 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $104 | $45,631 | $1.05 | 45.00 | 535 |
| 40-24-453-052 | 1514 PETTIBONE AVE | 05/08/19 | $6,000 | WD | $30,000 | $18,000 | 60.00 | $36,069 | ($1,105) | $4,964 | 58.4 | 100.0 | 0.13 | 0.13 | $103 | $44,776 | $1.03 | 58.40 | 535 |
| 40-24-453-073 | 1602 PETTIBONE AVE | 12/23/20 | $4,000 | WD | $20,000 | $13,900 | 69.50 | $27,747 | ($522) | $7,225 | 85.0 | 100.0 | 0.20 | 0.20 | $47 | $20,513 | $0.47 | 85.00 | 535 |
| 40-24-454-010 | 1611 PETTIBONE AVE | 03/31/21 | $15,000 | WD | $75,000 | $17,500 | 23.33 | $34,901 | $44,222 | $4,123 | 48.5 | 100.0 | 0.11 | 0.11 | $309 | $135,135 | $3.10 | 48.50 | 535 |
| 40-24-454-033 | 1634 WALDMAN AVE | 12/29/20 | $6,000 | WD | $30,000 | $14,000 | 46.67 | $28,064 | $5,761 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 535 |
| 40-24-454-048 | 1506 WALDMAN AVE | 01/29/21 | $6,100 | WD | $30,500 | $8,800 | 28.85 | $17,667 | $16,233 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $153 | $66,304 | $1.52 | 40.00 | 535 |
| 40-24-455-005 | 1625 WALDMAN AVE | 07/16/21 | $15,000 | WD | $75,000 | $17,200 | 22.93 | $34,347 | $48,303 | $7,650 | 90.0 | 100.0 | 0.21 | 0.21 | $167 | $72,464 | $1.66 | 90.00 | 535 |
| 40-24-455-013 | 1531 WALDMAN AVE | 12/29/20 | $4,000 | WD | $20,000 | $10,700 | 53.50 | $21,401 | $2,424 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $89 | $38,835 | $0.89 | 45.00 | 535 |
| 40-24-455-015 | 1523 WALDMAN AVE | 05/05/21 | $6,000 | WD | $30,000 | $18,500 | 61.67 | $36,979 | $1,106 | $8,085 | 95.1 | 100.0 | 0.22 | 0.22 | $63 | $27,523 | $0.63 | 95.12 | 535 |
| 40-24-455-046 | 1410 W ATHERTON RD | 05/08/19 | $7,000 | WD | $35,000 | $24,000 | 68.57 | $48,053 | ($6,253) | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $88 | $38,043 | $0.87 | 80.00 | 535 |
| 40-24-455-046 | 1410 W ATHERTON RD | 06/23/21 | $10,600 | WD | $53,000 | $24,000 | 45.28 | $48,053 | $11,747 | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $133 | $57,609 | $1.32 | 80.00 | 535 |
| 40-24-476-009 | 1229 NEUBERT AVE | 05/14/19 | $1,900 | WD | $9,500 | $7,500 | 78.95 | $15,027 | ($2,125) | $3,402 | 40.0 | 100.1 | 0.09 | 0.09 | $47 | $20,652 | $0.47 | 40.00 | 535 |
| 40-24-476-009 | 1229 NEUBERT AVE | 06/07/21 | $4,200 | WD | $21,000 | $7,500 | 35.71 | $15,027 | $9,375 | $3,402 | 40.0 | 100.1 | 0.09 | 0.09 | $105 | $45,652 | $1.05 | 40.00 | 535 |
| 40-24-476-012 | 1221 NEUBERT AVE | 01/17/20 | $3,000 | WD | $15,000 | $9,600 | 64.00 | $19,177 | ($766) | $3,411 | 40.1 | 100.7 | 0.09 | 0.09 | $75 | $32,609 | $0.75 | 40.00 | 535 |
| 40-24-477-032 | 1024 VERMILYA AVE | 03/08/21 | $11,000 | WD | $55,000 | $12,800 | 23.27 | $26,955 | $33,145 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $183 | $79,710 | $1.83 | 60.00 | 535 |
| 40-24-477-039 | 1028 VERMILYA AVE | 03/08/21 | $11,000 | WD | $55,000 | $9,000 | 16.36 | $18,831 | $41,269 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $183 | $79,710 | $1.83 | 60.00 | 535 |
| 40-24-478-007 | 1309 VERMILYA AVE | 06/10/20 | $6,800 | WD | $34,000 | $13,100 | 38.53 | $26,191 | $11,209 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $170 | $73,913 | $1.70 | 40.00 | 535 |
| 40-24-478-008 | 1305 VERMILYA AVE | 09/22/20 | $3,800 | WD | $19,000 | $11,500 | 60.53 | $22,992 | ($592) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $95 | $41,304 | $0.95 | 40.00 | 535 |
| 40-24-479-032 | 1126 LINCOLN AVE | 04/23/20 | $2,600 | WD | $13,000 | $12,100 | 93.08 | $24,107 | ($7,707) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $65 | $28,261 | $0.65 | 40.00 | 535 |
| 40-24-480-001 | 1329 LINCOLN AVE | 05/13/21 | $14,000 | MLC | $70,000 | $16,900 | 24.14 | $33,830 | $39,570 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $350 | $152,174 | $3.49 | 40.00 | 535 |
| 40-24-480-007 | 1305 LINCOLN AVE | 01/29/20 | $2,149 | WD | $10,745 | $8,800 | 81.90 | $19,280 | ($5,935) | $2,600 | 40.0 | 100.0 | 0.09 | 0.09 | $54 | $23,359 | $0.54 | 40.00 | 535 |
| 40-24-480-024 | 1302 PETTIBONE AVE | 06/11/21 | $12,400 | WD | $62,000 | $16,900 | 27.26 | $33,846 | $31,554 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $310 | $134,783 | $3.09 | 40.00 | 535 |
| 40-24-480-034 | 1317 LINCOLN AVE | 07/29/21 | $7,800 | WD | $39,000 | $13,700 | 35.13 | $27,495 | $18,305 | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $98 | $42,391 | $0.97 | 80.00 | 535 |
| 40-24-481-031 | 1028 PETTIBONE AVE | 12/07/20 | $2,840 | WD | $14,200 | $8,000 | 56.34 | $15,932 | $1,668 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $71 | $30,870 | $0.71 | 40.00 | 535 |
| 40-24-482-015 | 1205 PETTIBONE AVE | 07/09/20 | $4,571 | MLC | $22,857 | $9,700 | 42.44 | $24,036 | $1,821 | $3,000 | 40.0 | 100.0 | 0.09 | 0.09 | $114 | $49,689 | $1.14 | 40.00 | 535 |
| 40-24-483-001 | 1133 PETTIBONE AVE | 04/14/20 | $3,980 | WD | $19,900 | $11,300 | 56.78 | $22,604 | $4,096 | $6,800 | 80.0 | 100.0 | 0.18 | 0.18 | $50 | $21,630 | $0.50 | 80.00 | 535 |
| 40-24-483-004 | 1121 PETTIBONE AVE | 05/08/19 | $5,400 | WD | $27,000 | $13,700 | 50.74 | $27,337 | $3,063 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $135 | $58,696 | $1.35 | 40.00 | 535 |
| 40-24-483-012 | 1035 PETTIBONE AVE | 01/22/19 | $4,000 | WD | $20,000 | $10,900 | 54.50 | $21,852 | $1,548 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $100 | $43,478 | $1.00 | 40.00 | 535 |
| 40-24-483-012 | 1035 PETTIBONE AVE | 01/25/21 | $5,000 | WD | $25,000 | $10,900 | 43.60 | $21,852 | $6,548 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $125 | $54,348 | $1.25 | 40.00 | 535 |
| 40-24-484-009 | 1221 WALDMAN AVE | 06/24/21 | $6,600 | WD | $33,000 | $8,200 | 24.85 | $16,411 | $19,989 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $165 | $71,739 | $1.65 | 40.00 | 535 |
| 40-24-485-013 | 1027 WALDMAN AVE | 01/29/20 | $2,259 | WD | $11,296 | $8,200 | 72.59 | $21,355 | ($6,671) | $3,388 | 40.0 | 100.0 | 0.08 | 0.09 | $56 | $26,895 | $0.62 | 40.00 | 535 |
| 40-24-485-017 | 1134 W ATHERTON RD | 05/29/19 | $2,000 | WD | $10,000 | $7,100 | 71.00 | $14,167 | ($767) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $50 | $21,739 | $0.50 | 40.00 | 535 |
| | | Totals: | $368,829 | | $1,844,146 | $788,600 | | $1,594,123 | $514,727 | $264,704 | 3,163.4 | | 7.33 | 7.14 | | | | | |
| | | | | | | Sale. Ratio => | 42.76 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 21.56 | | | per FF=> | | $163 | per Net Acre=> | | 70,183.67 | per SqFt=> | | $1.61 | |

5500

100

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 540.R-540, Last Edited: 11/30/2021

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

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

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

TB

| Parcel Number | Street Address | Sale Date | 0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-19-304-015 | 840 BARRIE AVE | 10/19/20 | $5,000 | WD | $25,000 | $8,800 | 35.20 | $17,517 | $11,533 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $111 | $48,544 | $1.11 | 45.00 | 540 |
| 41-19-304-015 | 840 BARRIE AVE | 02/18/21 | $6,000 | WD | $30,000 | $8,800 | 29.33 | $17,517 | $16,533 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 540 |
| 41-19-304-015 | 840 BARRIE AVE | 06/18/21 | $6,000 | WD | $30,000 | $8,800 | 29.33 | $17,517 | $16,533 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 540 |
| 41-19-304-016 | 836 BARRIE AVE | 12/13/19 | $5,200 | WD | $26,000 | $10,500 | 40.38 | $20,964 | $9,086 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $116 | $50,485 | $1.16 | 45.00 | 540 |
| 41-19-304-016 | 836 BARRIE AVE | 02/18/21 | $6,000 | WD | $30,000 | $10,500 | 35.00 | $20,964 | $13,086 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 540 |
| 41-19-304-016 | 836 BARRIE AVE | 06/18/21 | $6,000 | WD | $30,000 | $10,500 | 35.00 | $20,964 | $13,086 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,252 | $1.34 | 45.00 | 540 |
| 41-19-305-008 | 929 BARRIE AVE | 02/18/21 | $5,300 | WD | $26,500 | $10,000 | 37.74 | $19,907 | $10,435 | $3,842 | 42.7 | 90.0 | 0.09 | 0.09 | $124 | $56,989 | $1.31 | 45.00 | 540 |
| 41-19-305-020 | 930 SIMCOE AVE | 07/09/20 | $4,571 | MLC | $22,857 | $10,800 | 47.25 | $18,559 | $7,697 | $3,399 | 42.5 | 89.1 | 0.09 | 0.09 | $108 | $49,689 | $1.14 | 45.00 | 540 |
| 41-19-306-018 | 824 SIMCOE AVE | 01/29/20 | $2,562 | WD | $12,812 | $8,200 | 64.00 | $16,644 | ($444) | $3,388 | 41.9 | 86.6 | 0.08 | 0.09 | $61 | $30,505 | $0.70 | 45.00 | 540 |
| 41-19-306-027 | 802 SIMCOE AVE | 06/29/20 | $5,200 | WD | $26,000 | $9,100 | 35.00 | $18,196 | $12,304 | $4,500 | 50.0 | 100.0 | 0.12 | 0.12 | $104 | $45,217 | $1.04 | 50.00 | 540 |
| 41-19-307-003 | 949 SIMCOE AVE | 01/10/20 | $3,000 | QC | $15,000 | $9,100 | 60.67 | $18,176 | $539 | $3,715 | 41.3 | 68.2 | 0.08 | 0.08 | $73 | $38,462 | $0.88 | 50.00 | 540 |
| 41-19-308-009 | 856 VICTORIA AVE | 09/08/21 | $1,300 | QC | $6,500 | $10,100 | 155.38 | $20,246 | ($9,610) | $4,136 | 46.0 | 132.0 | 0.12 | 0.12 | $28 | $10,744 | $0.25 | 40.00 | 540 |
| 41-19-328-021 | 752 BARRIE AVE | 08/29/19 | $3,000 | WD | $15,000 | $6,800 | 45.33 | $13,620 | $4,530 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $86 | $37,500 | $0.86 | 35.00 | 540 |
| 41-19-328-035 | 736 BARRIE AVE | 03/24/20 | $5,000 | WD | $25,000 | $9,500 | 38.00 | $19,084 | $10,866 | $4,950 | 55.0 | 100.0 | 0.13 | 0.13 | $91 | $39,683 | $0.91 | 55.00 | 540 |
| 41-19-329-013 | 642 BARRIE AVE | 09/02/20 | $3,900 | WD | $19,500 | $10,400 | 53.33 | $20,754 | $2,346 | $3,600 | 40.0 | 100.0 | 0.09 | 0.09 | $98 | $42,391 | $0.97 | 40.00 | 540 |
| 41-19-329-016 | 630 BARRIE AVE | 11/04/20 | $5,300 | WD | $26,500 | $7,600 | 28.68 | $15,268 | $14,832 | $3,600 | 40.0 | 100.0 | 0.09 | 0.09 | $133 | $57,609 | $1.32 | 40.00 | 540 |
| 41-19-330-018 | 726 SIMCOE AVE | 09/23/20 | $4,800 | QC | $24,000 | $12,100 | 50.42 | $24,204 | $6,096 | $6,300 | 70.0 | 100.0 | 0.16 | 0.16 | $69 | $29,814 | $0.68 | 70.00 | 540 |
| 41-19-330-023 | 751 BARRIE AVE | 08/09/21 | $13,000 | WD | $65,000 | $13,800 | 21.23 | $27,632 | $42,543 | $5,175 | 57.5 | 100.0 | 0.13 | 0.13 | $226 | $98,485 | $2.26 | 57.50 | 540 |
| 41-19-331-022 | 636 SIMCOE AVE | 04/26/21 | $7,200 | WD | $36,000 | $7,800 | 21.67 | $15,565 | $23,585 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $206 | $90,000 | $2.07 | 35.00 | 540 |
| 41-19-331-028 | 612 SIMCOE AVE | 04/14/20 | $3,000 | LC | $15,000 | $7,700 | 51.33 | $15,401 | $2,749 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $86 | $37,500 | $0.86 | 35.00 | 540 |
| 41-19-332-002 | 3009 CAMDEN AVE | 06/29/20 | $5,100 | WD | $25,500 | $12,600 | 49.41 | $25,198 | $6,254 | $5,952 | 66.1 | 98.6 | 0.15 | 0.15 | $77 | $33,775 | $0.78 | 66.60 | 540 |
| 41-19-332-007 | 741 SIMCOE AVE | 06/30/21 | $2,300 | WD | $11,500 | $7,000 | 60.87 | $14,012 | $908 | $3,420 | 38.0 | 100.0 | 0.09 | 0.09 | $61 | $26,437 | $0.61 | 38.00 | 540 |
| 41-19-332-010 | 725 SIMCOE AVE | 10/02/19 | $2,400 | LC | $12,000 | $5,200 | 43.33 | $10,470 | $4,680 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $69 | $30,000 | $0.69 | 35.00 | 540 |
| 41-19-332-015 | 701 SIMCOE AVE | 03/04/19 | $4,200 | WD | $21,000 | $9,500 | 45.24 | $19,054 | $5,096 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $120 | $52,500 | $1.21 | 35.00 | 540 |
| 41-19-332-015 | 701 SIMCOE AVE | 05/22/20 | $4,500 | WD | $22,500 | $9,500 | 42.22 | $19,054 | $6,596 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $129 | $56,250 | $1.29 | 35.00 | 540 |
| 41-19-333-006 | 635 SIMCOE AVE | 07/09/20 | $4,571 | MLC | $22,857 | $8,700 | 38.06 | $15,423 | $11,634 | $4,200 | 52.5 | 100.0 | 0.12 | 0.12 | $87 | $37,780 | $0.87 | 52.50 | 540 |
| 41-19-333-037 | 3012 S GRAND TRAVERSE | 04/14/21 | $2,900 | WD | $14,500 | $10,700 | 73.79 | $21,384 | ($890) | $5,994 | 66.6 | 100.0 | 0.15 | 0.15 | $44 | $18,954 | $0.44 | 66.60 | 540 |
| 41-19-334-014 | 713 VICTORIA AVE | 12/29/20 | $4,200 | WD | $21,000 | $9,200 | 43.81 | $18,357 | $7,143 | $4,500 | 50.0 | 100.0 | 0.12 | 0.12 | $84 | $36,522 | $0.84 | 50.00 | 540 |
| 41-19-334-023 | 730 FREEMAN AVE | 09/18/19 | $5,400 | QC | $27,000 | $8,800 | 32.59 | $17,505 | $12,645 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $154 | $67,500 | $1.55 | 35.00 | 540 |
| 41-19-335-016 | 648 FREEMAN AVE | 04/12/21 | $3,000 | WD | $15,000 | $6,300 | 42.00 | $13,190 | $4,960 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $86 | $37,500 | $0.86 | 35.00 | 540 |
| 41-19-335-036 | 615 VICTORIA AVE | 04/04/19 | $2,580 | WD | $12,900 | $10,600 | 82.17 | $21,149 | ($1,949) | $6,300 | 70.0 | 100.0 | 0.16 | 0.16 | $37 | $16,025 | $0.37 | 70.00 | 540 |
| 41-19-336-021 | 718 NEUBERT AVE | 04/26/21 | $14,000 | WD | $70,000 | $9,800 | 14.00 | $19,596 | $55,091 | $4,687 | 52.1 | 98.4 | 0.12 | 0.12 | $269 | $117,647 | $2.70 | 52.50 | 540 |
| 41-19-336-022 | 714 NEUBERT AVE | 10/11/19 | $8,000 | WD | $40,000 | $14,500 | 36.25 | $28,971 | $17,329 | $6,300 | 70.0 | 100.0 | 0.16 | 0.16 | $114 | $49,689 | $1.14 | 70.00 | 540 |
| 41-19-337-022 | 632 NEUBERT AVE | 01/09/19 | $5,400 | WD | $27,000 | $9,600 | 35.56 | $19,263 | $10,921 | $3,184 | 35.4 | 102.2 | 0.08 | 0.08 | $153 | $65,854 | $1.51 | 35.00 | 540 |
| 41-19-337-022 | 632 NEUBERT AVE | 08/08/19 | $5,400 | WD | $27,000 | $9,600 | 35.56 | $19,263 | $10,921 | $3,184 | 35.4 | 102.2 | 0.08 | 0.08 | $153 | $65,854 | $1.51 | 35.00 | 540 |
| 41-19-337-024 | 624 NEUBERT AVE | 01/29/20 | $4,353 | WD | $21,766 | $8,800 | 40.43 | $25,178 | ($412) | $2,600 | 70.9 | 102.7 | 0.09 | 0.17 | $61 | $47,317 | $1.09 | 70.00 | 540 |
| 41-19-351-007 | 923 NEUBERT AVE | 03/18/20 | $4,000 | WD | $20,000 | $11,900 | 59.50 | $23,851 | ($278) | $3,573 | 39.7 | 72.7 | 0.08 | 0.08 | $101 | $51,282 | $1.18 | 46.57 | 540 |
| 41-19-353-008 | 931 VERMILYA AVE | 12/30/20 | $6,450 | WD | $32,250 | $10,200 | 31.63 | $20,360 | $15,940 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $143 | $62,621 | $1.44 | 45.00 | 540 |
| 41-19-353-016 | 936 LINCOLN AVE | 06/04/21 | $5,980 | WD | $29,900 | $11,900 | 39.80 | $23,851 | $10,099 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $133 | $58,058 | $1.33 | 45.00 | 540 |
| 41-19-354-011 | 821 VERMILYA AVE | 09/22/20 | $1,200 | WD | $6,000 | $4,600 | 76.67 | $9,252 | ($102) | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $34 | $15,000 | $0.34 | 35.00 | 540 |
| 41-19-354-015 | 805 VERMILYA AVE | 08/12/20 | $2,650 | WD | $13,250 | $7,600 | 57.36 | $15,233 | $1,167 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $76 | $33,125 | $0.76 | 35.00 | 540 |
| 41-19-354-021 | 826 LINCOLN AVE | 03/23/20 | $5,300 | WD | $26,500 | $12,600 | 47.55 | $25,212 | $7,588 | $6,300 | 70.0 | 100.0 | 0.16 | 0.16 | $76 | $32,919 | $0.76 | 70.00 | 540 |
| 41-19-355-027 | 926 PETTIBONE AVE | 06/05/19 | $4,000 | WD | $20,000 | $10,200 | 51.00 | $20,468 | $2,682 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $114 | $50,000 | $1.15 | 35.00 | 540 |
| 41-19-355-042 | 936 PETTIBONE AVE | 07/09/20 | $4,571 | MLC | $22,857 | $11,800 | 51.63 | $20,655 | $7,802 | $5,600 | 70.0 | 100.0 | 0.16 | 0.16 | $65 | $28,394 | $0.65 | 70.00 | 540 |
| 41-19-356-011 | 821 LINCOLN AVE | 03/04/21 | $5,300 | WD | $26,500 | $4,800 | 18.11 | $9,504 | $20,146 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $151 | $66,250 | $1.52 | 35.00 | 540 |
| 41-19-356-018 | 850 PETTIBONE AVE | 08/11/21 | $4,600 | WD | $23,000 | $7,800 | 33.91 | $15,647 | $10,503 | $3,150 | 35.0 | 100.0 | 0.08 | 0.08 | $131 | $57,500 | $1.32 | 35.00 | 540 |
| 41-19-357-020 | 3618 BRUNSWICK AVE | 05/15/19 | $3,600 | WD | $18,000 | $10,000 | 55.56 | $19,987 | $3,413 | $5,400 | 60.0 | 100.0 | 0.14 | 0.14 | $60 | $26,087 | $0.60 | 60.00 | 540 |
| 41-19-358-020 | 822 WALDMAN AVE | 02/11/20 | $4,000 | QC | $20,000 | $9,200 | 46.00 | $18,468 | $5,762 | $4,230 | 47.0 | 100.0 | 0.11 | 0.11 | $85 | $37,037 | $0.85 | 47.00 | 540 |
| 41-19-358-020 | 822 WALDMAN AVE | 03/10/20 | $4,000 | QC | $20,000 | $9,200 | 46.00 | $18,468 | $5,762 | $4,230 | 47.0 | 100.0 | 0.11 | 0.11 | $85 | $37,037 | $0.85 | 47.00 | 540 |
| 41-19-358-020 | 822 WALDMAN AVE | 04/21/21 | $3,000 | WD | $15,000 | $9,200 | 61.33 | $18,468 | $762 | $4,230 | 47.0 | 100.0 | 0.11 | 0.11 | $64 | $27,778 | $0.64 | 47.00 | 540 |
| 41-19-358-021 | 818 WALDMAN AVE | 02/10/21 | $4,600 | WD | $23,000 | $15,500 | 67.39 | $31,011 | ($2,206) | $5,805 | 64.5 | 100.0 | 0.15 | 0.15 | $71 | $31,081 | $0.71 | 64.50 | 540 |
| 41-19-358-025 | 825 PETTIBONE | 11/18/20 | $3,000 | WD | $15,000 | $15,100 | 100.67 | $30,272 | ($5,822) | $9,450 | 105.0 | 100.0 | 0.24 | 0.24 | $29 | $12,448 | $0.29 | 105.00 | 540 |
| 41-19-359-002 | 917 WALDMAN AVE | 01/29/20 | $3,995 | WD | $19,975 | $8,200 | 41.05 | $24,949 | ($1,586) | $3,388 | 58.0 | 100.0 | 0.08 | 0.13 | $69 | $47,560 | $1.09 | 58.00 | 540 |
| 41-19-360-001 | 853 WALDMAN AVE | 12/31/20 | $4,500 | WD | $22,500 | $9,000 | 40.00 | $17,949 | $8,151 | $3,600 | 40.0 | 100.0 | 0.09 | 0.09 | $113 | $48,913 | $1.12 | 40.00 | 540 |
| 41-19-360-003 | 3705 BRUNSWICK AVE | 12/31/20 | $4,500 | WD | $22,500 | $9,000 | 40.00 | $18,028 | $8,072 | $3,600 | 40.0 | 100.0 | 0.09 | 0.09 | $113 | $48,913 | $1.12 | 40.00 | 540 |
| 41-19-360-009 | 839 WALDMAN AVE | 11/01/19 | $5,800 | WD | $29,000 | $9,600 | 33.10 | $19,150 | $14,080 | $4,230 | 47.0 | 100.0 | 0.11 | 0.11 | $123 | $53,704 | $1.23 | 47.00 | 540 |
| 41-19-360-009 | 839 WALDMAN AVE | 10/15/20 | $5,300 | WD | $26,500 | $9,600 | 36.23 | $19,150 | $11,580 | $4,230 | 47.0 | 100.0 | 0.11 | 0.11 | $113 | $49,074 | $1.13 | 47.00 | 540 |
| 41-19-360-024 | 820 W ATHERTON RD | 06/04/19 | $4,200 | WD | $21,000 | $9,300 | 44.29 | $18,627 | $8,673 | $6,300 | 70.0 | 100.0 | 0.16 | 0.16 | $60 | $26,087 | $0.60 | 70.00 | 540 |
| 41-19-360-024 | 820 W ATHERTON RD | 01/06/20 | $5,200 | WD | $26,000 | $9,300 | 35.77 | $18,627 | $13,673 | $6,300 | 70.0 | 100.0 | 0.16 | 0.16 | $74 | $32,298 | $0.74 | 70.00 | 540 |
| 41-19-376-004 | 747 NEUBERT AVE | 01/29/20 | $2,190 | WD | $10,952 | $8,200 | 74.87 | $14,421 | ($81) | $3,388 | 42.4 | 74.7 | 0.08 | 0.08 | $52 | $26,076 | $0.60 | 49.00 | 540 |
| 41-19-377-010 | 615 NEUBERT AVE | 05/27/21 | $8,000 | WD | $40,000 | $8,200 | 20.50 | $17,123 | $26,423 | $3,546 | 39.4 | 76.6 | 0.08 | 0.08 | $203 | $101,266 | $2.32 | 45.00 | 540 |
| 41-19-377-011 | NEUBERT AVE | 05/27/21 | $8,000 | WD | $40,000 | $1,600 | 4.00 | $3,153 | $40,000 | $3,153 | 35.0 | 76.7 | 0.07 | 0.07 | $228 | $114,286 | $2.62 | 40.00 | 540 |
| 41-19-377-016 | 640 VERMILYA AVE | 09/02/21 | $4,200 | WD | $21,000 | $7,200 | 34.29 | $14,412 | $10,060 | $3,472 | 38.6 | 73.5 | 0.08 | 0.08 | $109 | $55,263 | $1.27 | 45.00 | 540 |
| 41-19-377-029 | 643 NEUBERT AVE | 04/10/19 | $3,000 | WD | $15,000 | $9,300 | 62.00 | $18,645 | $1,307 | $4,952 | 55.0 | 149.5 | 0.15 | 0.15 | $55 | $19,481 | $0.45 | 45.00 | 540 |
| 41-19-378-012 | 715 VERMILYA AVE | 09/03/21 | $0 | WD | $0 | $8,700 | #DIV/0! | $17,338 | ($13,288) | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $0 | $0 | $0.00 | 45.00 | 540 |
| 41-19-378-022 | 736 LINCOLN AVE | 06/03/21 | $1,000 | QC | $5,000 | $7,300 | 146.00 | $14,504 | ($5,454) | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $22 | $9,709 | $0.22 | 45.00 | 540 |
| 41-19-378-023 | 732 LINCOLN AVE | 06/03/21 | $100 | QC | $500 | $2,000 | 400.00 | $4,050 | $500 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $2 | $971 | $0.02 | 45.00 | 540 |
| 41-19-379-014 | 648 LINCOLN AVE | 06/18/21 | $2,800 | WD | $14,000 | $9,200 | 65.71 | $18,384 | ($334) | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $62 | $27,184 | $0.62 | 45.00 | 540 |
| 41-19-379-023 | 620 LINCOLN AVE | 05/25/21 | $4,900 | OTH | $24,500 | $8,000 | 32.65 | $15,923 | $12,627 | $4,050 | 45.0 | 100.0 | 0.10 | 0.10 | $109 | $47,573 | $1.09 | 45.00 | 540 |
| | | Totals: | $313,575 | | $1,567,876 | $636,600 | | $1,280,906 | $576,473 | $289,503 | 3,306.4 | | 7.41 | 7.54 | | | | | |
| | | | | | | Sale. Ratio => | 40.60 | | | Average per FF=> | $174 | | Average per Net Acre=> | 77,807.13 | | Average per SqFt=> | $1.79 | | |
| | | | | | | Std. Dev. => | #DIV/0! | | | | | | | | | | | | |

5000

40 80

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 545.R-545, Last Edited: 10/18/2021

Frontages:
Frontage 'A': Description: '115 AVG DEPTH ' FF Rate: 260
Standard Frontage: 0 Standard Depth : 115
Frontage 'B': Description: '200 AVG DEPTH ' FF Rate: 235
Standard Frontage: 0 Standard Depth : 200
Frontage 'C': Description: '150 AVG DEPTH ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 150
Frontage 'D': Description: 'LARGE DEPTH ' FF Rate: 225
Standard Frontage: 0 Standard Depth : 300

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

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

Frontages:
Frontage 'A': Description: '115 AVG DEPTH ' FF Rate: 225 266
Standard Frontage: 0 Standard Depth : 115
Frontage 'B': Description: '200 AVG DEPTH ' FF Rate: 235
Standard Frontage: 0 Standard Depth : 200
Frontage 'C': Description: '150 AVG DEPTH ' FF Rate: 200
Standard Frontage: 0 Standard Depth : 150
Frontage 'D': Description: 'LARGE DEPTH ' FF Rate: 225
Standard Frontage: 0 Standard Depth : 300

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-20-151-006 | 2650 LAKEWOOD CT | 12/12/19 | $35,000 | WD | $175,000 | $92,400 | 52.80 | $184,895 | $15,221 | $25,116 | 106.9 | 181.3 | 0.47 | 0.47 | $327 | $74,946 | $1.72 | 112.24 | 545 |
| 41-20-151-016 | 2629 LAKEWOOD CT | 12/12/19 | $37,500 | WD | $187,500 | $133,200 | 71.04 | $266,395 | ($49,656) | $29,239 | 124.4 | 170.7 | 0.53 | 0.53 | $301 | $71,023 | $1.63 | 134.68 | 545 |
| 41-20-151-017 | 2710 LAKEWOOD CT | 12/06/19 | $46,200 | WD | $231,000 | $126,400 | 54.72 | $252,846 | $56,537 | $78,383 | 190.6 | 204.4 | 0.54 | 0.89 | $242 | $84,926 | $1.95 | 188.53 | 545 |
| 41-20-176-007 | 1301 WOODSLEA DR | 12/16/19 | $32,500 | CD | $162,500 | $92,200 | 56.74 | $184,490 | $6,365 | $28,355 | 120.7 | 355.0 | 0.74 | 0.74 | $269 | $44,038 | $1.01 | 90.57 | 545 |
| 41-20-178-011 | 2745 LAKEWOOD DR | 04/21/21 | $35,980 | WD | $179,900 | $63,700 | 35.41 | $127,332 | $72,717 | $20,149 | 100.7 | 132.4 | 0.33 | 0.33 | $357 | $110,368 | $2.53 | 107.23 | 545 |
| 41-20-178-021 | 2822 CIRCLE DR | 01/30/20 | $26,580 | WD | $132,900 | $70,300 | 52.90 | $140,681 | $24,928 | $32,709 | 139.2 | 209.9 | 0.66 | 0.66 | $191 | $40,580 | $0.93 | 135.87 | 545 |
| 41-20-251-010 | 1717 WOODSLEA DR | 02/19/21 | $39,000 | WD | $195,000 | $69,900 | 35.85 | $139,879 | $80,805 | $25,684 | 114.2 | 115.0 | 0.30 | 0.30 | $342 | $129,568 | $2.97 | 114.15 | 545 |
| 41-20-252-001 | 1402 WOODSLEA DR | 02/19/21 | $26,000 | WD | $130,000 | $71,900 | 55.31 | $143,872 | $12,653 | $26,525 | 132.6 | 126.1 | 0.42 | 0.42 | $196 | $62,053 | $1.42 | 144.67 | 545 |
| 41-20-252-006 | 2602 HILLCREST AVE | 08/24/21 | $0 | QC | $0 | $56,800 | #DIV/0! | $113,686 | ($84,134) | $29,552 | 125.8 | 212.5 | 0.60 | 0.60 | $0 | $0 | $0.00 | 122.00 | 545 |
| 41-20-254-010 | 2721 HILLCREST AVE | 11/18/19 | $23,200 | WD | $116,000 | $51,600 | 44.48 | $103,184 | $33,498 | $20,682 | 103.4 | 188.0 | 0.40 | 0.40 | $224 | $58,145 | $1.33 | 92.37 | 545 |
| 41-20-254-012 | 2801 HILLCREST AVE | 09/26/19 | $22,000 | WD | $110,000 | $47,300 | 43.00 | $94,573 | $32,473 | $17,046 | 72.5 | 192.0 | 0.33 | 0.33 | $303 | $67,485 | $1.55 | 74.03 | 545 |
| 41-20-254-015 | 2901 HILLCREST AVE | 01/04/21 | $28,400 | WD | $142,000 | $43,300 | 30.49 | $86,643 | $77,337 | $21,980 | 93.5 | 234.0 | 0.47 | 0.47 | $304 | $61,075 | $1.40 | 86.47 | 545 |
| 41-20-254-017 | 2610 PINETREE DR | 07/10/19 | $16,700 | WD | $83,500 | $52,900 | 63.35 | $105,816 | ($3,350) | $18,966 | 84.3 | 127.7 | 0.23 | 0.23 | $198 | $71,368 | $1.64 | 80.00 | 545 |
| 41-20-254-026 | 2660 PINETREE DR | 08/26/19 | $26,600 | WD | $133,000 | $61,200 | 46.02 | $122,332 | $28,917 | $18,249 | 81.1 | 109.8 | 0.21 | 0.21 | $328 | $127,273 | $2.92 | 83.00 | 545 |
| 41-20-277-032 | 1815 TERRACE CT | 06/29/21 | $26,000 | WD | $130,000 | $55,200 | 42.46 | $110,432 | $34,254 | $14,686 | 65.3 | 136.4 | 0.19 | 0.19 | $398 | $138,298 | $3.17 | 59.93 | 545 |
| 41-20-277-036 | 1831 TERRACE CT | 05/29/19 | $21,360 | PTA | $106,800 | $45,400 | 42.51 | $90,704 | $32,345 | $16,249 | 72.2 | 113.1 | 0.19 | 0.19 | $296 | $113,016 | $2.59 | 72.83 | 545 |
| 41-20-277-039 | 1836 TERRACE CT | 03/25/19 | $20,400 | WD | $102,000 | $85,400 | 83.73 | $170,776 | ($48,591) | $20,185 | 89.7 | 131.8 | 0.25 | 0.25 | $227 | $80,315 | $1.84 | 83.81 | 545 |
| 41-20-376-009 | 3702 CIRCLE DR | 05/22/20 | $15,000 | LC | $75,000 | $45,000 | 60.00 | $90,029 | $421 | $15,450 | 65.7 | 201.0 | 0.30 | 0.30 | $228 | $49,505 | $1.14 | 65.58 | 545 |
| 41-20-401-006 | 3114 CIRCLE DR | 09/03/20 | $19,000 | WD | $95,000 | $41,300 | 43.47 | $82,536 | $38,314 | $25,850 | 110.0 | 200.0 | 0.51 | 0.51 | $173 | $37,624 | $0.86 | 110.00 | 545 |
| 41-20-403-004 | 714 COUNTRY CLUB LN | 05/21/21 | $19,000 | WD | $95,000 | $33,000 | 34.74 | $65,906 | $43,470 | $14,376 | 71.9 | 121.1 | 0.22 | 0.22 | $264 | $85,586 | $1.96 | 80.00 | 545 |
| 41-20-403-006 | 3029 CIRCLE DR | 07/02/19 | $21,700 | WD | $108,500 | $38,600 | 35.58 | $77,206 | $53,600 | $22,306 | 94.9 | 167.8 | 0.40 | 0.40 | $229 | $54,386 | $1.25 | 103.62 | 545 |
| | | Totals: | $538,120 | | $2,690,600 | $1,377,000 | | $2,754,213 | $458,124 | $521,737 | 2,159.6 | | 8.27 | 8.61 | | | | | |
| | | | | | | Sale. Ratio => | 51.18 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | #DIV/0! | | | per FF=> | | $212 | per Net Acre=> | | 55,422.70 | per SqFt=> | | $1.27 | |

30000

290

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 550.R-550, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 120

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 550.R-550, Last Edited: 10/08/2020

150

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 150
Standard Frontage: 0 Standard Depth : 120

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-20-377-003 | 3715 CIRCLE DR | 05/14/21 | $11,120 | WD | $55,600 | $30,300 | 54.50 | $77,761 | ($4,651) | $17,510 | 116.7 | 175.0 | 0.39 | 0.39 | $95 | $28,660 | $0.66 | 96.67 | 550 |
| 41-20-402-006 | 2806 DEARBORN ST | 08/12/19 | $12,000 | WD | $60,000 | $21,900 | 36.50 | $43,700 | $25,136 | $8,836 | 58.9 | 124.3 | 0.17 | 0.17 | $204 | $72,727 | $1.67 | 57.88 | 550 |
| 41-20-402-025 | 3013 COMANCHE AVE | 04/07/21 | $12,980 | WD | $64,900 | $22,000 | 33.90 | $43,907 | $28,042 | $7,049 | 47.0 | 106.0 | 0.12 | 0.12 | $276 | $106,393 | $2.44 | 50.00 | 550 |
| 41-20-402-031 | 3107 COMANCHE AVE | 01/15/20 | $7,400 | WD | $37,000 | $19,700 | 53.24 | $39,472 | $4,577 | $7,049 | 47.0 | 106.0 | 0.12 | 0.12 | $157 | $60,656 | $1.39 | 50.00 | 550 |
| 41-20-402-031 | 3107 COMANCHE AVE | 04/02/21 | $11,000 | WD | $55,000 | $19,700 | 35.82 | $39,472 | $22,577 | $7,049 | 47.0 | 106.0 | 0.12 | 0.12 | $234 | $90,164 | $2.07 | 50.00 | 550 |
| 41-20-403-022 | 3112 DEARBORN ST | 09/11/20 | $13,000 | WD | $65,000 | $20,100 | 30.92 | $40,164 | $32,057 | $7,221 | 48.1 | 115.8 | 0.13 | 0.13 | $270 | $100,000 | $2.30 | 49.00 | 550 |
| 41-20-404-004 | 2913 DEARBORN ST | 01/11/19 | $17,200 | WD | $86,000 | $32,100 | 37.33 | $64,145 | $30,308 | $8,453 | 56.4 | 134.0 | 0.16 | 0.16 | $305 | $104,878 | $2.41 | 53.33 | 550 |
| 41-20-404-014 | 3113 DEARBORN ST | 11/17/20 | $13,000 | WD | $65,000 | $23,100 | 35.54 | $46,127 | $27,611 | $8,738 | 58.3 | 126.8 | 0.17 | 0.17 | $223 | $78,788 | $1.81 | 56.67 | 550 |
| 41-20-404-018 | 3207 DEARBORN ST | 09/11/20 | $11,240 | WD | $56,200 | $21,400 | 38.08 | $42,873 | $22,158 | $8,831 | 58.9 | 120.4 | 0.16 | 0.16 | $191 | $69,383 | $1.59 | 58.79 | 550 |
| 41-20-404-023 | 2826 COMANCHE AVE | 08/06/21 | $14,000 | WD | $70,000 | $24,500 | 35.00 | $48,927 | $28,936 | $7,863 | 52.4 | 131.9 | 0.15 | 0.15 | $267 | $92,715 | $2.13 | 50.00 | 550 |
| 41-20-453-006 | 3401 DEARBORN ST | 08/01/19 | $22,000 | WD | $110,000 | $69,700 | 63.36 | $139,341 | ($13,291) | $16,050 | 107.0 | 120.0 | 0.30 | 0.30 | $206 | $74,576 | $1.71 | 107.00 | 550 |
| 41-20-453-018 | 3310 COMANCHE AVE | 01/06/20 | $6,000 | WD | $30,000 | $23,300 | 77.67 | $46,690 | ($9,737) | $6,953 | 46.4 | 103.1 | 0.12 | 0.12 | $129 | $50,847 | $1.17 | 50.00 | 550 |
| 41-20-453-022 | 3406 COMANCHE AVE | 08/10/20 | $9,980 | WD | $49,900 | $21,400 | 42.89 | $42,788 | $14,058 | $6,946 | 46.3 | 102.9 | 0.12 | 0.12 | $216 | $84,576 | $1.94 | 50.00 | 550 |
| 41-20-453-027 | 3502 COMANCHE AVE | 06/18/20 | $11,980 | WD | $59,900 | $21,700 | 36.23 | $43,469 | $23,369 | $6,938 | 46.3 | 102.7 | 0.12 | 0.12 | $259 | $101,525 | $2.33 | 50.00 | 550 |
| 41-20-453-028 | 3506 COMANCHE AVE | 01/29/21 | $13,000 | WD | $65,000 | $25,600 | 39.38 | $51,186 | $20,750 | $6,936 | 46.2 | 102.6 | 0.12 | 0.12 | $281 | $110,169 | $2.53 | 50.00 | 550 |
| 41-20-453-030 | 3514 COMANCHE AVE | 10/06/20 | $5,000 | WD | $25,000 | $20,000 | 80.00 | $40,029 | ($8,097) | $6,932 | 46.2 | 102.5 | 0.12 | 0.12 | $108 | $42,373 | $0.97 | 50.00 | 550 |
| 41-20-454-006 | 3606 OGEMA AVE | 10/04/19 | $13,980 | WD | $69,900 | $29,600 | 42.35 | $59,294 | $20,655 | $10,049 | 67.0 | 128.0 | 0.19 | 0.19 | $209 | $73,194 | $1.68 | 64.87 | 550 |
| 41-20-455-001 | 3601 OGEMA AVE | 06/21/19 | $10,600 | WD | $53,000 | $27,100 | 51.13 | $54,287 | $16,154 | $17,441 | 116.3 | 127.1 | 0.33 | 0.33 | $91 | $32,121 | $0.74 | 113.00 | 550 |
| 41-20-455-006 | 3605 OGEMA AVE | 02/26/19 | $6,950 | WD | $34,750 | $22,700 | 65.32 | $45,368 | $877 | $11,495 | 76.6 | 131.1 | 0.22 | 0.22 | $91 | $31,448 | $0.72 | 73.33 | 550 |
| 41-20-456-014 | 3610 COMANCHE AVE | 09/17/20 | $10,800 | WD | $54,000 | $18,100 | 33.52 | $36,292 | $24,629 | $6,921 | 46.1 | 102.2 | 0.12 | 0.12 | $234 | $92,308 | $2.12 | 50.00 | 550 |
| 41-20-456-015 | 3614 COMANCHE AVE | 12/13/19 | $8,600 | WD | $43,000 | $21,000 | 48.84 | $42,012 | $7,906 | $6,918 | 46.1 | 102.1 | 0.12 | 0.12 | $186 | $73,504 | $1.69 | 50.00 | 550 |
| 41-20-456-016 | 3618 COMANCHE AVE | 08/25/21 | $12,100 | WD | $60,500 | $29,100 | 48.10 | $58,236 | $9,180 | $6,916 | 46.1 | 102.0 | 0.12 | 0.12 | $262 | $103,419 | $2.37 | 50.00 | 550 |
| 41-20-456-020 | 3710 COMANCHE AVE | 03/19/19 | $13,800 | WD | $69,000 | $27,300 | 39.57 | $54,694 | $21,215 | $6,909 | 46.1 | 101.8 | 0.12 | 0.12 | $300 | $117,949 | $2.71 | 50.00 | 550 |
| 41-20-457-001 | 3301 COMANCHE AVE | 09/04/20 | $10,980 | WD | $54,900 | $28,700 | 52.28 | $57,495 | $6,677 | $9,272 | 61.8 | 106.0 | 0.16 | 0.16 | $178 | $68,625 | $1.58 | 65.77 | 550 |
| 41-20-457-023 | 3621 COMANCHE AVE | 07/01/21 | $16,500 | WD | $82,500 | $23,300 | 28.24 | $46,631 | $42,918 | $7,049 | 47.0 | 106.0 | 0.12 | 0.12 | $351 | $135,246 | $3.10 | 50.00 | 550 |
| | | Totals: | $295,210 | | $1,476,050 | $643,400 | | $1,304,360 | $394,014 | $222,324 | 1,482.2 | | 4.07 | 4.07 | | | | | |
| | | | 12000 | | | Sale. Ratio => | 43.59 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 13.91 | | | per FF=> | $266 | | per Net Acre=> | 96,856.93 | [redacted] | per SqFt=> | $2.22 | | |

150

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 555.R-555, Last Edited: 12/05/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 90 160
Standard Frontage: 0 Standard Depth : 100

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-20-402-043 | 2910 CHEROKEE AVE | 08/31/21 | $10,800 | WD | $54,000 | $10,800 | 20.00 | $21,631 | $37,122 | $4,753 | 52.8 | 103.2 | 0.12 | 0.12 | $204 | $87,805 | $2.02 | 52.00 | 555 |
| 41-20-426-014 | 1209 MOHAWK AVE | 08/06/21 | $14,400 | WD | $72,000 | $15,800 | 21.94 | $31,626 | $45,020 | $4,646 | 51.6 | 106.6 | 0.12 | 0.12 | $279 | $118,033 | $2.71 | 50.00 | 555 |
| 41-20-426-018 | 1305 MOHAWK AVE | 07/28/20 | $8,450 | WD | $42,250 | $15,200 | 35.98 | $30,415 | $16,613 | $4,778 | 53.1 | 104.2 | 0.12 | 0.12 | $159 | $68,145 | $1.56 | 52.00 | 555 |
| 41-20-427-014 | 3109 CHEROKEE AVE | 08/01/19 | $6,200 | WD | $31,000 | $13,000 | 41.94 | $25,903 | $9,938 | $4,841 | 53.8 | 107.0 | 0.13 | 0.13 | $115 | $48,438 | $1.11 | 52.00 | 555 |
| 41-20-427-018 | 3205 CHEROKEE AVE | 10/21/20 | $3,000 | WD | $15,000 | $17,700 | 118.00 | $35,432 | ($15,591) | $4,841 | 53.8 | 107.0 | 0.13 | 0.13 | $56 | $23,438 | $0.54 | 52.00 | 555 |
| 41-20-427-022 | 2910 SHAWNEE AVE | 06/28/19 | $5,600 | WD | $28,000 | $15,600 | 55.71 | $31,117 | $1,679 | $4,796 | 53.3 | 105.0 | 0.13 | 0.13 | $105 | $44,800 | $1.03 | 52.00 | 555 |
| 41-20-427-024 | 2918 SHAWNEE AVE | 12/22/20 | $8,705 | WD | $43,525 | $12,500 | 28.72 | $25,024 | $23,297 | $4,796 | 53.3 | 105.0 | 0.13 | 0.13 | $163 | $69,640 | $1.60 | 52.00 | 555 |
| 41-20-427-032 | 3106 SHAWNEE AVE | 07/24/20 | $4,236 | WD | $21,180 | $14,000 | 66.10 | $28,055 | ($2,079) | $4,796 | 53.3 | 105.0 | 0.13 | 0.13 | $79 | $33,888 | $0.78 | 52.00 | 555 |
| 41-20-429-018 | 3205 CHEYENNE AVE | 08/14/20 | $8,800 | WD | $44,000 | $16,100 | 36.59 | $32,201 | $16,595 | $4,796 | 53.3 | 105.0 | 0.13 | 0.13 | $165 | $70,400 | $1.62 | 52.00 | 555 |
| 41-20-429-027 | 3006 MENOMINEE AVE | 04/02/21 | $15,000 | WD | $75,000 | $15,500 | 20.67 | $31,037 | $48,759 | $4,796 | 53.3 | 105.0 | 0.13 | 0.13 | $282 | $120,000 | $2.75 | 52.00 | 555 |
| 41-20-457-034 | 3310 CHEROKEE AVE | 12/27/19 | $6,000 | WD | $30,000 | $13,500 | 45.00 | $26,996 | $7,728 | $4,724 | 52.5 | 101.9 | 0.12 | 0.12 | $114 | $49,180 | $1.13 | 52.00 | 555 |
| 41-20-457-045 | 3514 CHEROKEE AVE | 07/16/20 | $4,000 | WD | $20,000 | $12,600 | 63.00 | $25,238 | ($528) | $4,710 | 52.3 | 101.3 | 0.12 | 0.12 | $76 | $33,058 | $0.76 | 52.00 | 555 |
| 41-20-476-002 | 3301 CHEROKEE AVE | 05/31/19 | $9,400 | WD | $47,000 | $18,300 | 38.94 | $36,627 | $17,033 | $6,660 | 74.0 | 100.0 | 0.17 | 0.17 | $127 | $55,294 | $1.27 | 74.00 | 555 |
| 41-20-476-003 | 3305 CHEROKEE AVE | 08/01/19 | $3,400 | QC | $17,000 | $12,700 | 74.71 | $25,454 | ($3,684) | $4,770 | 53.0 | 100.0 | 0.12 | 0.12 | $64 | $27,869 | $0.64 | 53.00 | 555 |
| 41-20-476-006 | 3401 CHEROKEE AVE | 09/22/20 | $6,500 | WD | $32,500 | $12,500 | 38.46 | $24,962 | $12,218 | $4,680 | 52.0 | 100.0 | 0.12 | 0.12 | $125 | $54,622 | $1.25 | 52.00 | 555 |
| 41-20-476-016 | 3517 CHEROKEE AVE | 06/23/21 | $8,200 | WD | $41,000 | $16,000 | 39.02 | $32,004 | $15,566 | $6,570 | 73.0 | 100.0 | 0.17 | 0.17 | $112 | $48,810 | $1.12 | 73.00 | 555 |
| 41-20-476-017 | 3521 CHEROKEE AVE | 11/22/19 | $5,200 | WD | $26,000 | $18,800 | 72.31 | $37,604 | ($6,204) | $5,400 | 60.0 | 100.0 | 0.14 | 0.14 | $87 | $37,681 | $0.87 | 60.00 | 555 |
| | | Totals: | $127,891 | | $639,455 | $250,600 | | $501,326 | $223,482 | $85,353 | 948.3 | | 2.21 | 2.21 | | | | | |
| | | | | | | Sale. Ratio => | 39.19 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 24.97 | | | per FF=> | $236 | | per Net Acre=> | 101,123.08 | | per SqFt=> | $2.32 | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 560.R-560, Last Edited: 11/30/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 65
Standard Frontage: 0 Standard Depth : 125

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

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

65

| Parcel Number | Street Address | Sale Date | )% Allocati | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-21-326-026 | 3222 CHAMBERS ST | 08/12/20 | $13,250 | WD | $13,250 | $8,200 | 61.89 | $16,370 | ($320) | $2,800 | 50.9 | 160.0 | 0.17 | 0.17 | $260 | $80,303 | $1.84 | 45.00 | 560 |
| 41-21-351-019 | 1543 E ATHERTON RD | 08/07/20 | $38,000 | WD | $38,000 | $20,300 | 53.42 | $40,642 | $3,484 | $6,126 | 111.4 | 200.0 | 0.40 | 0.40 | $341 | $94,059 | $2.16 | 88.05 | 560 |
| 41-21-378-024 | 3610 KLEINPELL ST | 01/10/20 | $17,000 | QC | $17,000 | $6,900 | 40.59 | $13,874 | $5,601 | $2,475 | 45.0 | 125.0 | 0.13 | 0.13 | $378 | $131,783 | $3.03 | 45.00 | 560 |
| | | **Totals:** | **$68,250** | | **$68,250** | **$35,400** | | **$70,886** | **$8,765** | **$11,401** | **207.3** | | **0.70** | **0.70** | | | | | |
| | | | | | | **Sale. Ratio =>** | **51.87** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **10.72** | | | **per FF=>** | | **$42** | **per Net Acre=>** | | **12,557.31** | **per SqFt=>** | | **$0.29** | |

20000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 563.R-563, Last Edited: 11/30/2021

Sites:
Site 'A': Description: ' SITE VALUE ' Value: 11,000

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

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

11,000

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-24-351-021 | 1829 WILLOW BROOK CIR | 11/27/19 | $8,200 | WD | $41,000 | $26,800 | 65.37 | $53,525 | ($3,525) | $9,000 | 24.7 | 100.0 | 0.06 | 0.06 | $332 | $143,860 | $3.30 | 24.67 | 563 |
| 40-24-351-049 | 1825 OAK BROOK CIR | 02/18/21 | $13,000 | WD | $65,000 | $30,100 | 46.31 | $60,216 | $13,784 | $9,000 | 63.4 | 73.8 | 0.11 | 0.11 | $205 | $121,495 | $2.79 | 63.40 | 563 |
| 40-24-379-003 | 1805 TIMBERLANE DR | 09/24/19 | $10,360 | WD | $51,800 | $28,600 | 55.21 | $57,132 | $3,668 | $9,000 | 24.7 | 96.0 | 0.05 | 0.05 | $420 | $191,852 | $4.40 | 24.67 | 563 |
| 40-24-379-003 | 1805 TIMBERLANE DR | 01/31/20 | $12,540 | WD | $62,700 | $28,600 | 45.61 | $57,132 | $14,568 | $9,000 | 24.7 | 96.0 | 0.05 | 0.05 | $508 | $232,222 | $5.33 | 24.67 | 563 |
| 40-24-380-012 | 1806 TIMBERLANE DR | 03/25/20 | $9,800 | WD | $49,000 | $29,100 | 59.39 | $58,162 | ($162) | $9,000 | 24.9 | 102.4 | 0.06 | 0.06 | $394 | $166,102 | $3.81 | 24.88 | 563 |
| 40-24-380-022 | 3704 GREENBROOK LN | 05/05/21 | $12,020 | WD | $60,100 | $27,700 | 46.09 | $55,353 | $13,747 | $9,000 | 25.9 | 95.9 | 0.06 | 0.06 | $464 | $210,877 | $4.84 | 25.93 | 563 |
| 40-25-101-012 | 3830 PARK FOREST DR | 04/18/19 | $7,800 | WD | $39,000 | $20,300 | 52.05 | $40,697 | $7,303 | $9,000 | 25.1 | 157.9 | 0.09 | 0.09 | $311 | $85,714 | $1.97 | 25.11 | 563 |
| 40-25-101-019 | 3844 PARK FOREST DR | 09/02/20 | $8,600 | WD | $43,000 | $20,100 | 46.74 | $40,267 | $11,733 | $9,000 | 25.6 | 181.5 | 0.11 | 0.11 | $336 | $81,132 | $1.86 | 25.56 | 563 |
| 40-25-101-022 | 3848 PARK FOREST DR | 04/18/19 | $7,800 | WD | $39,000 | $20,100 | 51.54 | $40,165 | $7,835 | $9,000 | 23.6 | 166.0 | 0.09 | 0.09 | $331 | $86,667 | $1.99 | 23.56 | 563 |
| 40-25-101-030 | 4014 PARK FOREST DR | 02/26/20 | $9,000 | WD | $45,000 | $21,100 | 46.89 | $42,136 | $11,864 | $9,000 | 33.1 | 147.0 | 0.11 | 0.11 | $272 | $80,357 | $1.84 | 33.08 | 563 |
| 40-25-101-034 | 4110 PARK FOREST DR | 04/10/19 | $9,000 | WD | $45,000 | $22,400 | 49.78 | $44,861 | $9,139 | $9,000 | 24.7 | 138.8 | 0.08 | 0.08 | $365 | $113,924 | $2.62 | 24.67 | 563 |
| 40-25-101-046 | 4312 PARK FOREST DR | 03/29/19 | $10,000 | WD | $50,000 | $21,200 | 42.40 | $42,330 | $16,670 | $9,000 | 33.3 | 155.5 | 0.12 | 0.12 | $301 | $84,034 | $1.93 | 33.26 | 563 |
| 40-25-101-053 | 4322 PARK FOREST DR | 11/25/19 | $12,800 | WD | $64,000 | $22,400 | 35.00 | $44,868 | $28,132 | $9,000 | 24.7 | 163.5 | 0.09 | 0.09 | $519 | $137,634 | $3.16 | 24.67 | 563 |
| 40-25-101-078 | 3918 PARK FOREST DR | 08/27/19 | $7,200 | WD | $36,000 | $20,700 | 57.50 | $41,471 | $3,529 | $9,000 | 24.7 | 154.8 | 0.09 | 0.09 | $292 | $81,818 | $1.88 | 24.66 | 563 |
| 40-25-126-031 | 2008 CRESTBROOK LN | 09/10/19 | $8,000 | WD | $40,000 | $26,000 | 65.00 | $51,956 | ($2,956) | $9,000 | 24.7 | 118.0 | 0.07 | 0.07 | $324 | $119,403 | $2.74 | 24.67 | 563 |
| 40-25-126-032 | 2012 CRESTBROOK LN | 12/22/20 | $8,200 | WD | $41,000 | $25,000 | 60.98 | $50,068 | ($68) | $9,000 | 24.7 | 118.0 | 0.07 | 0.07 | $332 | $122,388 | $2.81 | 24.67 | 563 |
| 40-25-127-014 | 2024 STONEY BROOK CT | 06/17/21 | $10,800 | WD | $54,000 | $25,500 | 47.22 | $50,984 | $12,016 | $9,000 | 24.7 | 103.0 | 0.06 | 0.06 | $438 | $186,207 | $4.27 | 24.67 | 563 |
| 40-25-127-021 | 2010 STONEY BROOK CT | 10/04/19 | $10,900 | WD | $54,500 | $24,200 | 44.40 | $48,320 | $15,180 | $9,000 | 24.7 | 105.5 | 0.06 | 0.06 | $442 | $181,667 | $4.17 | 24.67 | 563 |
| 40-25-127-025 | 2004 STONEY BROOK CT | 12/13/19 | $9,000 | WD | $45,000 | $25,000 | 55.56 | $50,029 | $3,971 | $9,000 | 24.7 | 105.5 | 0.06 | 0.06 | $365 | $150,000 | $3.44 | 24.67 | 563 |
| 40-25-127-029 | 2005 CRESTBROOK LN | 11/25/20 | $8,000 | WD | $40,000 | $20,700 | 51.75 | $41,378 | $7,622 | $9,000 | 24.7 | 105.5 | 0.06 | 0.06 | $324 | $133,333 | $3.06 | 24.67 | 563 |
| 40-25-127-033 | 2015 CRESTBROOK LN | 04/12/19 | $12,800 | WD | $64,000 | $25,000 | 39.06 | $50,012 | $22,988 | $9,000 | 37.1 | 108.0 | 0.09 | 0.09 | $345 | $139,130 | $3.19 | 37.09 | 563 |
| 40-25-127-051 | 2105 STONEY BROOK CT | 01/23/20 | $6,596 | WD | $32,979 | $28,300 | 85.81 | $56,565 | ($14,586) | $9,000 | 26.7 | 126.7 | 0.08 | 0.08 | $247 | $84,562 | $1.94 | 26.66 | 563 |
| 40-25-127-051 | 2105 STONEY BROOK CT | 06/16/21 | $14,200 | WD | $71,000 | $28,300 | 39.86 | $56,565 | $23,435 | $9,000 | 26.7 | 126.7 | 0.08 | 0.08 | $533 | $182,051 | $4.18 | 26.66 | 563 |
| 40-25-153-001 | 1965 LAUREL OAK DR | 01/28/19 | $9,700 | WD | $48,500 | $24,100 | 49.69 | $48,186 | $9,314 | $9,000 | 48.5 | 113.2 | 0.13 | 0.13 | $200 | $76,984 | $1.77 | 48.51 | 563 |
| 40-25-153-001 | 1965 LAUREL OAK DR | 08/17/21 | $16,000 | WD | $80,000 | $24,100 | 30.13 | $48,186 | $40,814 | $9,000 | 48.5 | 113.2 | 0.13 | 0.13 | $330 | $126,984 | $2.92 | 48.51 | 563 |
| 40-25-153-002 | 1963 LAUREL OAK DR | 08/08/19 | $8,000 | WD | $40,000 | $22,500 | 56.25 | $44,977 | $4,023 | $9,000 | 27.5 | 160.2 | 0.10 | 0.10 | $291 | $79,208 | $1.82 | 27.52 | 563 |
| 40-25-153-022 | 1813 LAUREL OAK DR | 02/26/20 | $9,000 | PTA | $45,000 | $24,900 | 55.33 | $49,801 | $4,199 | $9,000 | 40.1 | 145.3 | 0.13 | 0.13 | $225 | $67,164 | $1.54 | 40.05 | 563 |
| 40-25-153-049 | 1815 LAUREL OAK DR | 01/30/20 | $7,200 | WD | $36,000 | $23,800 | 66.11 | $47,521 | ($2,521) | $9,000 | 25.6 | 141.5 | 0.08 | 0.08 | $281 | $86,747 | $1.99 | 25.63 | 563 |
| 40-25-153-049 | 1815 LAUREL OAK DR | 11/19/20 | $13,800 | WD | $69,000 | $23,800 | 34.49 | $47,521 | $30,479 | $9,000 | 25.6 | 141.5 | 0.08 | 0.08 | $538 | $166,265 | $3.82 | 25.63 | 563 |
| | | Totals: | $290,316 | | $1,451,579 | $710,400 | | $1,420,384 | $292,195 | $261,000 | 857.1 | | 2.44 | 2.44 | | | | | |
| | | | | | | Sale. Ratio => | 48.94 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 11.37 | | | per FF=> | | $341 | per Net Acre=> | | 119,801.15 | per SqFt=> | | $2.75 | |

259,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 565.R-565, Last Edited: 10/18/2021

Frontages:
Frontage 'A': Description: 'DEPTH <=120 ' FF Rate: 245
Standard Frontage: 0 Standard Depth : 110
Frontage 'B': Description: 'DEPTH >120 ' FF Rate: 195
Standard Frontage: 0 Standard Depth : 130

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

Frontages:
Frontage 'A': Description: 'DEPTH <=120 ' FF Rate: 190 24K
Standard Frontage: 0 Standard Depth : 110
Frontage 'B': Description: 'DEPTH >120 ' FF Rate: 170 185
Standard Frontage: 0 Standard Depth : 130 110

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-25-102-002 | 1922 PARK FOREST DR | 08/02/21 | $16,250 | WD | $81,250 | $28,200 | 34.71 | $56,324 | $36,146 | $11,220 | 66.0 | 130.0 | 0.20 | 0.20 | $246 | $82,487 | $1.89 | 66.00 | 565 |
| 40-25-102-013 | 1820 PARK FOREST DR | 03/04/21 | $15,000 | WD | $75,000 | $26,200 | 34.93 | $52,455 | $32,575 | $10,030 | 59.0 | 130.0 | 0.18 | 0.18 | $254 | $85,227 | $1.96 | 59.00 | 565 |
| 40-25-104-010 | 1930 WINDSOR LN | 03/20/19 | $9,000 | WD | $45,000 | $30,300 | 67.33 | $60,643 | $863 | $16,506 | 86.9 | 75.0 | 0.18 | 0.18 | $104 | $49,724 | $1.14 | 105.21 | 565 |
| 40-25-104-011 | 1935 PENBROOK LN | 09/16/21 | $17,000 | WD | $85,000 | $34,300 | 40.35 | $68,592 | $32,425 | $16,017 | 84.3 | 92.1 | 0.20 | 0.20 | $202 | $87,179 | $2.00 | 92.15 | 565 |
| 40-25-105-010 | 1905 WINDSOR LN | 11/16/20 | $18,600 | WD | $93,000 | $33,600 | 36.13 | $67,152 | $38,701 | $12,853 | 67.6 | 112.1 | 0.17 | 0.17 | $275 | $108,140 | $2.48 | 67.00 | 565 |
| 40-25-105-011 | 1901 WINDSOR LN | 04/02/20 | $14,600 | CD | $73,000 | $31,300 | 42.88 | $62,652 | $24,000 | $13,652 | 71.9 | 116.0 | 0.19 | 0.19 | $203 | $78,495 | $1.80 | 69.97 | 565 |
| 40-25-105-023 | 1930 GREENBRIAR LN | 02/26/21 | $8,305 | CD | $41,525 | $31,900 | 76.82 | $63,788 | ($9,882) | $12,381 | 65.2 | 110.6 | 0.17 | 0.17 | $127 | $50,333 | $1.16 | 65.00 | 565 |
| 40-25-105-026 | 1918 GREENBRIAR LN | 03/05/21 | $19,600 | WD | $98,000 | $30,900 | 31.53 | $61,892 | $50,433 | $14,325 | 75.4 | 111.2 | 0.19 | 0.19 | $260 | $102,618 | $2.36 | 75.00 | 565 |
| 40-25-106-017 | 1821 GREENBRIAR LN | 08/17/20 | $15,980 | WD | $79,900 | $32,500 | 40.68 | $64,900 | $27,695 | $12,695 | 66.8 | 110.3 | 0.17 | 0.17 | $239 | $94,556 | $2.17 | 66.71 | 565 |
| 40-25-126-021 | 2140 CRESTBROOK LN | 05/21/20 | $14,600 | WD | $73,000 | $41,800 | 57.26 | $83,527 | $2,511 | $13,038 | 76.7 | 125.1 | 0.23 | 0.23 | $190 | $64,889 | $1.49 | 78.18 | 565 |
| 40-25-151-010 | 1901 ROCKCREEK LN | 06/10/21 | $18,380 | WD | $91,900 | $31,300 | 34.06 | $62,612 | $41,885 | $12,597 | 66.3 | 111.0 | 0.17 | 0.17 | $277 | $109,405 | $2.51 | 66.00 | 565 |
| 40-25-151-020 | 4202 GREENBROOK LN | 05/05/20 | $16,980 | WD | $84,900 | $36,200 | 42.64 | $72,390 | $26,808 | $14,298 | 84.1 | 125.6 | 0.25 | 0.25 | $202 | $68,745 | $1.58 | 85.57 | 565 |
| 40-25-151-027 | 1918 LYNBROOK DR | 03/30/20 | $17,380 | WD | $86,900 | $44,100 | 50.75 | $88,233 | $11,017 | $12,350 | 65.0 | 110.0 | 0.16 | 0.16 | $267 | $105,976 | $2.43 | 65.00 | 565 |
| 40-25-152-009 | 1901 LYNBROOK DR | 06/11/21 | $29,200 | WD | $146,000 | $51,100 | 35.00 | $102,131 | $57,382 | $13,513 | 71.1 | 118.0 | 0.19 | 0.19 | $411 | $156,989 | $3.60 | 68.67 | 565 |
| 40-25-152-010 | 1837 LYNBROOK DR | 12/11/20 | $17,400 | WD | $87,000 | $38,300 | 44.02 | $76,699 | $23,173 | $12,872 | 75.7 | 126.8 | 0.22 | 0.22 | $230 | $78,027 | $1.79 | 76.67 | 565 |
| 40-25-152-012 | 1829 LYNBROOK DR | 11/19/19 | $35,980 | WD | $179,900 | $80,700 | 44.86 | $161,303 | $33,207 | $14,610 | 85.9 | 156.5 | 0.28 | 0.28 | $419 | $128,043 | $2.94 | 78.33 | 565 |
| 40-25-152-039 | 1808 LAUREL OAK DR | 11/15/19 | $23,000 | WD | $115,000 | $58,300 | 50.70 | $116,655 | $13,783 | $15,438 | 90.8 | 163.0 | 0.30 | 0.30 | $253 | $75,908 | $1.74 | 81.11 | 565 |
| 40-25-152-054 | 1834 LAUREL OAK DR | 06/25/19 | $24,920 | WD | $124,600 | $57,500 | 46.15 | $114,946 | $21,894 | $12,240 | 72.0 | 130.0 | 0.22 | 0.22 | $346 | $115,907 | $2.66 | 72.00 | 565 |
| 40-25-153-069 | 1801 LAUREL OAK DR | 06/18/19 | $16,300 | WD | $81,500 | $48,100 | 59.02 | $96,299 | $5,555 | $20,354 | 107.1 | 91.7 | 0.25 | 0.25 | $152 | $64,427 | $1.48 | 115.00 | 565 |
| 40-25-176-017 | 1718 LYNBROOK DR | 04/17/19 | $18,800 | WD | $94,000 | $72,200 | 76.81 | $144,402 | ($34,252) | $16,150 | 85.0 | 110.0 | 0.22 | 0.22 | $221 | $87,442 | $2.01 | 85.00 | 565 |
| 40-25-177-024 | 1702 LAUREL OAK DR | 04/29/19 | $19,000 | WD | $95,000 | $56,500 | 59.47 | $112,918 | ($999) | $16,919 | 89.0 | 109.3 | 0.22 | 0.22 | $213 | $84,821 | $1.95 | 89.33 | 565 |
| 40-25-177-030 | 1718 LAUREL OAK DR | 12/30/20 | $20,700 | WD | $103,500 | $62,500 | 60.39 | $124,906 | ($3,356) | $18,050 | 95.0 | 110.0 | 0.24 | 0.24 | $218 | $86,250 | $1.98 | 95.00 | 565 |
| 40-25-178-002 | 1745 LAUREL OAK DR | 04/01/19 | $16,200 | CD | $81,000 | $50,400 | 62.22 | $100,753 | ($4,970) | $14,783 | 77.8 | 118.0 | 0.20 | 0.20 | $208 | $79,412 | $1.82 | 75.11 | 565 |
| 40-25-178-013 | 1705 LAUREL OAK DR | 02/13/19 | $28,000 | WD | $140,000 | $69,700 | 49.79 | $139,430 | $17,236 | $16,666 | 87.7 | 117.1 | 0.23 | 0.23 | $319 | $122,271 | $2.81 | 85.00 | 565 |
| 40-25-178-087 | 1711 LAUREL OAK DR | 09/01/21 | $0 | OTH | $0 | $150,900 | #DIV/0! | $301,858 | ($212,417) | $89,441 | 526.1 | 162.6 | 1.77 | 1.77 | $0 | $0 | $0.00 | 474.00 | 565 |
| 40-25-178-091 | 4722 CRESTBROOK LN | 03/20/19 | $40,000 | WD | $200,000 | $98,700 | 49.35 | $197,499 | $38,126 | $35,625 | 187.5 | 120.0 | 0.63 | 0.63 | $213 | $64,000 | $1.47 | 179.49 | 565 |
| | | Totals: | $491,175 | | $2,455,875 | $1,327,500 | | $2,654,959 | $269,539 | $468,623 | 2,586.1 | | 7.40 | 7.40 | | | | | |
| | | | 17000 | | | Sale. Ratio => | 54.05 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | #DIV/0! | | | per FF=> | $104 | | per Net Acre=> | 36,404.51 | | per SqFt=> | $0.84 | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 570.R-570, Last Edited: 12/05/2021

Frontages:
Frontage 'A': Description: 'STANDARD LOTS ' FF Rate: 140
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '<.2 AC ' FF Rate: 165
Standard Frontage: 0 Standard Depth : 170

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

Frontages:
Frontage 'A': Description: 'STANDARD LOTS ' FF Rate: 135 175 too low
Standard Frontage: 0 Standard Depth : 100
Frontage 'B': Description: '<.2 AC ' FF Rate: 125 130 too low
Standard Frontage: 0 Standard Depth : 170

140

165

| Parcel Number | Street Address | Sale Date | !0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-25-201-036 | 1510 BERRYWOOD LN | 10/30/20 | $8,900 | WD | $44,500 | $17,000 | 38.20 | $33,999 | $17,895 | $7,394 | 54.8 | 120.0 | 0.14 | 0.14 | $162 | $64,493 | $1.48 | 50.00 | 570 |
| 40-25-201-048 | 1410 BERRYWOOD LN | 09/27/19 | $7,400 | WD | $37,000 | $17,300 | 46.76 | $34,506 | $9,718 | $7,224 | 53.5 | 104.5 | 0.13 | 0.13 | $138 | $58,730 | $1.35 | 52.33 | 570 |
| 40-25-201-048 | 1410 BERRYWOOD LN | 06/30/21 | $10,000 | WD | $50,000 | $17,300 | 34.60 | $34,506 | $22,718 | $7,224 | 53.5 | 104.5 | 0.13 | 0.13 | $187 | $79,365 | $1.82 | 52.33 | 570 |
| 40-25-202-005 | 1609 BERRYWOOD LN | 04/30/19 | $10,000 | WD | $50,000 | $19,000 | 38.00 | $37,979 | $19,167 | $7,146 | 52.9 | 101.0 | 0.12 | 0.12 | $189 | $81,967 | $1.88 | 52.67 | 570 |
| 40-25-202-038 | 1510 MULBERRY LN | 07/29/21 | $11,111 | WD | $55,555 | $18,000 | 32.40 | $36,011 | $26,294 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $222 | $96,617 | $2.22 | 50.00 | 570 |
| 40-25-203-009 | 1521 MULBERRY LN | 04/07/20 | $11,400 | WD | $57,000 | $17,400 | 30.53 | $34,793 | $28,957 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $228 | $99,130 | $2.28 | 50.00 | 570 |
| 40-25-203-010 | 1517 MULBERRY LN | 01/22/19 | $7,000 | WD | $35,000 | $16,600 | 47.43 | $33,150 | $8,600 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $1.40 | 50.00 | 570 |
| 40-25-203-012 | 1509 MULBERRY LN | 12/04/20 | $12,600 | WD | $63,000 | $18,400 | 29.21 | $36,752 | $32,998 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $252 | $109,565 | $2.52 | 50.00 | 570 |
| 40-25-203-013 | 1505 MULBERRY LN | 10/28/19 | $12,000 | PTA | $60,000 | $18,900 | 31.50 | $37,870 | $28,880 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $240 | $104,348 | $2.40 | 50.00 | 570 |
| 40-25-203-031 | 1418 BLUEBERRY LN | 12/30/19 | $7,480 | WD | $37,400 | $17,000 | 45.45 | $34,081 | $10,069 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $150 | $65,043 | $1.49 | 50.00 | 570 |
| 40-25-204-005 | 1509 BLUEBERRY LN | 05/15/20 | $7,600 | WD | $38,000 | $17,000 | 44.74 | $33,935 | $10,815 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $152 | $66,087 | $1.52 | 50.00 | 570 |
| 40-25-204-007 | 1501 BLUEBERRY LN | 04/29/19 | $7,700 | WD | $38,500 | $16,900 | 43.90 | $33,863 | $11,387 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $154 | $66,957 | $1.54 | 50.00 | 570 |
| 40-25-204-012 | 1407 BLUEBERRY LN | 01/09/20 | $7,300 | WD | $36,500 | $18,100 | 49.59 | $36,171 | $8,568 | $8,239 | 61.0 | 116.0 | 0.15 | 0.15 | $120 | $48,344 | $1.11 | 56.67 | 570 |
| 40-25-251-027 | 1830 GREENBROOK LN | 04/21/20 | $9,780 | WD | $48,900 | $19,800 | 40.49 | $39,687 | $16,766 | $7,553 | 55.9 | 103.5 | 0.13 | 0.13 | $175 | $74,656 | $1.71 | 55.00 | 570 |
| 40-25-253-002 | 4313 HUCKLEBERRY LN | 07/30/19 | $8,600 | WD | $43,000 | $21,100 | 49.07 | $42,154 | $9,814 | $8,968 | 66.4 | 85.0 | 0.14 | 0.14 | $129 | $60,993 | $1.40 | 72.05 | 570 |
| 40-25-253-006 | 4409 HUCKLEBERRY LN | 06/23/21 | $8,200 | WD | $41,000 | $18,300 | 44.63 | $36,543 | $11,207 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $164 | $71,304 | $1.64 | 50.00 | 570 |
| 40-25-253-034 | 1707 GREENBROOK LN | 12/15/20 | $8,800 | WD | $44,000 | $19,000 | 43.18 | $38,089 | $12,661 | $6,750 | 50.0 | 100.0 | 0.12 | 0.12 | $176 | $76,522 | $1.76 | 50.00 | 570 |
| 40-25-253-040 | 1607 GREENBROOK LN | 09/14/20 | $8,600 | WD | $43,000 | $18,500 | 43.02 | $36,945 | $14,549 | $8,494 | 62.9 | 113.7 | 0.15 | 0.15 | $137 | $55,844 | $1.28 | 59.00 | 570 |
| 40-25-254-005 | 4318 HUCKLEBERRY LN | 09/16/21 | $11,000 | WD | $55,000 | $17,900 | 32.55 | $35,734 | $27,533 | $8,267 | 61.2 | 150.0 | 0.17 | 0.17 | $180 | $63,953 | $1.47 | 50.00 | 570 |
| 40-25-254-020 | 1625 RASPBERRY LN | 12/11/20 | $11,000 | WD | $55,000 | $21,600 | 39.27 | $43,210 | $20,414 | $8,624 | 63.9 | 127.1 | 0.17 | 0.17 | $172 | $66,667 | $1.53 | 56.67 | 570 |
| 40-25-254-024 | 1609 RASPBERRY LN | 01/02/20 | $9,000 | WD | $45,000 | $19,200 | 42.67 | $38,329 | $13,750 | $7,079 | 52.4 | 110.0 | 0.13 | 0.13 | $172 | $71,429 | $1.64 | 50.00 | 570 |
| 40-25-255-010 | 1610 GREENBROOK LN | 05/06/19 | $8,400 | WD | $42,000 | $17,700 | 42.14 | $35,466 | $14,341 | $7,807 | 57.8 | 152.8 | 0.16 | 0.16 | $145 | $51,220 | $1.18 | 46.79 | 570 |
| 40-25-255-027 | 1405 RASPBERRY LN | 10/09/20 | $13,800 | WD | $69,000 | $21,200 | 30.72 | $42,344 | $33,735 | $7,079 | 52.4 | 110.0 | 0.13 | 0.13 | $263 | $109,524 | $2.51 | 50.00 | 570 |
| 40-25-255-030 | 1506 GREENBROOK LN | 04/30/21 | $7,000 | WD | $35,000 | $16,400 | 46.86 | $32,899 | $10,993 | $8,892 | 71.1 | 134.4 | 0.47 | 0.47 | $98 | $14,768 | $0.34 | 80.00 | 570 |
| | | Totals: | $224,671 | | $1,123,355 | $439,600 | | $879,016 | $421,829 | $177,490 | 1,320.0 | | 3.47 | 3.47 | | | | | |
| | | | | | | Sale. Ratio => | 39.13 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 6.44 | | | per FF=> | $320 | | per Net Acre=> | 121,704.85 | | per SqFt=> | $2.79 | | |

nit: 54 - CITY OF FLINT
ates/Values for Neighborhood 575.R-575, Last Edited: 12/05/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 85 80 too high
Standard Frontage: 0 Standard Depth : 100

80

| Parcel Number | Street Address | Sale Date | :0% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-25-227-018 | 1028 CAMPBELL ST | 01/29/20 | $1,998 | WD | $9,988 | $8,800 | 88.11 | $14,930 | ($2,342) | $2,600 | 36.7 | 110.0 | 0.09 | 0.09 | $54 | $21,713 | $0.50 | 35.00 | 575 |
| 40-25-228-001 | 3907 HARGOTT AVE | 06/26/19 | $9,500 | WD | $47,500 | $14,400 | 30.32 | $28,879 | $23,193 | $4,572 | 53.8 | 110.0 | 0.13 | 0.13 | $177 | $73,077 | $1.68 | 51.29 | 575 |
| 40-25-228-007 | 1227 CAMPBELL ST | 10/30/20 | $5,400 | WD | $27,000 | $8,300 | 30.74 | $16,612 | $13,508 | $3,120 | 36.7 | 110.0 | 0.09 | 0.09 | $147 | $61,364 | $1.41 | 35.00 | 575 |
| 40-25-228-011 | 1211 CAMPBELL ST | 05/24/19 | $5,600 | WD | $28,000 | $10,300 | 36.79 | $21,239 | $9,881 | $3,120 | 36.7 | 110.0 | 0.09 | 0.09 | $153 | $63,636 | $1.46 | 35.00 | 575 |
| 40-25-229-029 | 1022 LELAND ST | 08/14/19 | $4,000 | LC | $20,000 | $6,400 | 32.00 | $12,802 | $10,318 | $3,120 | 36.7 | 110.0 | 0.09 | 0.09 | $109 | $45,455 | $1.04 | 35.00 | 575 |
| 40-25-230-004 | 1301 LELAND ST | 12/11/20 | $5,200 | MLC | $26,000 | $10,300 | 39.62 | $20,558 | $8,562 | $3,120 | 36.7 | 110.0 | 0.09 | 0.09 | $142 | $59,091 | $1.36 | 35.00 | 575 |
| 40-25-230-025 | 1212 CRAWFORD ST | 02/02/21 | $4,400 | WD | $22,000 | $17,200 | 78.18 | $34,481 | ($7,801) | $4,680 | 55.1 | 110.0 | 0.13 | 0.13 | $80 | $33,083 | $0.76 | 52.50 | 575 |
| 40-25-231-001 | 4001 TUXEDO AVE | 11/20/20 | $5,800 | WD | $29,000 | $13,800 | 47.59 | $27,621 | $6,605 | $5,226 | 61.5 | 105.0 | 0.15 | 0.15 | $94 | $40,000 | $0.92 | 60.00 | 575 |
| 40-25-231-004 | 4021 TUXEDO AVE | 03/05/21 | $2,200 | WD | $11,000 | $8,200 | 74.55 | $16,375 | ($118) | $5,257 | 61.8 | 68.0 | 0.12 | 0.12 | $36 | $18,803 | $0.43 | 75.00 | 575 |
| 40-25-231-013 | 1027 LELAND ST | 08/25/21 | $7,000 | WD | $35,000 | $9,200 | 26.29 | $18,440 | $19,680 | $3,120 | 36.7 | 110.0 | 0.09 | 0.09 | $191 | $79,545 | $1.83 | 35.00 | 575 |
| 40-25-231-036 | 1114 CRAWFORD ST | 07/16/19 | $3,000 | WD | $15,000 | $13,900 | 92.67 | $27,877 | ($9,631) | $3,246 | 38.2 | 107.0 | 0.09 | 0.09 | $79 | $32,967 | $0.76 | 37.00 | 575 |
| 40-25-232-006 | 1235 CRAWFORD ST | 10/07/20 | $4,400 | WD | $22,000 | $7,600 | 34.55 | $15,260 | $10,132 | $3,392 | 39.9 | 130.0 | 0.10 | 0.10 | $110 | $42,308 | $0.97 | 35.00 | 575 |
| 40-25-233-016 | 1031 CRAWFORD ST | 12/17/20 | $2,600 | WD | $13,000 | $8,100 | 62.31 | $16,255 | $137 | $3,392 | 39.9 | 130.0 | 0.10 | 0.10 | $65 | $25,000 | $0.57 | 35.00 | 575 |
| 40-25-276-009 | 1221 ALVORD AVE | 06/21/19 | $3,300 | WD | $16,500 | $10,700 | 64.85 | $21,341 | ($482) | $4,359 | 51.3 | 101.1 | 0.12 | 0.12 | $64 | $27,966 | $0.64 | 51.00 | 575 |
| 40-25-280-025 | 1238 PINEHURST AVE | 08/10/19 | $2,380 | WD | $11,900 | $9,600 | 80.67 | $19,171 | ($4,381) | $2,890 | 34.0 | 100.0 | 0.08 | 0.08 | $70 | $30,513 | $0.70 | 34.00 | 575 |
| 40-25-280-025 | 1238 PINEHURST AVE | 12/23/19 | $3,300 | WD | $16,500 | $9,600 | 58.18 | $19,171 | $219 | $2,890 | 34.0 | 100.0 | 0.08 | 0.08 | $97 | $42,308 | $0.97 | 34.00 | 575 |
| 40-25-280-039 | 1322 PINEHURST AVE | 08/11/21 | $2,000 | QC | $10,000 | $11,700 | 117.00 | $23,323 | ($7,045) | $6,278 | 73.9 | 100.0 | 0.17 | 0.17 | $27 | $11,765 | $0.27 | 73.86 | 575 |
| 40-25-281-005 | 1115 INGLESIDE AVE | 08/26/19 | $3,600 | WD | $18,000 | $15,200 | 84.44 | $30,376 | ($7,276) | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $60 | $26,087 | $0.60 | 60.00 | 575 |
| 40-25-281-011 | 1031 INGLESIDE AVE | 04/20/21 | $9,000 | WD | $45,000 | $15,300 | 34.00 | $30,675 | $19,425 | $5,100 | 60.0 | 100.0 | 0.14 | 0.14 | $150 | $65,217 | $1.50 | 60.00 | 575 |
| 40-25-282-012 | 1205 PINEHURST AVE | 07/09/20 | $4,571 | MLC | $22,857 | $8,000 | 35.00 | $16,750 | $8,997 | $2,890 | 34.0 | 100.0 | 0.08 | 0.08 | $134 | $58,608 | $1.35 | 34.00 | 575 |
| 40-25-282-030 | 1202 MARKHAM ST | 09/18/20 | $6,000 | WD | $30,000 | $10,200 | 34.00 | $20,359 | $15,421 | $5,780 | 68.0 | 100.0 | 0.16 | 0.16 | $88 | $38,462 | $0.88 | 68.00 | 575 |
| 40-25-283-016 | 1106 MARKHAM ST | 11/17/20 | $3,000 | QC | $15,000 | $10,300 | 68.67 | $20,699 | ($1,874) | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $67 | $29,126 | $0.67 | 45.00 | 575 |
| 40-25-283-017 | 1102 MARKHAM ST | 02/10/21 | $4,200 | WD | $21,000 | $7,500 | 35.71 | $14,967 | $9,858 | $3,825 | 45.0 | 100.0 | 0.10 | 0.10 | $93 | $40,777 | $0.94 | 45.00 | 575 |
| 41-30-102-001 | 3801 BRUNSWICK AVE | 10/21/20 | $8,800 | WD | $44,000 | $13,400 | 30.45 | $26,878 | $21,007 | $3,885 | 45.7 | 100.0 | 0.11 | 0.11 | $193 | $83,810 | $1.92 | 45.70 | 575 |
| 41-30-102-003 | 3809 BRUNSWICK AVE | 01/29/20 | $4,980 | WD | $24,900 | $11,800 | 47.39 | $23,660 | $4,640 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $125 | $54,130 | $1.24 | 40.00 | 575 |
| 41-30-102-028 | 822 CAMPBELL ST | 08/23/19 | $4,800 | WD | $24,000 | $9,100 | 37.92 | $18,184 | $8,864 | $3,048 | 35.9 | 105.0 | 0.08 | 0.08 | $134 | $57,143 | $1.31 | 35.00 | 575 |
| 41-30-104-005 | 858 LELAND ST | 09/09/21 | $4,200 | WD | $21,000 | $14,900 | 70.95 | $29,754 | ($3,052) | $5,702 | 67.1 | 45.0 | 0.10 | 0.10 | $63 | $40,777 | $0.94 | 100.00 | 575 |
| 41-30-104-011 | 829 CAMPBELL ST | 09/21/21 | $3,200 | WD | $16,000 | $6,300 | 39.38 | $12,558 | $6,490 | $3,048 | 35.9 | 105.0 | 0.08 | 0.08 | $89 | $38,095 | $0.87 | 35.00 | 575 |
| 41-30-106-001 | 4001 BRUNSWICK AVE | 10/06/20 | $3,000 | WD | $15,000 | $8,800 | 58.67 | $17,571 | $1,169 | $3,740 | 44.0 | 100.0 | 0.10 | 0.10 | $68 | $29,703 | $0.68 | 44.00 | 575 |
| 41-30-106-001 | 4001 BRUNSWICK AVE | 08/04/21 | $7,400 | WD | $37,000 | $8,800 | 23.78 | $17,571 | $23,169 | $3,740 | 44.0 | 100.0 | 0.10 | 0.10 | $168 | $73,267 | $1.68 | 44.00 | 575 |
| 41-30-106-002 | 4005 BRUNSWICK AVE | 01/29/20 | $2,769 | WD | $13,845 | $8,200 | 59.23 | $21,422 | ($4,189) | $3,388 | 41.0 | 100.0 | 0.08 | 0.09 | $68 | $32,964 | $0.76 | 41.00 | 575 |
| 41-30-106-002 | 4005 BRUNSWICK AVE | 11/30/20 | $5,980 | WD | $29,900 | $10,800 | 36.12 | $21,519 | $11,866 | $3,485 | 41.0 | 100.0 | 0.09 | 0.09 | $146 | $63,617 | $1.46 | 41.00 | 575 |
| 41-30-106-003 | 4009 BRUNSWICK AVE | 01/15/21 | $4,800 | WD | $24,000 | $13,500 | 56.25 | $26,914 | $486 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $120 | $52,174 | $1.20 | 40.00 | 575 |
| 41-30-106-018 | 801 LELAND ST | 05/10/19 | $5,000 | WD | $25,000 | $9,300 | 37.20 | $18,565 | $9,483 | $3,048 | 35.9 | 105.0 | 0.08 | 0.08 | $139 | $59,524 | $1.37 | 35.00 | 575 |
| 41-30-106-022 | 842 CRAWFORD ST | 08/20/19 | $4,800 | WD | $24,000 | $14,600 | 60.83 | $29,285 | ($712) | $4,573 | 53.8 | 105.0 | 0.13 | 0.13 | $89 | $37,795 | $0.87 | 52.50 | 575 |
| 41-30-106-025 | 830 CRAWFORD ST | 07/22/21 | $9,000 | WD | $45,000 | $16,200 | 36.00 | $32,383 | $18,714 | $6,097 | 71.7 | 105.0 | 0.17 | 0.17 | $125 | $53,254 | $1.22 | 70.00 | 575 |
| 41-30-106-026 | 822 CRAWFORD ST | 05/06/21 | $7,400 | WD | $37,000 | $12,000 | 32.43 | $23,912 | $17,095 | $4,007 | 47.1 | 105.0 | 0.11 | 0.11 | $157 | $66,667 | $1.53 | 46.00 | 575 |
| 41-30-108-004 | 4109 BRUNSWICK AVE | 02/07/20 | $4,000 | QC | $20,000 | $10,500 | 52.50 | $21,060 | $2,340 | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $100 | $43,478 | $1.00 | 40.00 | 575 |
| 41-30-108-028 | 806 ALVORD AVE | 01/29/20 | $2,934 | WD | $14,672 | $8,800 | 59.98 | $22,513 | ($5,241) | $2,600 | 35.0 | 100.0 | 0.09 | 0.08 | $84 | $31,896 | $0.73 | 35.00 | 575 |
| 41-30-109-032 | 944 CLINTON ST | 06/24/21 | $6,000 | WD | $30,000 | $10,500 | 35.00 | $21,026 | $13,437 | $4,463 | 52.5 | 100.0 | 0.12 | 0.12 | $114 | $49,587 | $1.14 | 52.50 | 575 |
| 41-30-110-002 | 4205 BRUNSWICK AVE | 04/26/21 | $3,600 | WD | $18,000 | $12,100 | 67.22 | $24,101 | ($2,701) | $3,400 | 40.0 | 100.0 | 0.09 | 0.09 | $90 | $39,130 | $0.90 | 40.00 | 575 |
| 41-30-110-006 | 853 ALVORD AVE | 01/31/20 | $3,600 | WD | $18,000 | $10,600 | 58.89 | $21,127 | ($152) | $2,975 | 35.0 | 100.0 | 0.08 | 0.08 | $103 | $45,000 | $1.03 | 35.00 | 575 |
| 41-30-151-029 | 920 HURON ST | 03/29/19 | $4,000 | WD | $20,000 | $13,900 | 69.50 | $27,807 | ($1,857) | $5,950 | 70.0 | 100.0 | 0.16 | 0.16 | $57 | $24,845 | $0.57 | 70.00 | 575 |
| 41-30-152-006 | 837 CLINTON ST | 02/03/21 | $7,000 | WD | $35,000 | $16,300 | 46.57 | $32,649 | $9,789 | $7,438 | 87.5 | 100.0 | 0.20 | 0.20 | $80 | $34,826 | $0.80 | 87.50 | 575 |
| 41-30-153-030 | 932 INGLESIDE AVE | 12/16/20 | $4,200 | WD | $21,000 | $12,900 | 61.43 | $25,720 | ($300) | $4,420 | 52.0 | 100.0 | 0.12 | 0.12 | $81 | $35,294 | $0.81 | 52.00 | 575 |
| 41-30-157-016 | 952 MARKHAM ST | 05/22/20 | $5,200 | WD | $26,000 | $11,300 | 43.46 | $22,592 | $6,407 | $2,999 | 35.3 | 101.6 | 0.08 | 0.08 | $147 | $63,415 | $1.46 | 35.00 | 575 |
| 41-30-157-030 | 4618 BRUNSWICK AVE | 12/09/19 | $3,560 | WD | $17,800 | $12,200 | 68.54 | $24,357 | ($2,886) | $3,671 | 43.2 | 100.0 | 0.10 | 0.10 | $82 | $35,960 | $0.83 | 43.19 | 575 |
| | | Totals: | $222,672 | | $1,113,362 | $521,400 | | $1,051,289 | $248,852 | $186,779 | 2,209.1 | | 5.09 | 5.08 | | | | | |
| | | | 40000 | | | Sale. Ratio => | 46.83 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 20.54 | | | per FF=> | $113 | | per Net Acre=> | 48,928.82 | | per SqFt=> | $1.12 | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 580,R-580, Last Edited: 12/03/2021

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

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

125

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

| Parcel Number | Street Address | Sale Date | 20% Allocation | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-19-381-012 | 652 PETTIBONE AVE | 10/15/20 | $7,000 | WD | $35,000 | $14,900 | 42.57 | $29,821 | $10,179 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $140 | $60,870 | $1.40 | 50.00 | 580 |
| 41-19-381-019 | 624 PETTIBONE AVE | 07/28/20 | $4,800 | WD | $24,000 | $13,300 | 55.42 | $26,667 | $1,833 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $107 | $46,602 | $1.07 | 45.00 | 580 |
| 41-19-381-022 | 612 PETTIBONE AVE | 08/05/21 | $14,400 | WD | $72,000 | $18,500 | 25.69 | $37,080 | $39,420 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $320 | $139,806 | $3.21 | 45.00 | 580 |
| 41-19-382-015 | 752 WALDMAN AVE | 07/01/21 | $9,980 | WD | $49,900 | $13,000 | 26.05 | $26,005 | $30,452 | $6,557 | 65.6 | 100.0 | 0.15 | 0.15 | $152 | $66,093 | $1.52 | 65.57 | 580 |
| 41-19-382-017 | 748 WALDMAN AVE | 11/06/20 | $1,800 | WD | $9,000 | $10,700 | 118.89 | $21,331 | ($7,331) | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $36 | $15,652 | $0.36 | 50.00 | 580 |
| 41-19-383-006 | 631 PETTIBONE AVE | 03/09/20 | $8,000 | WD | $40,000 | $15,000 | 37.50 | $30,038 | $14,462 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $178 | $77,670 | $1.78 | 45.00 | 580 |
| 41-19-384-001 | 751 WALDMAN AVE | 06/25/21 | $14,380 | WD | $71,900 | $15,700 | 21.84 | $31,419 | $46,556 | $6,075 | 60.7 | 93.0 | 0.13 | 0.13 | $237 | $107,313 | $2.46 | 62.99 | 580 |
| 41-19-385-017 | 630 W ATHERTON RD | 07/16/21 | $4,990 | WD | $24,950 | $13,800 | 55.31 | $27,617 | $1,833 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $111 | $48,447 | $1.11 | 45.00 | 580 |
| 41-19-452-015 | 501 PETTIBONE AVE | 03/15/19 | $11,400 | WD | $57,000 | $28,400 | 49.82 | $56,743 | $9,757 | $9,500 | 95.0 | 100.0 | 0.22 | 0.22 | $120 | $52,294 | $1.20 | 95.00 | 580 |
| 41-19-452-015 | 501 PETTIBONE AVE | 03/13/19 | $5,600 | WD | $28,000 | $28,400 | 101.43 | $56,743 | ($19,243) | $9,500 | 95.0 | 100.0 | 0.22 | 0.22 | $59 | $25,688 | $0.59 | 95.00 | 580 |
| 41-30-126-006 | 731 W ATHERTON RD | 06/11/21 | $10,000 | WD | $50,000 | $15,400 | 30.80 | $30,878 | $23,622 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $222 | $97,087 | $2.23 | 45.00 | 580 |
| 41-30-127-002 | 649 W ATHERTON RD | 12/17/19 | $4,000 | MLC | $20,000 | $15,200 | 76.00 | $30,385 | ($5,885) | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $89 | $38,835 | $0.89 | 45.00 | 580 |
| 41-30-128-002 | 745 CAMPBELL ST | 07/12/21 | $14,400 | WD | $72,000 | $19,200 | 26.67 | $38,372 | $38,239 | $4,611 | 46.1 | 105.0 | 0.11 | 0.11 | $312 | $133,333 | $3.06 | 45.00 | 580 |
| 41-30-128-008 | 725 CAMPBELL ST | 08/09/19 | $4,500 | QC | $22,500 | $12,700 | 56.44 | $25,420 | $1,691 | $4,611 | 46.1 | 105.0 | 0.11 | 0.11 | $98 | $41,667 | $0.96 | 45.00 | 580 |
| 41-30-128-020 | 718 LELAND ST | 07/07/21 | $4,900 | WD | $24,500 | $13,300 | 54.29 | $26,602 | $4,815 | $6,917 | 69.2 | 105.0 | 0.16 | 0.16 | $71 | $30,061 | $0.69 | 67.50 | 580 |
| 41-30-129-003 | 643 CAMPBELL ST | 03/06/20 | $5,800 | WD | $29,000 | $17,100 | 58.97 | $34,144 | $3,566 | $8,710 | 87.1 | 105.0 | 0.21 | 0.21 | $67 | $28,293 | $0.65 | 85.00 | 580 |
| 41-30-130-031 | 729 LELAND ST | 03/22/19 | $5,000 | LC | $25,000 | $18,700 | 74.80 | $37,346 | ($3,124) | $9,222 | 92.2 | 105.0 | 0.22 | 0.22 | $54 | $23,041 | $0.53 | 90.00 | 580 |
| 41-30-131-001 | 653 LELAND ST | 07/30/21 | $11,000 | WD | $55,000 | $21,600 | 39.27 | $43,167 | $16,956 | $5,123 | 51.2 | 105.0 | 0.12 | 0.12 | $215 | $90,909 | $2.09 | 50.00 | 580 |
| 41-30-131-016 | 628 CRAWFORD ST | 04/09/20 | $10,400 | WD | $52,000 | $19,000 | 36.54 | $38,024 | $18,587 | $4,611 | 46.1 | 105.0 | 0.11 | 0.11 | $226 | $96,296 | $2.21 | 45.00 | 580 |
| 41-30-132-001 | 749 CRAWFORD ST | 09/24/19 | $5,800 | WD | $29,000 | $14,900 | 51.38 | $29,876 | $4,124 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $116 | $50,435 | $1.16 | 50.00 | 580 |
| 41-30-132-002 | 745 CRAWFORD ST | 06/26/20 | $3,000 | WD | $15,000 | $12,700 | 84.67 | $25,350 | ($5,850) | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $67 | $29,126 | $0.67 | 45.00 | 580 |
| 41-30-133-023 | 612 ALVORD AVE | 06/24/19 | $7,000 | MLC | $35,000 | $18,300 | 52.29 | $36,502 | $2,998 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $156 | $67,961 | $1.56 | 45.00 | 580 |
| 41-30-134-005 | 729 ALVORD AVE | 09/16/20 | $7,000 | WD | $35,000 | $19,400 | 55.43 | $38,872 | $4,028 | $7,900 | 79.0 | 100.0 | 0.18 | 0.18 | $89 | $38,674 | $0.89 | 79.00 | 580 |
| 41-30-134-008 | 717 ALVORD AVE | 08/06/20 | $8,000 | WD | $40,000 | $16,400 | 41.00 | $32,888 | $11,612 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $178 | $77,670 | $1.78 | 45.00 | 580 |
| 41-30-134-012 | 701 ALVORD AVE | 08/09/21 | $11,000 | WD | $55,000 | $16,800 | 30.55 | $33,589 | $26,411 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $220 | $95,652 | $2.20 | 50.00 | 580 |
| 41-30-134-020 | 726 CLINTON ST | 07/30/21 | $6,400 | WD | $32,000 | $16,000 | 50.00 | $32,059 | $5,441 | $5,500 | 55.0 | 100.0 | 0.13 | 0.13 | $116 | $50,794 | $1.17 | 55.00 | 580 |
| 41-30-134-024 | 710 CLINTON ST | 07/29/21 | $14,200 | WD | $71,000 | $12,700 | 17.89 | $25,372 | $50,128 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $316 | $137,864 | $3.16 | 45.00 | 580 |
| 41-30-135-006 | 635 ALVORD AVE | 08/20/21 | $9,600 | WD | $48,000 | $17,700 | 36.88 | $35,390 | $17,110 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $213 | $93,204 | $2.14 | 45.00 | 580 |
| 41-30-135-012 | 652 CLINTON ST | 05/20/21 | $8,400 | WD | $42,000 | $14,700 | 35.00 | $29,402 | $17,598 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $168 | $73,043 | $1.68 | 50.00 | 580 |
| 41-30-135-032 | 619 ALVORD AVE | 03/31/21 | $3,400 | WD | $17,000 | $12,500 | 73.53 | $25,008 | ($3,308) | $4,700 | 47.0 | 100.0 | 0.11 | 0.11 | $72 | $31,481 | $0.72 | 47.00 | 580 |
| 41-30-152-003 | 858 HURON ST | 09/21/21 | $0 | QC | $0 | $18,000 | #DIV/0! | $36,096 | ($26,096) | $10,000 | 100.0 | 100.0 | 0.23 | 0.23 | $0 | $0 | $0.00 | 100.00 | 580 |
| 41-30-152-018 | 830 HURON ST | 01/31/20 | $4,600 | WD | $23,000 | $9,400 | 40.87 | $18,700 | $7,800 | $3,500 | 35.0 | 100.0 | 0.08 | 0.08 | $131 | $57,500 | $1.32 | 35.00 | 580 |
| 41-30-156-011 | 829 INGLESIDE AVE | 03/20/20 | $2,600 | WD | $13,000 | $10,600 | 81.54 | $21,248 | ($4,748) | $3,500 | 35.0 | 100.0 | 0.08 | 0.08 | $74 | $32,500 | $0.75 | 35.00 | 580 |
| 41-30-158-027 | 818 MARKHAM ST | 03/13/20 | $3,980 | MLC | $19,900 | $7,600 | 38.19 | $15,226 | $8,446 | $3,772 | 37.7 | 116.1 | 0.09 | 0.09 | $106 | $42,796 | $0.98 | 35.00 | 580 |
| 41-30-158-027 | 818 MARKHAM ST | 04/30/21 | $1,800 | WD | $9,000 | $7,600 | 84.44 | $15,226 | ($2,454) | $3,772 | 37.7 | 116.1 | 0.09 | 0.09 | $48 | $19,355 | $0.44 | 35.00 | 580 |
| 41-30-158-033 | 806 MARKHAM ST | 06/30/20 | $10,000 | WD | $50,000 | $23,900 | 47.80 | $47,841 | $9,763 | $7,604 | 76.0 | 118.0 | 0.19 | 0.19 | $132 | $52,632 | $1.21 | 70.00 | 580 |
| 41-30-159-008 | 937 MARKHAM ST | 10/19/20 | $85,500 | WD | $427,500 | $11,400 | 2.67 | $28,432 | $402,793 | $3,725 | 47.2 | 110.0 | 0.11 | 0.11 | $1,812 | $777,273 | $17.84 | 45.00 | 580 |
| 41-30-159-009 | 931 MARKHAM ST | 09/02/20 | $9,000 | WD | $45,000 | $16,500 | 36.67 | $32,924 | $16,796 | $4,720 | 47.2 | 110.0 | 0.11 | 0.11 | $191 | $78,947 | $1.81 | 45.00 | 580 |
| 41-30-159-022 | 841 MARKHAM ST | 04/20/21 | $9,000 | WD | $45,000 | $15,700 | 34.89 | $31,458 | $18,262 | $4,720 | 47.2 | 110.0 | 0.11 | 0.11 | $191 | $78,947 | $1.81 | 45.00 | 580 |
| 41-30-159-027 | 817 MARKHAM ST | 08/11/20 | $9,400 | MLC | $47,000 | $28,500 | 60.64 | $56,918 | ($478) | $9,440 | 94.4 | 220.0 | 0.23 | 0.11 | $100 | $41,228 | $0.95 | 90.00 | 580 |
| 41-30-159-029 | 809 MARKHAM ST | 08/11/20 | $9,400 | MLC | $47,000 | $28,500 | 60.64 | $56,918 | ($478) | $9,440 | 94.4 | 220.0 | 0.23 | 0.11 | $100 | $41,228 | $0.95 | 90.00 | 580 |
| 41-30-159-048 | 810 W HEMPHILL RD | 12/17/19 | $6,000 | QC | $30,000 | $16,100 | 53.67 | $32,288 | $3,033 | $5,321 | 53.2 | 113.3 | 0.13 | 0.13 | $113 | $46,154 | $1.06 | 50.00 | 580 |
| 41-30-176-021 | 730 HURON ST | 10/02/20 | $8,300 | WD | $41,500 | $16,400 | 39.52 | $32,836 | $13,164 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $184 | $80,583 | $1.85 | 45.00 | 580 |
| 41-30-176-028 | 706 HURON ST | 12/10/20 | $12,180 | WD | $60,900 | $13,600 | 22.33 | $27,115 | $38,285 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $271 | $118,252 | $2.71 | 45.00 | 580 |
| 41-30-177-001 | 651 CLINTON ST | 12/13/19 | $4,300 | WD | $21,500 | $14,900 | 69.30 | $29,819 | ($3,319) | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $86 | $37,391 | $0.86 | 50.00 | 580 |
| 41-30-177-001 | 651 CLINTON ST | 10/02/20 | $13,600 | MLC | $68,000 | $14,900 | 21.91 | $29,819 | $43,181 | $5,000 | 50.0 | 100.0 | 0.12 | 0.12 | $272 | $118,261 | $2.71 | 50.00 | 580 |
| 41-30-177-009 | 619 CLINTON ST | 05/28/19 | $7,600 | WD | $38,000 | $15,400 | 40.53 | $30,896 | $11,604 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $169 | $73,786 | $1.69 | 45.00 | 580 |
| 41-30-177-023 | 612 HURON ST | 04/10/19 | $2,980 | WD | $14,900 | $8,800 | 59.06 | $17,533 | $1,867 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $66 | $28,932 | $0.66 | 45.00 | 580 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-30-178-012 | 711 HURON ST | 08/26/21 | $6,100 | WD | $30,500 | $17,200 | 56.39 | $34,382 | $618 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $136 | $59,223 | $1.36 | 45.00 | 580 |
| 41-30-178-026 | 710 INGLESIDE AVE | 04/12/19 | $4,600 | WD | $23,000 | $11,600 | 50.43 | $23,245 | $4,255 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $102 | $44,660 | $1.03 | 45.00 | 580 |
| 41-30-179-013 | 644 INGLESIDE AVE | 11/25/20 | $5,280 | WD | $26,400 | $14,300 | 54.17 | $28,612 | $2,288 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $117 | $51,262 | $1.18 | 45.00 | 580 |
| 41-30-179-018 | 620 INGLESIDE AVE | 11/08/19 | $4,600 | WD | $23,000 | $13,900 | 60.43 | $27,845 | ($345) | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $102 | $44,660 | $1.03 | 45.00 | 580 |
| 41-30-205-012 | 517 ALVORD AVE | 08/13/20 | $5,000 | WD | $25,000 | $12,000 | 48.00 | $24,002 | $5,498 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $111 | $48,544 | $1.11 | 45.00 | 580 |
| 41-30-206-013 | 3921 CUTHBERTSON ST | 04/26/21 | $8,000 | WD | $40,000 | $15,400 | 38.50 | $30,809 | $14,121 | $4,930 | 49.3 | 120.0 | 0.12 | 0.12 | $162 | $64,516 | $1.48 | 45.00 | 580 |
| 41-30-206-038 | 4401 CUTHBERTSON ST | 04/04/19 | $7,500 | WD | $37,500 | $17,200 | 45.87 | $34,475 | $7,955 | $4,930 | 49.3 | 120.0 | 0.12 | 0.12 | $152 | $60,484 | $1.39 | 45.00 | 580 |
| 41-30-206-043 | 4413 CUTHBERTSON ST | 10/04/19 | $7,000 | WD | $35,000 | $15,100 | 43.14 | $30,260 | $9,670 | $4,930 | 49.3 | 120.0 | 0.12 | 0.12 | $142 | $56,452 | $1.30 | 45.00 | 580 |
| 41-30-251-020 | 524 HURON ST | 02/04/19 | $4,700 | WD | $23,500 | $13,700 | 58.30 | $27,438 | $562 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $104 | $45,631 | $1.05 | 45.00 | 580 |
| 41-30-251-020 | 524 HURON ST | 01/26/21 | $11,400 | MLC | $57,000 | $13,700 | 24.04 | $27,438 | $34,062 | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $253 | $110,680 | $2.54 | 45.00 | 580 |
| 41-30-252-011 | 523 HURON ST | 04/12/19 | $4,100 | WD | $20,500 | $13,200 | 64.39 | $26,323 | ($1,323) | $4,500 | 45.0 | 100.0 | 0.10 | 0.10 | $91 | $39,806 | $0.91 | 45.00 | 580 |
| | | **Totals:** | **$504,670** | | **$2,523,350** | **$931,100** | | **$1,868,232** | **$971,459** | **$316,341** | **3,173.3** | | **7.40** | **7.18** | | | | | |
| | | | | | | **Sale. Ratio =>** | **36.90** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **#DIV/0!** | | | **per FF=>** | | **$306** | **per Net Acre=>** | | **131,242.77** | **per SqFt=>** | | **$3.01** | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 585.R-585, Last Edited: 12/03/2021

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

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

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 110 115 too high
Standard Frontage: 0 Standard Depth : 100

needed reduced 100

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-29-151-020 | 4121 PENGELLY RD | 04/18/19 | $5,700 | WD | $28,500 | $16,200 | 56.84 | $32,309 | $1,141 | $4,950 | 45.0 | 100.0 | 0.10 | 0.10 | $127 | $55,340 | $1.27 | 45.00 | 585 |
| 41-29-151-030 | 4225 PENGELLY RD | 05/29/20 | $5,800 | WD | $29,000 | $16,100 | 55.52 | $32,279 | $1,671 | $4,950 | 45.0 | 100.0 | 0.10 | 0.10 | $129 | $56,311 | $1.29 | 45.00 | 585 |
| 41-29-151-041 | 4409 PENGELLY RD | 05/21/19 | $4,980 | LC | $24,900 | $14,100 | 56.63 | $28,196 | $1,654 | $4,950 | 45.0 | 100.0 | 0.10 | 0.10 | $111 | $48,350 | $1.11 | 45.00 | 585 |
| 41-29-152-021 | 4519 MILTON DR | 08/06/20 | $10,400 | WD | $52,000 | $17,200 | 33.08 | $34,367 | $24,498 | $6,865 | 62.4 | 149.8 | 0.18 | 0.18 | $167 | $59,429 | $1.36 | 51.00 | 585 |
| 41-29-152-031 | 4621 MILTON DR | 05/03/21 | $6,000 | WD | $30,000 | $15,400 | 51.33 | $30,778 | $5,155 | $5,933 | 53.9 | 141.6 | 0.15 | 0.15 | $111 | $40,816 | $0.94 | 45.33 | 585 |
| 41-29-152-033 | 4613 MILTON DR | 06/26/19 | $4,200 | WD | $21,000 | $16,000 | 76.19 | $31,904 | ($4,854) | $6,050 | 55.0 | 151.6 | 0.16 | 0.16 | $76 | $27,097 | $0.62 | 44.67 | 585 |
| 41-29-153-006 | 4526 MILTON DR | 06/23/20 | $5,000 | QC | $25,000 | $17,200 | 68.80 | $34,306 | ($4,323) | $4,983 | 45.3 | 81.0 | 0.09 | 0.09 | $110 | $53,191 | $1.22 | 50.33 | 585 |
| 41-29-153-006 | 4526 MILTON DR | 02/02/21 | $11,200 | WD | $56,000 | $17,200 | 30.71 | $34,306 | $26,677 | $4,983 | 45.3 | 81.0 | 0.09 | 0.09 | $247 | $119,149 | $2.74 | 50.33 | 585 |
| 41-29-154-028 | 323 BROWNING AVE | 12/23/19 | $6,800 | WD | $34,000 | $14,600 | 42.94 | $29,137 | $10,905 | $6,042 | 54.9 | 116.0 | 0.14 | 0.14 | $124 | $50,000 | $1.15 | 51.00 | 585 |
| 41-29-156-013 | 326 BROWNING AVE | 04/23/21 | $12,980 | WD | $64,900 | $16,800 | 25.89 | $33,538 | $37,093 | $5,731 | 52.1 | 106.0 | 0.12 | 0.12 | $249 | $105,528 | $2.42 | 50.60 | 585 |
| 41-29-156-023 | 349 BEDE ST | 03/12/21 | $11,000 | WD | $55,000 | $12,900 | 23.45 | $25,779 | $34,672 | $5,451 | 49.6 | 103.5 | 0.12 | 0.12 | $222 | $94,828 | $2.18 | 48.71 | 585 |
| 41-29-157-008 | 4430 PENGELLY RD | 05/07/21 | $3,600 | WD | $18,000 | $18,900 | 105.00 | $37,717 | ($4,867) | $14,850 | 135.0 | 900.0 | 0.93 | 0.93 | $27 | $3,871 | $0.09 | 45.00 | 585 |
| 41-29-157-017 | 4505 KEATS ST | 08/17/20 | $11,100 | WD | $55,500 | $15,900 | 28.65 | $31,819 | $28,631 | $4,950 | 45.0 | 100.0 | 0.10 | 0.10 | $247 | $107,767 | $2.47 | 45.00 | 585 |
| 41-29-159-001 | 202 TENNYSON AVE | 03/28/19 | $6,660 | WD | $33,300 | $9,600 | 28.83 | $27,352 | $10,668 | $4,720 | 90.4 | 95.0 | 0.13 | 0.20 | $74 | $52,857 | $1.21 | 92.75 | 585 |
| 41-29-159-009 | 244 TENNYSON AVE | 09/16/19 | $8,000 | WD | $40,000 | $20,400 | 51.00 | $40,708 | $10,013 | $10,721 | 97.5 | 95.0 | 0.22 | 0.22 | $82 | $36,697 | $0.84 | 100.00 | 585 |
| 41-30-227-018 | 4006 MILTON DR | 08/28/19 | $10,000 | WD | $50,000 | $27,800 | 55.60 | $55,630 | ($460) | $5,170 | 47.0 | 100.0 | 0.11 | 0.11 | $213 | $92,593 | $2.13 | 47.00 | 585 |
| 41-30-278-032 | 4614 BRYANT ST | 01/07/20 | $10,000 | WD | $50,000 | $21,500 | 43.00 | $43,025 | $16,875 | $9,900 | 90.0 | 100.0 | 0.21 | 0.21 | $111 | $48,309 | $1.11 | 90.00 | 585 |
| | | Totals: | $133,420 | | $667,100 | $287,800 | | $583,150 | $195,149 | $111,199 | 1,058.4 | | 3.04 | 3.12 | | | | | |
| | | | 8x10 | | | Sale. Ratio => | 43.14 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 21.14 | | | per FF=> | $184 | | per Net Acre=> | 64,172.64 | | per SqFt=> | $1.47 | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 590.R-590, Last Edited: 12/06/2021

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

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

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

165

| Parcel Number | Street Address | Sale Date | % Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-29-101-004 | 330 E ATHERTON RD | 07/02/21 | $5,000 | WD | $25,000 | $43,400 | 173.60 | $86,751 | ($45,843) | $15,908 | 127.3 | 129.4 | 0.36 | 0.36 | $39 | $14,045 | $0.32 | 120.00 | 590 |
| 41-29-102-007 | 332 BUCKINGHAM AVE | 05/31/19 | $8,040 | WD | $40,200 | $20,100 | 50.00 | $40,258 | $6,192 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $161 | $60,909 | $1.40 | 50.00 | 590 |
| 41-29-102-007 | 332 BUCKINGHAM AVE | 11/25/20 | $10,681 | WD | $53,404 | $20,100 | 37.64 | $40,258 | $19,396 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $214 | $80,915 | $1.86 | 50.00 | 590 |
| 41-29-102-020 | 301 BURROUGHS AVE | 10/22/19 | $6,680 | WD | $33,400 | $33,800 | 101.20 | $67,699 | ($26,538) | $7,761 | 62.1 | 116.7 | 0.17 | 0.17 | $108 | $40,485 | $0.93 | 61.63 | 590 |
| 41-29-103-003 | 326 BURROUGHS AVE | 08/18/21 | $2,000 | WD | $10,000 | $22,500 | 225.00 | $44,943 | ($28,874) | $6,069 | 48.5 | 103.7 | 0.12 | 0.12 | $41 | $16,393 | $0.38 | 51.12 | 590 |
| 41-29-103-015 | 317 LETA AVE | 03/04/20 | $8,880 | WD | $44,400 | $24,000 | 54.05 | $48,096 | $2,360 | $6,056 | 48.5 | 115.6 | 0.13 | 0.13 | $183 | $69,375 | $1.59 | 48.33 | 590 |
| 41-29-104-014 | 3918 RED ARROW RD | 07/20/20 | $13,000 | WD | $65,000 | $28,300 | 43.54 | $56,510 | $14,798 | $6,308 | 50.5 | 117.1 | 0.13 | 0.13 | $258 | $97,015 | $2.23 | 50.00 | 590 |
| 41-29-104-026 | 4030 RED ARROW RD | 11/20/19 | $5,600 | WD | $28,000 | $23,900 | 85.36 | $47,791 | ($13,542) | $6,249 | 50.0 | 115.0 | 0.13 | 0.13 | $112 | $42,424 | $0.97 | 50.00 | 590 |
| 41-29-104-034 | 4130 RED ARROW RD | 07/02/20 | $10,280 | WD | $51,400 | $21,100 | 41.05 | $42,166 | $14,843 | $5,609 | 44.9 | 114.4 | 0.12 | 0.12 | $229 | $87,119 | $2.00 | 45.00 | 590 |
| 41-29-126-025 | 439 BUCKINGHAM AVE | 07/02/20 | $12,180 | WD | $60,900 | $37,100 | 60.92 | $74,193 | ($7,043) | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $244 | $92,273 | $2.12 | 50.00 | 590 |
| 41-29-126-027 | 3814 CIRCLE DR | 09/09/21 | $8,000 | WD | $40,000 | $22,100 | 55.25 | $44,180 | $1,995 | $6,175 | 49.4 | 120.2 | 0.13 | 0.13 | $162 | $60,150 | $1.38 | 48.33 | 590 |
| 41-29-127-001 | 402 BUCKINGHAM AVE | 05/27/21 | $14,000 | WD | $70,000 | $30,200 | 43.14 | $60,423 | $18,952 | $9,375 | 75.0 | 115.0 | 0.20 | 0.20 | $187 | $70,707 | $1.62 | 75.00 | 590 |
| 41-29-127-018 | 425 BURROUGHS AVE | 08/15/19 | $10,800 | WD | $54,000 | $26,600 | 49.26 | $53,262 | $6,851 | $6,113 | 48.9 | 110.0 | 0.13 | 0.13 | $221 | $85,714 | $1.97 | 50.00 | 590 |
| 41-29-127-024 | 3910 CIRCLE DR | 07/30/19 | $5,600 | WD | $28,000 | $2,800 | 10.00 | $5,682 | $28,000 | $5,682 | 45.5 | 120.0 | 0.12 | 0.12 | $123 | $45,528 | $1.05 | 44.50 | 590 |
| 41-29-128-011 | 442 BURROUGHS AVE | 03/25/19 | $12,800 | WD | $64,000 | $34,100 | 53.28 | $68,276 | $1,974 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $256 | $96,970 | $2.23 | 50.00 | 590 |
| 41-29-128-018 | 419 LETA AVE | 06/22/21 | $15,000 | WD | $75,000 | $29,300 | 39.07 | $58,630 | $22,620 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $300 | $113,636 | $2.61 | 50.00 | 590 |
| 41-29-128-026 | 4008 CIRCLE DR | 09/25/20 | $13,600 | WD | $68,000 | $36,000 | 52.94 | $72,054 | $2,354 | $6,408 | 51.3 | 120.9 | 0.14 | 0.14 | $265 | $97,842 | $2.25 | 50.00 | 590 |
| 41-29-176-028 | 316 LETA AVE | 04/03/19 | $11,000 | WD | $55,000 | $36,100 | 65.64 | $72,161 | ($10,809) | $6,352 | 50.8 | 82.5 | 0.11 | 0.11 | $216 | $96,491 | $2.22 | 60.00 | 590 |
| 41-29-176-057 | 4306 CUSTER AVE | 11/23/20 | $11,200 | WD | $56,000 | $30,100 | 53.75 | $60,183 | $6,719 | $10,902 | 87.2 | 104.5 | 0.22 | 0.22 | $128 | $50,909 | $1.17 | 91.51 | 590 |
| 41-29-176-057 | 4306 CUSTER AVE | 01/29/21 | $16,000 | PTA | $80,000 | $30,100 | 37.63 | $60,183 | $30,719 | $10,902 | 87.2 | 104.5 | 0.22 | 0.22 | $183 | $72,727 | $1.67 | 91.51 | 590 |
| 41-29-177-041 | 4140 MENTON AVE | 07/02/21 | $14,900 | WD | $74,500 | $23,400 | 31.41 | $46,712 | $33,289 | $5,501 | 44.0 | 110.0 | 0.11 | 0.11 | $339 | $130,702 | $3.00 | 45.00 | 590 |
| 41-29-177-050 | 4302 MENTON AVE | 01/14/19 | $9,600 | WD | $48,000 | $21,000 | 43.75 | $41,906 | $11,522 | $5,428 | 43.4 | 100.2 | 0.11 | 0.11 | $221 | $89,720 | $2.06 | 46.52 | 590 |
| 41-29-178-016 | 4225 MENTON AVE | 03/22/21 | $9,500 | WD | $47,500 | $22,700 | 47.79 | $45,377 | $7,624 | $5,501 | 44.0 | 110.0 | 0.11 | 0.11 | $216 | $83,333 | $1.91 | 45.00 | 590 |
| 41-29-178-035 | 4122 CIRCLE DR | 11/22/19 | $6,400 | WD | $32,000 | $25,000 | 78.13 | $50,031 | ($5,254) | $12,777 | 102.2 | 240.3 | 0.28 | 0.14 | $63 | $23,188 | $0.53 | 100.00 | 590 |
| 41-29-178-036 | 4126 CIRCLE DR | 09/13/19 | $5,800 | WD | $29,000 | $23,200 | 80.00 | $46,359 | ($10,975) | $6,384 | 51.1 | 120.0 | 0.14 | 0.14 | $114 | $42,029 | $0.96 | 50.00 | 590 |
| 41-29-179-011 | 518 DELL AVE | 06/29/20 | $7,600 | WD | $38,000 | $21,100 | 55.53 | $42,146 | $1,479 | $5,625 | 45.0 | 115.0 | 0.12 | 0.12 | $169 | $63,866 | $1.47 | 45.00 | 590 |
| 41-29-179-012 | 522 DELL AVE | 07/06/20 | $11,200 | WD | $56,000 | $24,500 | 43.75 | $48,923 | $12,702 | $5,625 | 45.0 | 115.0 | 0.12 | 0.12 | $249 | $94,118 | $2.16 | 45.00 | 590 |
| 41-29-179-027 | 4408 CIRCLE DR | 12/09/19 | $5,400 | WD | $27,000 | $22,500 | 83.33 | $44,996 | ($11,706) | $6,290 | 50.3 | 72.6 | 0.11 | 0.11 | $107 | $50,943 | $1.17 | 63.33 | 590 |
| 41-29-179-047 | 601 MC KEIGHAN AVE | 06/16/21 | $3,000 | WD | $15,000 | $12,000 | 80.00 | $23,938 | ($3,313) | $5,625 | 45.0 | 115.0 | 0.12 | 0.12 | $67 | $25,210 | $0.58 | 45.00 | 590 |
| 41-29-179-055 | 4418 CIRCLE DR | 01/14/20 | $8,000 | MLC | $40,000 | $29,900 | 74.75 | $59,817 | ($10,711) | $9,106 | 72.9 | 79.1 | 0.16 | 0.16 | $110 | $50,000 | $1.15 | 87.84 | 590 |
| 41-29-179-055 | 4418 CIRCLE DR | 02/17/21 | $10,200 | WD | $51,000 | $29,900 | 58.63 | $59,817 | $289 | $9,106 | 72.9 | 79.1 | 0.16 | 0.16 | $140 | $63,750 | $1.46 | 87.84 | 590 |
| 41-29-201-021 | 3817 CIRCLE DR | 06/07/19 | $7,600 | WD | $38,000 | $26,600 | 70.00 | $53,209 | ($6,271) | $8,938 | 71.5 | 120.0 | 0.19 | 0.19 | $106 | $39,378 | $0.90 | 70.00 | 590 |
| 41-29-201-038 | 621 BUCKINGHAM AVE | 03/24/20 | $7,000 | WD | $35,000 | $23,400 | 66.86 | $46,818 | ($5,568) | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $140 | $53,030 | $1.22 | 50.00 | 590 |
| 41-29-202-001 | 3901 CIRCLE DR | 11/14/19 | $7,200 | WD | $36,000 | $28,200 | 78.33 | $56,343 | ($12,043) | $8,300 | 66.4 | 120.0 | 0.18 | 0.18 | $108 | $40,223 | $0.92 | 65.00 | 590 |
| 41-29-202-002 | 3907 CIRCLE DR | 09/03/20 | $13,000 | WD | $65,000 | $29,000 | 44.62 | $57,963 | $13,102 | $6,065 | 48.5 | 120.0 | 0.13 | 0.13 | $268 | $99,237 | $2.28 | 47.50 | 590 |
| 41-29-202-008 | 528 BUCKINGHAM AVE | 08/28/20 | $7,600 | WD | $38,000 | $29,600 | 77.89 | $59,140 | ($14,890) | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $152 | $57,576 | $1.32 | 50.00 | 590 |
| 41-29-202-025 | 521 BURROUGHS AVE | 11/20/20 | $10,390 | WD | $51,950 | $23,100 | 44.47 | $46,147 | $11,916 | $6,113 | 48.9 | 110.0 | 0.13 | 0.13 | $212 | $82,460 | $1.89 | 50.00 | 590 |
| 41-29-202-031 | 545 BURROUGHS AVE | 01/07/21 | $13,000 | PTA | $65,000 | $23,000 | 35.38 | $46,088 | $25,025 | $6,113 | 48.9 | 110.0 | 0.13 | 0.13 | $266 | $103,175 | $2.37 | 50.00 | 590 |
| 41-29-202-032 | 549 BURROUGHS AVE | 06/20/19 | $8,820 | WD | $44,100 | $14,700 | 33.33 | $51,070 | ($3,058) | $3,912 | 48.9 | 110.0 | 0.13 | 0.13 | $180 | $70,000 | $1.61 | 50.00 | 590 |
| 41-29-202-033 | BURROUGHS AVE | 06/20/19 | $1,180 | WD | $5,900 | $2,000 | 33.90 | $3,912 | $5,900 | $3,912 | 48.9 | 110.0 | 0.13 | 0.13 | $24 | $9,365 | $0.21 | 50.00 | 590 |
| 41-29-203-005 | 514 BURROUGHS AVE | 01/07/20 | $8,800 | WD | $44,000 | $28,600 | 65.00 | $57,298 | ($6,811) | $6,487 | 51.9 | 116.0 | 0.14 | 0.14 | $170 | $63,768 | $1.46 | 51.67 | 590 |
| 41-29-203-024 | 511 LETA AVE | 12/11/20 | $9,300 | WD | $46,500 | $23,800 | 51.18 | $47,549 | $5,201 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $186 | $70,455 | $1.62 | 50.00 | 590 |
| 41-29-203-027 | 523 LETA AVE | 03/23/20 | $12,000 | WD | $60,000 | $31,000 | 51.67 | $61,934 | $4,316 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $240 | $90,909 | $2.09 | 50.00 | 590 |
| 41-29-203-036 | 617 LETA AVE | 12/03/19 | $11,800 | WD | $59,000 | $18,800 | 31.86 | $53,456 | $11,794 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $236 | $89,394 | $2.05 | 50.00 | 590 |
| 41-29-203-045 | 4018 OGEMA AVE | 06/18/20 | $6,300 | WD | $31,500 | $31,400 | 99.68 | $62,806 | ($22,638) | $8,668 | 69.3 | 130.9 | 0.20 | 0.20 | $91 | $32,308 | $0.74 | 65.00 | 590 |
| 41-29-251-003 | 608 MC KINLEY AVE | 07/18/19 | $5,450 | CD | $27,250 | $22,200 | 81.47 | $44,417 | ($11,046) | $6,121 | 49.0 | 107.1 | 0.13 | 0.13 | $111 | $43,600 | $1.00 | 50.75 | 590 |
| 41-29-251-008 | 628 MC KINLEY AVE | 05/02/19 | $5,000 | WD | $25,000 | $18,700 | 74.80 | $37,310 | ($6,685) | $5,625 | 45.0 | 115.0 | 0.12 | 0.12 | $111 | $42,017 | $0.96 | 45.00 | 590 |
| 41-29-251-015 | 617 LOCHHEAD AVE | 07/16/19 | $11,800 | WD | $59,000 | $42,200 | 71.53 | $84,416 | ($14,166) | $11,250 | 90.0 | 115.0 | 0.24 | 0.24 | $131 | $49,580 | $1.14 | 90.00 | 590 |
| 41-29-251-015 | 617 LOCHHEAD AVE | 08/18/21 | $18,500 | WD | $92,500 | $42,200 | 45.62 | $84,416 | $19,334 | $11,250 | 90.0 | 115.0 | 0.24 | 0.24 | $206 | $77,731 | $1.78 | 90.00 | 590 |
| 41-29-251-016 | 621 LOCHHEAD AVE | 12/31/19 | $11,111 | WD | $55,556 | $8,000 | 14.40 | $38,303 | $19,547 | $2,294 | 45.0 | 115.0 | 0.08 | 0.12 | $247 | $135,502 | $3.11 | 45.00 | 590 |
| 41-29-251-018 | 629 LOCHHEAD AVE | 07/30/19 | $7,600 | WD | $38,000 | $25,700 | 67.63 | $51,484 | ($7,234) | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $152 | $57,576 | $1.32 | 50.00 | 590 |
| 41-29-251-018 | 629 LOCHHEAD AVE | 04/22/20 | $10,000 | MLC | $50,000 | $25,700 | 51.40 | $51,484 | $4,766 | $6,250 | 50.0 | 115.0 | 0.13 | 0.13 | $200 | $75,758 | $1.74 | 50.00 | 590 |
| 41-29-253-017 | 632 LOCHHEAD AVE | 07/15/19 | $11,400 | WD | $57,000 | $32,800 | 57.54 | $65,503 | $3,177 | $11,680 | 93.4 | 95.1 | 0.22 | 0.22 | $122 | $50,893 | $1.17 | 102.78 | 590 |
| 41-29-253-018 | 4321 CIRCLE DR | 12/16/20 | $14,800 | WD | $74,000 | $30,000 | 40.54 | $59,958 | $22,932 | $8,890 | 71.1 | 101.2 | 0.18 | 0.18 | $208 | $84,091 | $1.93 | 75.83 | 590 |
| 41-29-256-003 | 4411 OGEMA AVE | 04/18/19 | $7,750 | WD | $38,750 | $23,000 | 59.35 | $45,945 | ($837) | $6,358 | 50.9 | 119.0 | 0.14 | 0.14 | $152 | $56,569 | $1.30 | 50.00 | 590 |
| 41-29-256-004 | 4415 OGEMA AVE | 10/31/19 | $7,980 | WD | $39,900 | $26,700 | 66.92 | $53,317 | ($5,152) | $8,265 | 66.1 | 119.0 | 0.18 | 0.18 | $121 | $44,831 | $1.03 | 65.00 | 590 |
| 41-29-256-026 | 715 MC KEIGHAN AVE | 12/16/19 | $9,300 | QC | $46,500 | $32,400 | 69.68 | $64,759 | ($12,634) | $5,625 | 45.0 | 115.0 | 0.12 | 0.12 | $207 | $78,151 | $1.79 | 45.00 | 590 |
| 41-29-257-010 | 542 MC KEIGHAN AVE | 07/30/20 | $6,500 | WD | $32,500 | $17,000 | 52.31 | $34,005 | $3,996 | $5,501 | 44.0 | 110.0 | 0.11 | 0.11 | $148 | $57,018 | $1.31 | 45.00 | 590 |
| 41-29-257-022 | 634 MC KEIGHAN AVE | 09/25/20 | $6,400 | WD | $32,000 | $17,400 | 54.38 | $34,701 | $2,800 | $5,501 | 44.0 | 110.0 | 0.11 | 0.11 | $145 | $56,140 | $1.29 | 45.00 | 590 |
| 41-29-257-032 | 525 MACDONALD AVE | 10/09/20 | $9,520 | WD | $47,600 | $25,000 | 52.52 | $50,040 | $3,061 | $5,501 | 44.0 | 110.0 | 0.11 | 0.11 | $216 | $83,509 | $1.92 | 45.00 | 590 |
| 41-29-257-040 | 617 MACDONALD AVE | 02/22/19 | $7,520 | WD | $37,600 | $15,600 | 41.49 | $52,568 | ($11,447) | $3,521 | 44.0 | 110.0 | 0.11 | 0.11 | $171 | $65,965 | $1.51 | 45.00 | 590 |
| 41-29-257-041 | MACDONALD AVE | 02/22/19 | $480 | WD | $2,400 | $900 | 37.50 | $1,760 | $2,400 | $1,760 | 22.0 | 110.0 | 0.06 | 0.06 | $22 | $8,421 | $0.19 | 22.50 | 590 |
| 41-29-258-020 | 641 E HEMPHILL RD | 01/18/19 | $9,720 | WD | $48,600 | $24,000 | 49.38 | $48,099 | $6,855 | $6,354 | 50.8 | 118.9 | 0.14 | 0.14 | $191 | $71,471 | $1.64 | 50.00 | 590 |
| | | Totals: | $576,762 | | $2,883,810 | $1,569,600 | | $3,219,939 | $95,712 | $431,841 | 3,540.4 | | 9.17 | 9.07 | | | | | |
| | | | | | | Sale. Ratio => | 54.43 | | | Average | | | Average | | | Average | | | |
| | | | | | | Std. Dev. => | 31.59 | | | per FF=> | | $27 | per Net Acre=> | | 10,438.65 | per SqFt=> | $0.24 | | |

10000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 595.R-595, Last Edited: 11/30/2021

Frontages:
Frontage 'A': Description: 'STANDARD ' FF Rate: 180
Standard Frontage: 0 Standard Depth : 115

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

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

170 Too Low

180

| Parcel Number | Street Address | Sale Date | 10% Allocatio | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-29-205-026 | 901 BUCKINGHAM AVE | 05/14/20 | $10,600 | WD | $53,000 | $22,600 | 42.64 | $45,149 | $16,596 | $8,745 | 53.0 | 115.0 | 0.14 | 0.14 | $200 | $75,714 | $1.74 | 53.00 | | 595 |
| 41-29-205-033 | 3814 CHEROKEE AVE | 09/24/20 | $7,620 | WD | $38,100 | $10,700 | 28.08 | $21,440 | $25,422 | $8,762 | 53.1 | 100.0 | 0.13 | 0.13 | $143 | $58,168 | $1.34 | 56.95 | | 595 |
| 41-29-226-006 | 3901 CHEROKEE AVE | 09/06/19 | $10,980 | WD | $54,900 | $27,900 | 50.82 | $55,810 | $7,481 | $8,391 | 50.9 | 110.0 | 0.13 | 0.13 | $216 | $83,817 | $1.92 | 52.00 | | 595 |
| 41-29-226-013 | 3902 SHAWNEE AVE | 10/31/19 | $10,620 | WD | $53,100 | $25,900 | 48.78 | $51,760 | $9,731 | $8,391 | 50.9 | 110.0 | 0.13 | 0.13 | $209 | $81,069 | $1.86 | 52.00 | | 595 |
| 41-29-227-006 | 3901 SHAWNEE AVE | 10/07/20 | $13,000 | WD | $65,000 | $24,600 | 37.85 | $49,140 | $24,169 | $8,309 | 50.4 | 100.0 | 0.12 | 0.12 | $258 | $104,839 | $2.41 | 54.00 | | 595 |
| 41-29-228-012 | 1104 SOUTHLAWN AVE | 04/16/20 | $8,800 | WD | $44,000 | $20,500 | 46.59 | $40,967 | $11,144 | $8,111 | 49.2 | 102.8 | 0.12 | 0.12 | $179 | $71,545 | $1.64 | 52.00 | | 595 |
| 41-29-228-013 | 1106 SOUTHLAWN AVE | 09/25/20 | $12,000 | WD | $60,000 | $20,500 | 34.17 | $41,057 | $27,053 | $8,110 | 49.2 | 102.7 | 0.12 | 0.12 | $244 | $97,561 | $2.24 | 52.00 | | 595 |
| 41-29-252-023 | 715 LOCHHEAD AVE | 04/11/19 | $10,600 | LC | $53,000 | $23,100 | 43.58 | $46,196 | $14,207 | $7,403 | 44.9 | 114.3 | 0.12 | 0.12 | $236 | $89,831 | $2.06 | 45.00 | | 595 |
| 41-29-252-024 | 719 LOCHHEAD AVE | 06/11/21 | $13,000 | WD | $65,000 | $22,100 | 34.00 | $44,210 | $29,152 | $8,362 | 50.7 | 109.2 | 0.13 | 0.13 | $257 | $100,000 | $2.30 | 52.00 | | 595 |
| 41-29-252-031 | 813 LOCHHEAD AVE | 02/18/20 | $11,700 | WD | $58,500 | $28,700 | 49.06 | $57,346 | $9,516 | $8,362 | 50.7 | 109.2 | 0.13 | 0.13 | $231 | $90,000 | $2.07 | 52.00 | | 595 |
| 41-29-252-032 | 817 LOCHHEAD AVE | 04/18/19 | $7,750 | WD | $38,750 | $21,600 | 55.74 | $43,256 | $3,856 | $8,362 | 50.7 | 109.2 | 0.13 | 0.13 | $153 | $59,615 | $1.37 | 52.00 | | 595 |
| 41-29-252-034 | 905 LOCHHEAD AVE | 06/04/20 | $15,180 | WD | $75,900 | $36,500 | 48.09 | $73,073 | $11,189 | $8,362 | 50.7 | 109.2 | 0.13 | 0.13 | $300 | $116,769 | $2.68 | 52.00 | | 595 |
| 41-29-252-038 | 1005 LOCHHEAD AVE | 05/03/19 | $13,000 | WD | $65,000 | $31,100 | 47.85 | $62,272 | $11,306 | $8,578 | 52.0 | 109.1 | 0.13 | 0.13 | $250 | $97,015 | $2.23 | 53.37 | | 595 |
| 41-29-252-039 | 714 MC KINLEY AVE | 03/28/19 | $6,300 | WD | $31,500 | $16,300 | 51.75 | $32,315 | $3,905 | $4,720 | 50.0 | 115.0 | 0.13 | 0.13 | $126 | $50,000 | $1.15 | 50.00 | | 595 |
| 41-29-254-021 | 1006 LOCHHEAD AVE | 01/23/20 | $12,980 | WD | $64,900 | $22,000 | 33.90 | $43,946 | $31,081 | $10,127 | 61.4 | 112.7 | 0.16 | 0.16 | $211 | $81,125 | $1.86 | 62.00 | | 595 |
| 41-29-256-007 | 718 DELL AVE | 11/05/20 | $7,000 | WD | $35,000 | $18,900 | 54.00 | $37,799 | $5,687 | $8,486 | 51.4 | 112.5 | 0.13 | 0.13 | $136 | $52,239 | $1.20 | 52.00 | | 595 |
| 41-29-256-017 | 910 DELL AVE | 04/23/21 | $10,000 | WD | $50,000 | $21,300 | 42.60 | $42,634 | $15,852 | $8,486 | 51.4 | 112.5 | 0.13 | 0.13 | $194 | $74,627 | $1.71 | 52.00 | | 595 |
| 41-29-256-018 | 914 DELL AVE | 06/27/19 | $6,200 | WD | $31,000 | $21,000 | 67.74 | $41,910 | ($2,424) | $8,486 | 51.4 | 112.5 | 0.13 | 0.13 | $121 | $46,269 | $1.06 | 52.00 | | 595 |
| 41-29-276-012 | 910 MC KEIGHAN AVE | 07/31/20 | $8,200 | WD | $41,000 | $19,200 | 46.83 | $38,463 | $10,681 | $8,144 | 49.4 | 112.1 | 0.13 | 0.13 | $166 | $63,566 | $1.46 | 50.00 | | 595 |
| 41-29-276-016 | 1006 MC KEIGHAN AVE | 05/08/19 | $8,000 | WD | $40,000 | $22,800 | 57.00 | $45,508 | $3,319 | $8,827 | 53.5 | 118.7 | 0.14 | 0.14 | $150 | $55,944 | $1.28 | 52.67 | | 595 |
| 41-29-276-081 | 1009 MACDONALD AVE | 09/06/19 | $11,500 | WD | $57,500 | $23,500 | 40.87 | $47,033 | $18,308 | $7,841 | 47.5 | 103.9 | 0.12 | 0.12 | $242 | $96,639 | $2.22 | 50.00 | | 595 |
| 41-29-278-034 | 719 E HEMPHILL RD | 08/20/21 | $2,500 | WD | $12,500 | $26,600 | 212.80 | $53,111 | ($32,361) | $8,250 | 50.0 | 115.0 | 0.13 | 0.13 | $50 | $18,939 | $0.43 | 50.00 | | 595 |
| 41-29-278-038 | 809 E HEMPHILL RD | 06/30/21 | $6,000 | WD | $30,000 | $20,700 | 69.00 | $41,461 | ($3,211) | $8,250 | 50.0 | 115.0 | 0.13 | 0.13 | $120 | $45,455 | $1.04 | 50.00 | | 595 |
| 41-29-278-041 | 901 E HEMPHILL RD | 10/30/20 | $9,000 | WD | $45,000 | $22,200 | 49.33 | $44,446 | $8,804 | $8,250 | 50.0 | 115.0 | 0.13 | 0.13 | $180 | $68,182 | $1.57 | 50.00 | | 595 |
| 41-29-278-042 | 905 E HEMPHILL RD | 03/22/21 | $11,600 | WD | $58,000 | $21,800 | 37.59 | $43,648 | $22,602 | $8,250 | 50.0 | 115.0 | 0.13 | 0.13 | $232 | $87,879 | $2.02 | 50.00 | | 595 |
| 41-29-278-048 | 1005 E HEMPHILL RD | 04/13/21 | $12,000 | WD | $60,000 | $20,300 | 33.83 | $40,545 | $27,705 | $8,250 | 50.0 | 115.0 | 0.13 | 0.13 | $240 | $90,909 | $2.09 | 50.00 | | 595 |
| 41-29-278-052 | 1021 E HEMPHILL RD | 04/11/19 | $8,300 | WD | $41,500 | $21,800 | 52.53 | $43,649 | $6,431 | $8,580 | 52.0 | 115.0 | 0.14 | 0.14 | $160 | $60,584 | $1.39 | 52.00 | | 595 |
| | | Totals: | $264,430 | | $1,322,150 | $614,200 | | $1,228,144 | $317,201 | $223,195 | 1,374.1 | | 3.55 | 3.56 | | | | | | |
| | | | | | | Sale. Ratio => | 46.45 | | | Average | | | Average | | | Average | | | | |
| | | | | | | Std. Dev. => | 33.51 | | | per FF=> | | $231 | per Net Acre=> | | 89,327.23 | per SqFt=> | | $2.05 | | |

7000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 600.R-600, Last Edited: 11/02/2021

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

| Parcel Number | Street Address | Sale Date | )% Allocatic | Instr. | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-18-226-034 | 915 E COURT ST | 08/12/21 | $13,200 | WD | $66,000 | $24,400 | 36.97 | $48,702 | $26,298 | $9,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 600 |
| 41-18-226-037 | 915 E COURT ST | 08/31/20 | $10,000 | WD | $50,000 | $23,200 | 46.40 | $46,400 | $12,600 | $9,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 600 |
| 41-18-226-041 | 915 E COURT ST | 09/13/19 | $8,200 | WD | $41,000 | $23,500 | 57.32 | $46,932 | $3,068 | $9,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 600 |
| 41-18-226-043 | 915 E COURT ST | 02/05/21 | $12,000 | WD | $60,000 | $24,000 | 40.00 | $48,041 | $20,959 | $9,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 600 |
| 41-18-226-045 | 915 E COURT ST | 03/01/19 | $9,980 | WD | $49,900 | $25,000 | 50.10 | $50,091 | $8,809 | $9,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 600 |
| 41-18-226-049 | 915 E COURT ST | 11/27/19 | $10,600 | WD | $53,000 | $24,800 | 46.79 | $49,645 | $12,355 | $9,000 | 0.0 | 0.0 | 0.00 | 0.00 | #DIV/0! | #DIV/0! | #DIV/0! | 0.00 | 600 |
| | | **Totals:** | **$63,980** | | **$319,900** | **$144,900** | | **$289,811** | **$84,089** | **$54,000** | **0.0** | | **0.00** | **0.00** | | | | | |
| | | | | | | **Sale. Ratio =>** | **45.30** | | | **Average** | | | **Average** | | | **Average** | | | |
| | | | | | | **Std. Dev. =>** | **7.25** | | | **per FF=>** | **#DIV/0!** | | **per Net Acre=>** | **#DIV/0!** | | **per SqFt=>** | **#DIV/0!** | | |

Raise DCM
$10,000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 701.AIRPORT PROPERTY, Last Edited: 12/01/2021

Values for Acreage Table 1: 'IND STANDARD'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 28,000 | 3 | Acre: 84,000 | 10 | Acre: 250,000 | 30 | Acre: 450,000 |
| 1.5 | Acre: 42,000 | 4 | Acre: 100,000 | 15 | Acre: 300,000 | 40 | Acre: 600,000 |
| 2 | Acre: 56,000 | 5 | Acre: 125,000 | 20 | Acre: 400,000 | 50 | Acre: 750,000 |
| 2.5 | Acre: 70,000 | 7 | Acre: 175,000 | 25 | Acre: 500,000 | 100 | Acre: 800,000 |

nav

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 701.AIRPORT PROPERTY, Last Edited: 01/19/2018

Values for Acreage Table 1: 'IND STANDARD'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: ~~25,000~~ | 3 | Acre: 75,000 | 10 | Acre: 250,000 | 30 | Acre: 450,000 |
| 1.5 | Acre: 37,500 | 4 | Acre: 100,000 | 15 | Acre: 300,000 | 40 | Acre: 600,000 |
| 2 | Acre: 50,000 | 5 | Acre: 125,000 | 20 | Acre: 400,000 | 50 | Acre: 750,000 |
| 2.5 | Acre: 62,500 | 7 | Acre: 175,000 | 25 | Acre: 500,000 | 100 | Acre: 800,000 |

28,000
42000
56000
70,000

N

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 800.INDUSTRIAL, Last Edited: 02/11/2021

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

Values for Acreage Table 1: 'IND STANDARD'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 17,000 | 3 | Acre: 51,000 | 10 | Acre: 100,000 | 30 | Acre: 180,000 |
| 1.5 | Acre: 25,500 | 4 | Acre: 55,000 | 15 | Acre: 150,000 | 40 | Acre: 240,000 |
| 2 | Acre: 34,000 | 5 | Acre: 62,500 | 20 | Acre: 120,000 | 50 | Acre: 300,000 |
| 2.5 | Acre: 42,500 | 7 | Acre: 87,500 | 25 | Acre: 150,000 | 100 | Acre: 600,000 |

Values for Acreage Table 2: 'CONTAMINATED INDUSTR'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 10,000 | 3 | Acre: 30,000 | 10 | Acre: 100,000 | 30 | Acre: 210,000 |
| 1.5 | Acre: 15,000 | 4 | Acre: 40,000 | 15 | Acre: 120,000 | 40 | Acre: 240,000 |
| 2 | Acre: 20,000 | 5 | Acre: 50,000 | 20 | Acre: 160,000 | 50 | Acre: 300,000 |
| 2.5 | Acre: 25,000 | 7 | Acre: 70,000 | 25 | Acre: 175,000 | 100 | Acre: 500,000 |

Rates for Rate Table '', (SqFt)
: 0.60

28,000 75000
100,000
42,000
56,000
70,000

20% allocate

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/Acre | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41-19-105-008 | 800 ERIE ST | 04/01/20 | $10,000 | WD | $50,000 | $34,000 | 68.00 | $67,924 | $2,550 | 0.0 | 0.0 | 0.15 | 0.15 | $66,667 | 801 |
| 41-04-352-013 | 2929 DAVISON RD | 01/25/21 | $120,000 | WD | $600,000 | $152,900 | 25.48 | $318,980 | $11,160 | 0.0 | 0.0 | 0.74 | 0.74 | $161,290 | 803 |
| 40-13-328-054 | 1701 GLENWOOD AVE | 03/05/20 | $25,000 | WD | $125,000 | $9,100 | 7.28 | $18,190 | $18,190 | 0.0 | 0.0 | 1.07 | 1.07 | $23,364 | 802 |
| 41-16-327-010 | 1834 BAGWELL ST | 06/28/21 | $70,000 | WD | $350,000 | $164,700 | 47.06 | $329,471 | $19,448 | 0.0 | 0.0 | 1.14 | 1.14 | $61,189 | 802 |
| 41-05-227-001 | 3560 N DORT HWY | 09/17/19 | $81,840 | WD | $409,200 | $89,600 | 21.90 | $179,273 | $34,000 | 528.6 | 379.9 | 2.00 | 2.00 | $40,920 | 742 |
| 41-06-352-032 | 1900 N SAGINAW ST | 10/02/19 | $54,000 | WD | $270,000 | $187,900 | 69.59 | $375,841 | $41,089 | 435.0 | 242.0 | 2.42 | 2.42 | $22,342 | 802 |
| 41-04-302-016 | 2421 BRANCH RD | 01/23/20 | $80,000 | MLC | $400,000 | $215,100 | 53.78 | $430,236 | $48,518 | 0.0 | 0.0 | 2.85 | 2.85 | $28,031 | 802 |
| 41-20-226-004 | 2102 LIPPINCOTT BLVD | 04/05/19 | $45,000 | WD | $225,000 | $133,500 | 59.33 | $266,921 | $50,473 | 0.0 | 0.0 | 2.97 | 2.97 | $15,157 | 807 |
| 47-31-280-015 | 4221 JAMES P COLE BLVD | 02/12/21 | $670,000 | WD | $3,350,000 | $895,700 | 26.74 | $1,791,403 | $55,675 | 0.0 | 0.0 | 4.09 | 4.09 | $163,814 | 749 |
| 41-05-227-007 | 3220 N DORT HWY | 12/01/20 | $60,000 | MLC | $300,000 | $63,300 | 21.10 | $124,531 | $62,500 | 1,668.2 | 366.0 | 5.00 | 5.00 | ~~$12,000~~ | 746 |
| 41-16-176-011 | 3419 LAPEER RD | 04/16/19 | $120,000 | LC | $600,000 | $230,600 | 38.43 | $461,258 | $75,738 | 610.4 | 558.0 | 6.06 | 6.06 | $19,805 | 802 |
| 41-04-352-031 | 2010 N DORT HWY | 12/05/19 | $440,000 | WD | $2,200,000 | $1,380,200 | 62.74 | $2,760,392 | $77,000 | 0.0 | 0.0 | 6.16 | 6.16 | $71,429 | 749 |
| | | **Totals:** | **$1,775,840** | | **$8,879,200** | **$3,556,600** | | **$7,124,420** | **$496,341** | **3,242.3** | | **34.66** | **34.66** | | |
| | | | | | | **Sale. Ratio =>** | **40.06** | | **Average** | | | **Average** | | **Average** | |
| | | | | | | **Std. Dev. =>** | **21.10** | | **per FF=>** | **#REF!** | | **per Net Acre=>** | **#REF!** | **per SqFt=>** | |

20901110

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale $ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Land Table |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 40-33-301-004 | 4400 MATTHEW DR | 04/14/21 | CD | $4,610,000.0 | $23,050,000 | $4,382,000 | 19.01 | $8,764,055 | $14,707,845 | $421,900 | 21.10 | 21.10 | $218,535 | AIRPORT PROPERTY |
| | | **Totals:** | | | **$23,050,000** | **$4,382,000** | | **$8,764,055** | **$14,707,845** | **$421,900** | **21.10** | **21.10** | | |
| | | | | | | **Sale. Ratio =>** | **19.01** | | | **Average** | **Average** | | **Average** | |
| | | | | | | **Std. Dev. =>** | **#DIV/0!** | | | **per FF=>** | **per Net Acre=>** | **697,219.48** | **per SqFt=>** | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood COM01.SOUTH RATES, Last Edited: 02/08/2022

Values for Acreage Table 1: 'ACERAGE'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 70,000 | 3 | Acre: 190,500 | 10 | Acre: 500,000 | 30 | Acre: 1,250,000 |
| 1.5 | Acre: 102,000 | 4 | Acre: 240,000 | 15 | Acre: 687,500 | 40 | Acre: 1,437,500 |
| 2 | Acre: 133,000 | 5 | Acre: 292,500 | 20 | Acre: 875,000 | 50 | Acre: 2,000,000 |
| 2.5 | Acre: 162,500 | 7 | Acre: 385,000 | 25 | Acre: 1,062,500 | 100 | Acre: 3,875,000 |

Rates for Rate Table 'SOUTH END RATES', (SqFt)

| | |
|---|---|
| ROW | 0.00 |
| SAGINAW@BRICKS | 10.25 |
| SAG/COURT | 2.50 |
| SAG/69-HEMPHLL | 1.50 |
| FENTON | 1.75 |
| ATHERTON | 2.00 |
| DORT/HEMP-ATHER | 2.00 |
| DORT/LIPP-ROB | 2.50 |
| DORT-ATH-COURT | 1.00 |
| CENT/LIPP-COURT | 3.00 |
| CORUNNA-W OF BA | 2.50 |
| COURT/COURNA-TW | 2.50 |
| COURT/DNTWN-CEN | 3.00 |
| VAN SLYKE | 2.50 |
| HEMPHILL | 2.00 |
| LIPP/ W OF DORT | 1.00 |
| LIPP/ E OF DORT | 1.50 |
| LAPEER | 1.00 |
| MILLER@BALLANGE | 6.75 |
| MILER/E OF BALL | 2.00 |
| COM EXCESS@.35 | 0.35 |
| RES EXCESS @.10 | 0.40 |
| NON MAIN RD | 2.00 |
| DOWNTOWN AREA | 3.00 |
| CORU/ E OF BALL | 1.75 |
| COURT/CORU-DWNT | 2.50 |
| BALL N OF CORUN | 1.75 |
| BALL S OF CORUN | 2.00 |
| AVERILL | 1.50 |
| SIDE STREET | 1.50 |
| HAMMERBERG | 2.00 |
| BEECHER | 1.75 |
| BALL NEAR MCLAR | 2.75 |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood COM01.SOUTH RATES, Last Edited: 11/22/2019

Values for Acreage Table 1: 'ACERAGE'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 70,000 | 3 | Acre: 190,500 | 10 | Acre: 500,000 | 30 | Acre: 1,250,000 |
| 1.5 | Acre: 102,000 | 4 | Acre: 240,000 | 15 | Acre: 687,500 | 40 | Acre: 1,437,500 |
| 2 | Acre: 133,000 | 5 | Acre: 292,500 | 20 | Acre: 875,000 | 50 | Acre: 2,000,000 |
| 2.5 | Acre: 162,500 | 7 | Acre: 385,000 | 25 | Acre: 1,062,500 | 100 | Acre: 3,875,000 |

Rates for Rate Table 'SOUTH END RATES', (SqFt)

| | |
|---|---|
| ROW | 0.00 |
| SAGINAW@BRICKS | 10.00 |
| SAG/COURT | ~~2.00~~ 2.50 |
| SAG/69-HEMPHLL | ~~2.00~~ 1.50 |
| FENTON | ~~1.00~~ 3.00 |
| ATHERTON | 1.50 32.00 |
| DORT/HEMP-ATHER | 2.00 |
| DORT/LIPP-ROB | ~~2.00~~ 2.50 |
| DORT-ATH-COURT | 1.00 |
| CENT/LIPP-COURT | 2 ~~.50~~ 3.00 |
| CORUNNA-W OF BA | 2.50 |
| COURT/COURNA-TW | ~~2.75~~ 2.50 |
| COURT/DNTWN-CEN | 3.00 |
| VAN SLYKE | 2.50 |
| HEMPHILL | 2.00 |
| LIPP/ W OF DORT | 1.00 |
| LIPP/ E OF DORT | 1.50 |
| LAPEER | ~~1.50~~ 1.00 |
| MILLER@BALLANGE | 6.75 |
| MILER/E OF BALL | 2.00 |
| COM EXCESS@.35 | 0.35 |
| RES EXCESS @.10 | 0.40 |
| NON MAIN RD | 1 ~~.50~~ 2.00 |
| DOWNTOWN AREA | ~~3.00~~ 2.75 |
| CORU/ E OF BALL | ~~1.75~~ 1.50 |
| COURT/CORU-DWNT | 2.50 |
| BALL N OF CORUN | 1.75 |
| BALL S OF CORUN | 2.00 |
| AVERILL | 1.50 |
| SIDE STREET | 1.50 |
| HAMMERBERG | 2.00 |
| BEECHER | 1.75 |
| BALL NEAR MCLAR | 2.75 |

Com South

| | 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/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Court/Coru-DWNT | 40-13-403-053 | 1200 W COURT ST | 02/09/21 | WD | $10,600.0 | $53,000 | $58,200 | 109.81 | $116,459 | $25,265 | 80.3 | 131.3 | 0.23 | 0.23 | $1.05 | 87.00 | 735 |
| Court/Coru-DWNT | 41-18-301-006 | 505 W COURT ST | 08/19/21 | WD | $13,400.0 | $67,000 | $32,300 | 48.21 | $64,552 | $25,810 | 83.5 | 123.8 | 0.55 | 0.24 | $0.56 | 83.50 | 415 |
| Court/Corurna-TW | 40-14-333-006 | 2668 W COURT ST | 01/11/21 | QC | $12,000.0 | $60,000 | $25,900 | 43.17 | $51,720 | $19,885 | 68.3 | 101.0 | 0.17 | 0.17 | $1.66 | 62.00 | 740 |
| Court/Courna-TW | 40-14-377-024 | 2809 W COURT ST | 08/06/19 | WD | $52,000.0 | $260,000 | $170,700 | 65.65 | $341,429 | $32,942 | 120.0 | 100.0 | 0.28 | 0.28 | $4.34 | 120.00 | 713 |
| Court/Courna-TW | 40-14-380-022 | 2701 W COURT ST | 03/11/21 | WD | $5,000.0 | $25,000 | $31,200 | 124.80 | $62,345 | $13,657 | 52.0 | 94.0 | 0.11 | 0.11 | $1.01 | 50.00 | 740 |
| Court/Courna-TW | 40-14-462-038 | 2406 CORUNNA RD | 01/10/20 | MLC | $5,000.0 | $25,000 | $50,700 | 202.80 | $101,300 | $23,480 | 90.0 | 94.9 | 0.20 | 0.20 | $0.59 | 80.00 | 735 |
| Cour/E of Ball | 40-14-389-021 | 2802 CORUNNA RD | 01/29/21 | WD | $61,956.6 | $309,783 | $101,600 | 32.80 | $205,738 | $27,977 | 160.0 | 100.0 | 0.37 | 0.37 | $3.88 | 160.00 | 722 |
| Cour/E of Ball | 40-14-389-032 | 2830 CORUNNA RD | 08/31/21 | WD | $6,000.0 | $30,000 | $165,100 | 550.33 | $330,106 | $20,963 | 120.0 | 100.0 | 0.28 | 0.28 | $0.50 | 120.00 | 735 |
| Cour/E of Ball | 40-14-478-031 | 2202 CORUNNA RD | 11/08/19 | WD | $28,660.0 | $143,300 | $91,400 | 63.78 | $182,812 | $28,586 | 201.3 | 81.1 | 0.38 | 0.38 | $1.75 | 201.25 | 746 |
| Coru/E of Ball | 40-13-351-009 | 1912 CORUNNA RD | 12/14/20 | QC | $6,000.0 | $30,000 | $27,000 | 90.00 | $53,912 | $13,111 | 144.0 | 52.0 | 0.17 | 0.17 | $0.80 | 144.00 | 740 |
| Cour/E of Ball | 40-14-366-024 | 3302 CORUNNA RD | 09/15/21 | LC | $18,000.0 | $90,000 | $119,900 | 133.22 | $239,844 | $27,977 | 160.0 | 100.0 | 0.37 | 0.37 | $1.13 | 160.00 | 740 |
| Corunna-W of Ba | 40-15-484-029 | 3930 CORUNNA RD | 05/18/21 | CD | $443,924.0 | $2,219,620 | $361,000 | 16.26 | $721,966 | $106,613 | 273.7 | 160.7 | 0.98 | 0.98 | $10.41 | 0.00 | 722 |
| Corunna-W of Ba | 40-15-490-014 | 3614 CORUNNA RD | 08/01/19 | WD | $110,000.0 | $550,000 | $332,400 | 60.44 | $664,796 | $122,623 | 584.0 | 84.0 | 1.13 | 1.13 | $2.24 | 584.00 | 742 |
| Corunna-W of Ba | 40-23-101-007 | 3417 CORUNNA RD | 07/09/19 | WD | $4,000.0 | $20,000 | $29,600 | 148.00 | $59,150 | $11,980 | 40.0 | 120.0 | 0.11 | 0.11 | $0.83 | 40.00 | 707 |
| Corunna-W of Ba | 40-23-101-010 | 3401 CORUNNA RD | 02/18/20 | WD | $220,000.0 | $1,100,000 | $93,200 | 8.47 | $186,357 | $23,958 | 80.0 | 120.0 | 0.22 | 0.22 | $22.96 | 80.00 | 748 |
| Fenton | 40-24-231-024 | 2002 FENTON RD | 09/03/20 | MLC | $10,000.0 | $50,000 | $36,500 | 73.00 | $72,946 | $21,780 | 128.0 | 170.0 | 0.50 | 0.50 | $0.46 | 128.00 | 740 |
| Fenton | 40-24-277-028 | 2532 FENTON RD | 06/26/19 | WD | $7,000.0 | $35,000 | $29,900 | 85.43 | $59,891 | $7,013 | 70.0 | 100.0 | 0.16 | 0.16 | $1.00 | 70.00 | 735 |
| Fenton | 40-24-427-041 | 2802 FENTON RD | 07/28/20 | QC | $20,000.0 | $100,000 | $71,200 | 71.20 | $142,346 | $9,496 | 100.0 | 95.0 | 0.22 | 0.22 | $2.11 | 50.00 | 735 |
| Fenton | 40-24-483-033 | 3608 FENTON RD | 09/06/19 | WD | $4,580.0 | $22,900 | $33,400 | 145.85 | $66,894 | $3,528 | 33.0 | 107.0 | 0.08 | 0.08 | $1.30 | 33.00 | 740 |
| Fenton | 40-24-483-037 | 3616 FENTON RD | 01/07/21 | QC | $4,000.0 | $20,000 | $32,600 | 163.00 | $65,153 | $1,394 | 13.0 | 107.0 | 0.03 | 0.03 | $2.87 | 13.00 | 738 |
| Fenton | 40-25-284-013 | 4412 FENTON RD | 08/27/19 | MLC | $30,020.0 | $150,100 | $35,200 | 23.45 | $70,377 | $7,449 | 80.0 | 93.0 | 0.17 | 0.17 | $4.03 | 80.00 | 713 |
| Fenton | 41-18-354-006 | 713 FENTON RD | 09/11/20 | MLC | $33,500.0 | $167,500 | $22,500 | 13.43 | $44,972 | $6,098 | 50.0 | 122.0 | 0.14 | 0.14 | $5.49 | 50.00 | 749 |
| Fenton | 41-19-359-024 | 3717 FENTON RD | 05/23/21 | WD | $300,000.0 | $1,500,000 | $461,400 | 30.76 | $922,776 | $55,016 | 200.0 | 275.0 | 1.26 | 1.26 | $5.45 | 200.00 | 739 |
| Fenton | 41-30-157-003 | 4617 FENTON RD | 10/05/20 | OTH | $5,600.0 | $28,000 | $39,300 | 140.36 | $78,615 | $6,316 | 55.1 | 114.4 | 0.15 | 0.15 | $0.89 | 55.09 | 740 |
| Fenton | 41-30-302-003 | 4801 FENTON RD | 02/23/20 | CD | $53,000.0 | $265,000 | $95,700 | 36.11 | $191,364 | $22,521 | 150.0 | 150.0 | 0.52 | 0.52 | $2.35 | 150.00 | 717 |
| | | | | | | | | | | | | | | avg | $2.59 | | |
| Atherton | 40-25-201-003 | 1609 W ATHERTON RD | 08/15/19 | MLC | $64,000.0 | $320,000 | $0 | 0.00 | $1,719,232 | $76,514 | 365.0 | 139.8 | 1.17 | 1.17 | $1.25 | 365.00 | 748 |
| Atherton | 40-25-201-005 | 1601 W ATHERTON RD | 02/06/20 | WD | $166,200.0 | $831,000 | $354,500 | 42.66 | $709,018 | $89,385 | 185.0 | 322.1 | 1.37 | 1.37 | $2.79 | 185.00 | 718 |
| Atherton | 40-25-201-056 | 1609 W ATHERTON RD | 08/15/19 | MLC | $64,000.0 | $320,000 | $616,800 | 192.75 | $1,233,548 | $60,120 | 365.0 | 139.8 | 0.92 | 0.92 | $1.60 | 365.00 | 748 |
| Atherton | 40-25-201-057 | 1605 W ATHERTON RD | 08/15/19 | MLC | $64,000.0 | $320,000 | $115,200 | 36.00 | $230,402 | $16,380 | 78.0 | 140.0 | 0.25 | 0.25 | $5.85 | 78.00 | 735 |
| Atherton | 40-25-201-057 | 1605 W ATHERTON RD | 06/29/21 | MLC | $60,000.0 | $300,000 | $115,200 | 38.40 | $230,402 | $16,380 | 78.0 | 140.0 | 0.25 | 0.25 | $5.49 | 78.00 | 735 |
| Atherton | 41-21-351-033 | 1549 E ATHERTON RD | 10/18/19 | WD | $106,000.0 | $530,000 | $352,800 | 66.57 | $860,290 | $473,907 | 1,939.0 | 929.3 | 13.62 | 9.53 | ~~$0.18~~ | 304.00 | 731 |

Com South

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Side Streets | 41-06-429-014 | 2425 LEWIS ST | 05/06/21 | QC | $2,000.0 | $10,000 | $20,300 | 203.00 | $40,531 | $6,731 | 90.0 | 50.0 | 0.10 | 0.10 | $0.45 | 90.00 | 746 |
| Side Streets | 41-16-327-011 | 1826 BAGWELL ST | 10/16/20 | WD | $60,000.0 | $300,000 | $181,400 | 60.47 | $362,857 | $44,759 | 135.0 | 221.0 | 0.69 | 0.69 | $2.01 | 135.00 | 746 |
| Side Streets | 41-16-331-001 | 3430 LAPEER RD | 03/25/20 | WD | $24,898.0 | $124,490 | $85,500 | 68.68 | $158,778 | $16,500 | 110.0 | 100.0 | 0.25 | 0.25 | $2.26 | 110.00 | 703 |
| Side Streets | 41-16-331-002 | 1813 HOSLER ST | 03/25/20 | WD | $6,752.0 | $33,760 | $85,500 | 253.26 | $51,637 | $16,500 | 100.0 | 110.0 | 0.25 | 0.25 | $0.61 | 100.00 | 735 |
| Side Streets | 41-17-329-023 | 1917 HOWARD AVE | 11/21/19 | WD | $60,000.0 | $300,000 | $186,800 | 62.27 | $373,617 | $113,430 | 395.2 | 191.4 | 1.74 | 1.74 | $0.79 | 395.19 | 746 |
| Side Strees | 41-29-204-001 | 510 LETA AVE | 04/19/21 | WD | $12,800.0 | $64,000 | $81,500 | 127.34 | $163,026 | $16,793 | 114.7 | 107.0 | 0.26 | 0.26 | $1.14 | 135.00 | 713 |
| Side Streets | 41-30-103-001 | 3901 FENTON RD | 08/25/20 | LC | $8,000.0 | $40,000 | $28,400 | 71.00 | $56,813 | $4,879 | 45.0 | 108.4 | 0.11 | 0.11 | $1.64 | 45.00 | 740 |
| Side Streets | 41-30-276-017 | MILTON DR | 06/12/19 | WD | $7,860.0 | $39,300 | $6,900 | 17.56 | $13,787 | $13,787 | 92.0 | 100.0 | 0.21 | 0.21 | $0.86 | 92.00 | 745 |
| | | | | | | | | | | | | | | avg | $1.22 | | |
| Cent/Lipp-Court | 41-16-482-027 | 2020 S CENTER RD | 09/27/19 | WD | $16,000.0 | $80,000 | $54,600 | 68.25 | $109,217 | $49,005 | 140.0 | 140.0 | 0.45 | 0.45 | $0.82 | 140.00 | 740 |
| Lapeer | 41-17-309-034 | 1934 LAPEER RD | 07/09/21 | WD | $13,600.0 | $68,000 | $84,300 | 123.97 | $168,613 | $51,554 | 199.8 | 171.8 | 0.79 | 0.79 | $0.40 | 199.00 | 742 |
| Lapeer | 41-17-401-009 | 2401 LAPEER RD | 01/12/21 | WD | $110,000.0 | $550,000 | $525,800 | 95.60 | $1,051,512 | $148,470 | 266.0 | 518.5 | 3.17 | 3.17 | $0.80 | 266.00 | 746 |
| Dort-Ath-Court | 41-16-351-020 | 1901 S DORT HWY | 12/17/19 | MLC | $86,000.0 | $430,000 | $225,100 | 52.35 | $450,294 | $49,484 | 165.0 | 300.0 | 1.14 | 1.14 | $1.74 | 165.00 | 738 |
| Dort-Ath-Court | 41-17-430-023 | 1844 S DORT HWY | 10/09/20 | MLC | $27,980.0 | $139,900 | $116,400 | 83.20 | $232,850 | $15,246 | 103.0 | 148.0 | 0.35 | 0.35 | $1.84 | 103.00 | 717 |
| Dort-Ath-Court | 41-17-482-020 | 1942 S DORT HWY | 08/13/20 | MLC | $21,000.0 | $105,000 | $161,700 | 154.00 | $323,387 | $49,920 | 217.0 | 230.0 | 1.15 | 1.15 | $0.42 | 217.00 | 735 |
| Dort-Ath-Court | 41-20-430-032 | 3124 S DORT HWY | 06/15/21 | WD | $21,500.0 | $107,500 | $137,000 | 127.44 | $273,991 | $16,509 | 110.0 | 150.0 | 0.38 | 0.38 | $1.30 | 110.00 | 740 |
| Dort-Ath-Court | 41-20-476-028 | 3302 S DORT HWY | 01/28/20 | WD | $34,000.0 | $170,000 | $110,800 | 65.18 | $221,533 | $14,985 | 100.0 | 150.0 | 0.34 | 0.34 | $2.27 | 100.00 | 713 |
| Dort-Ath-Court | 41-20-476-061 | 3336 S DORT HWY | 07/29/19 | CD | $30,000.0 | $150,000 | $106,600 | 71.07 | $213,287 | $27,748 | 150.0 | 185.0 | 0.64 | 0.64 | $1.08 | 150.00 | 740 |
| Dort-Ath-Court | 41-21-101-001 | 2101 S DORT HWY | 02/20/20 | WD | $37,440.0 | $187,200 | $152,400 | 81.41 | $304,682 | $121,359 | 580.0 | 466.5 | 2.79 | 1.43 | $0.31 | 278.00 | 704 |
| Dort-Ath-Court | 41-21-101-046 | 2105 S DORT HWY | 02/20/20 | WD | $30,060.0 | $150,300 | $54,500 | 36.26 | $131,226 | $59,242 | 380.0 | 155.9 | 1.36 | 1.36 | $0.51 | 126.00 | 706 |
| Dort-Ath-Court | 41-21-151-016 | 2525 S DORT HWY | 02/01/21 | WD | $30,000.0 | $150,000 | $236,400 | 157.60 | $472,730 | $98,920 | 318.0 | 380.0 | 2.77 | 2.77 | $0.25 | 318.00 | 706 |
| | | | | | | | | | | | | | | avg | $1.08 | | |
| Saginaw @ Bricks | 41-18-107-019 | 448 S SAGINAW ST | 10/19/20 | WD | $40,000.0 | $200,000 | $89,200 | 44.60 | $178,328 | $29,620 | 20.0 | 148.5 | 0.07 | 0.07 | $13.50 | 20.00 | 714 |
| Saginaw @ Bricks | 41-18-114-004 | 533 S SAGINAW ST | 04/01/19 | QC | $72,000.0 | $360,000 | $33,100 | 9.19 | $66,210 | $66,210 | 44.0 | 150.5 | 0.15 | 0.15 | $10.87 | 44.00 | 714 |
| Saginaw @ Bricks | 41-18-117-010 | 649 S SAGINAW ST | 08/28/19 | MLC | $37,000.0 | $185,000 | $101,900 | 55.08 | $203,866 | $33,110 | 22.0 | 150.5 | 0.08 | 0.08 | $11.18 | 22.00 | 714 |
| Saginaw @ Bricks | 41-18-117-011 | 655 S SAGINAW ST | 09/11/19 | MLC | $170,000.0 | $850,000 | $579,300 | 68.15 | $1,158,582 | $102,800 | 70.0 | 147.0 | 0.24 | 0.24 | $16.54 | 66.00 | 714 |
| Downtown Area | 41-18-131-011 | 612 STEVENS ST | 07/18/19 | WD | $28,000.0 | $140,000 | $16,300 | 11.64 | $32,670 | $32,670 | 66.0 | 165.0 | 0.25 | 0.25 | $2.57 | 66.00 | 735 |
| Downtown Area | 41-18-131-011 | 612 STEVENS ST | 07/22/20 | WD | $30,925.4 | $154,627 | $16,300 | 10.54 | $32,670 | $32,670 | 66.0 | 165.0 | 0.25 | 0.25 | $2.84 | 66.00 | 735 |
| Downtown Area | 41-18-131-014 | 626 STEVENS ST | 11/16/19 | WD | $60,000.0 | $300,000 | $13,100 | 4.37 | $26,136 | $26,136 | 66.0 | 132.0 | 0.20 | 0.20 | $6.89 | 66.00 | 735 |
| Downtown Area | 41-18-131-014 | 626 STEVENS ST | 07/22/20 | WD | $65,428.8 | $327,144 | $13,100 | 4.00 | $26,136 | $26,136 | 66.0 | 132.0 | 0.20 | 0.20 | $7.51 | 66.00 | 735 |
| Sag/Court | 41-18-180-009 | 927 S SAGINAW ST | 10/29/19 | WD | $60,000.0 | $300,000 | $147,400 | 49.13 | $294,844 | $29,534 | 132.0 | 112.0 | 0.34 | 0.34 | $4.06 | 132.00 | 735 |
| Sag/Court | 41-18-180-009 | 927 S SAGINAW ST | 10/14/21 | WD | $100,000.0 | $500,000 | $147,400 | 29.48 | $294,844 | $29,534 | 132.0 | 112.0 | 0.34 | 0.34 | $6.77 | 132.00 | 735 |
| Sag/Court | 41-18-251-033 | 402 E COURT ST | 07/24/19 | MLC | $33,000.0 | $165,000 | $76,100 | 46.12 | $152,144 | $23,086 | 99.0 | 116.5 | 0.27 | 0.27 | $2.86 | 99.00 | 735 |

Com South

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Non Main Rd | 41-18-326-016 | 1003 CHURCH ST | 06/30/20 | MLC | $21,600.0 | $108,000 | $54,900 | 50.83 | $109,817 | $11,043 | 74.3 | 99.0 | 0.17 | 0.17 | $2.93 | 74.25 | 735 |
| Non Main Rd | 41-18-332-005 | 1204 HARRISON ST | 12/30/19 | MLC | $20,000.0 | $100,000 | $45,100 | 45.10 | $90,206 | $6,665 | 72.0 | 62.0 | 0.10 | 0.10 | $4.50 | 72.00 | 735 |
| Non Main Rd | 41-18-360-021 | 1202 S GRAND TRAVERSE | 04/19/19 | WD | $6,000.0 | $30,000 | $25,400 | 84.67 | $50,842 | $8,429 | 74.7 | 75.0 | 0.13 | 0.13 | $1.07 | 74.70 | 735 |
| Non Main Rd | 41-18-405-003 | TENTH ST | 12/29/20 | WD | $126,022.6 | $630,113 | $79,300 | 12.59 | $25,100 | $22,738 | 45.0 | 75.3 | 0.26 | 0.08 | $11.08 | 45.00 | 745 |
| Non Main Rd | 41-18-457-002 | 109 E THIRTEENTH ST | 09/08/21 | QC | $121,551.0 | $607,755 | $29,100 | 4.79 | $58,199 | $21,627 | 120.0 | 120.0 | 0.33 | 0.33 | $8.43 | 120.00 | 744 |
| Non Main Rd | 41-19-385-008 | 3702 S GRAND TRAVERSE | 12/12/19 | MLC | $18,000.0 | $90,000 | $59,800 | 66.44 | $119,561 | $13,265 | 103.0 | 86.0 | 0.20 | 0.20 | $2.04 | 103.00 | 742 |
| Non Main Rd | 41-19-385-008 | 3702 S GRAND TRAVERSE | 10/21/20 | WD | $15,000.0 | $75,000 | $59,800 | 79.73 | $119,561 | $13,265 | 103.0 | 86.0 | 0.20 | 0.20 | $1.70 | 103.00 | 742 |
| | | | | | | | | | | | | | | | | | |
| Sag/69-Hemphll | 41-18-405-007 | 1410 S SAGINAW ST | 12/29/20 | WD | $126,022.6 | $630,113 | $79,300 | 12.59 | $162,979 | $22,738 | 100.0 | 113.8 | 0.26 | 0.26 | $11.08 | 100.00 | 706 |
| Sag/69-Hemphll | 41-18-452-021 | 1600 S SAGINAW ST | 09/03/20 | WD | $23,000.0 | $115,000 | $82,300 | 71.57 | $164,652 | $86,772 | 178.0 | 243.7 | 1.00 | 1.00 | $0.53 | 178.00 | 746 |
| Sag/69-Hemphll | 41-18-452-022 | S SAGINAW ST | 09/22/20 | WD | $73,600.0 | $368,000 | $27,700 | 7.53 | $21,473 | $13,678 | 130.0 | 244.0 | 0.16 | 0.72 | $10.76 | 134.00 | 745 |
| Sag/69-Hemphll | 41-18-452-024 | 1638 S SAGINAW ST | 09/22/20 | WD | $73,600.0 | $368,000 | $27,700 | 7.53 | $202,203 | $13,678 | 115.0 | 120.0 | 0.16 | 0.32 | $10.76 | 115.00 | 740 |
| Sag/69-Hemphll | 41-18-452-025 | S SAGINAW ST | 09/24/20 | MLC | $7,800.0 | $39,000 | $17,800 | 45.64 | $35,572 | $28,836 | 60.0 | 240.0 | 0.33 | 0.33 | $0.54 | 60.00 | 745 |
| Sag/69-Hemphll | 41-19-433-022 | 3318 S SAGINAW ST | 06/08/21 | WD | $5,000.0 | $25,000 | $24,800 | 99.20 | $49,573 | $7,840 | 40.0 | 98.0 | 0.09 | 0.09 | $1.28 | 40.00 | 740 |
| Sag/69-Hemphll | 41-19-434-026 | 3313 S SAGINAW ST | 06/18/20 | WD | $13,000.0 | $65,000 | $41,900 | 64.46 | $83,022 | $26,136 | 120.0 | 109.0 | 0.30 | 0.30 | $0.99 | 120.00 | 746 |
| Sag/69-Hemphll | 41-19-480-006 | 3725 S SAGINAW ST | 07/01/21 | WD | $125,000.0 | $625,000 | $300,500 | 48.08 | $601,012 | $100,188 | 348.0 | 144.0 | 1.15 | 1.15 | $2.50 | 348.00 | 733 |
| | | | | | | | | | | | | | | | | | |
| Hemphill | 41-30-159-057 | 950 W HEMPHILL RD | 07/22/19 | MLC | $20,000.0 | $100,000 | $102,500 | 102.50 | $204,957 | $42,864 | 138.0 | 155.2 | 0.49 | 0.49 | $0.93 | 123.00 | 742 |
| Hemphill | 41-30-159-057 | 950 W HEMPHILL RD | 10/07/21 | WD | $43,000.0 | $215,000 | $102,500 | 47.67 | $204,957 | $42,864 | 138.0 | 155.2 | 0.49 | 0.49 | $2.01 | 123.00 | 742 |
| | | | Totals: | | | $20,814,405 | $9,137,900 | | $20,025,196 | $3,248,077 | 12,698.8 | | 53.45 | 48.23 | | | |
| | | | | | | | Sale. Ratio => | 43.90 | | Average | | | Average | | | | |
| | | | | | | | Std. Dev. => | 75.74 | | per FF=> | #REF! | | per Net Acre=> | #REF! | #REF! | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood COM02.NORTH RATES, Last Edited: 01/24/2022

Values for Acreage Table 1: 'ACERAGE'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 70,000 | 3 | Acre: 190,500 | 10 | Acre: 500,000 | 30 | Acre: 1,250,000 |
| 1.5 | Acre: 102,000 | 4 | Acre: 240,000 | 15 | Acre: 687,500 | 40 | Acre: 1,437,500 |
| 2 | Acre: 133,000 | 5 | Acre: 292,500 | 20 | Acre: 875,000 | 50 | Acre: 2,000,000 |
| 2.5 | Acre: 162,500 | 7 | Acre: 385,000 | 25 | Acre: 1,062,500 | 100 | Acre: 3,875,000 |

Rates for Rate Table 'SQ FT RATE', (SqFt)

| | |
|---|---|
| ROW | 0.00 |
| SAG/ RIV-CORNEL | 2.00 |
| SAG/CORNELI-HAM | 1.25 |
| SAG/N OF HAMIL | 1.00 |
| MLK/SAG-5TH | 1.50 |
| MLK/ N OF 5TH | 0.75 |
| DORT/COURT-DAV | 1.50 |
| DORT/STEW-CARP | 0.75 |
| CENT/ROBT-RICH | 2.00 |
| CLIO@PIERSON | 1.00 |
| CLIO/N OF PIERS | 1.00 |
| CLIO/S OF PIERS | 1.00 |
| DUPONT | 0.75 |
| FRANKLIN | 0.75 |
| DAVI/475-DORT | 1.00 |
| DAVIS/DORT-CENT | 1.00 |
| FLUSH/TWP-STEVE | 1.00 |
| CARPENTER | 0.50 |
| PIERSON | 0.50 |
| STEWART | 0.50 |
| RICHFIELD | 1.00 |
| COM EXCESS@.35 | 0.35 |
| RES EXCESS@.10 | 0.10 |
| NON MAIN ROAD | 1.00 |
| UNIVERSITY DR | 1.50 |
| DORT/DAV-STEWAR | 1.25 |
| LEITH | 1.00 |
| ROBERT T LONGWA | 1.25 |
| SIDE STREETS | 1.00 |
| BALLENGER/FLUSH | 2.00 |
| BALLENGER/BEECH | 3.50 |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood COM02.COMMERICAL NORTH, Last Edited: 01/24/2020

Values for Acreage Table 1: 'ACERAGE'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 70,000 | 3 | Acre: 190,500 | 10 | Acre: 500,000 | 30 | Acre: 1,250,000 |
| 1.5 | Acre: 102,000 | 4 | Acre: 240,000 | 15 | Acre: 687,500 | 40 | Acre: 1,437,500 |
| 2 | Acre: 133,000 | 5 | Acre: 292,500 | 20 | Acre: 875,000 | 50 | Acre: 2,000,000 |
| 2.5 | Acre: 162,500 | 7 | Acre: 385,000 | 25 | Acre: 1,062,500 | 100 | Acre: 3,875,000 |

Rates for Rate Table 'SQ FT RATE', (SqFt)

| | |
|---|---|
| ROW | 0.00 |
| SAG/ RIV-CORNEL | 2.00 |
| SAG/CORNELI-HAM | ~~1.00~~ 1.25 |
| SAG/N OF HAMIL | ~~0.75~~ 1.00 |
| MLK/SAG-5TH | 1.50 |
| MLK/ N OF 5TH | 0.75 |
| DORT/COURT-DAV | 1.50 |
| DORT/STEW-CARP | 0.75 |
| CENT/ROBT-RICH | 2.00 |
| CLIO@PIERSON | 1.00 |
| CLIO/N OF PIERS | ~~1.00~~ .75 |
| CLIO/S OF PIERS | ~~1.00~~ .35 |
| DUPONT | 0.50 |
| FRANKLIN | ~~0.50~~ .75 |
| DAVI/475-DORT | ~~0.75~~ $1.00 |
| DAVIS/DORT-CENT | 1.00 $1.50 |
| FLUSH/TWP-STEVE | 1.00 |
| CARPENTER | 0.50 |
| PIERSON | 0.50 |
| STEWART | 0.50 |
| RICHFIELD | 1.00 |
| COM EXCESS@.35 | 0.35 |
| RES EXCESS@.10 | 0.10 |
| NON MAIN ROAD | 1.00 |
| UNIVERSITY DR | 1.50 |
| DORT/DAV-STEWAR | ~~1.00~~ 1.25 |
| LEITH | 1.00 |
| ROBERT T LONGWA | ~~1.25~~ $1.60 |
| SIDE STREETS | ~~0.75~~ $1.00 |
| BALLENGER/FLUSH | ~~1.50~~ $2.00 |
| BALLENGER/BEECH | 3.50 |

Com North

| | 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/SqFt | Actual Front | ECF Area |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ballenger/Flush | 40-11-157-005 | 1161 | N BALLENGER HWY | 05/28/21 | WD | $82,000.0 | $410,000 | $138,100 | 33.68 | $276,270 | $32,474 | 165.0 | 131.1 | 0.50 | 0.50 | $3.79 | 165.00 | 735 |
| Carpenter | 47-29-102-003 | 1510 | E CARPENTER RD | 06/05/19 | WD | $33,400.0 | $167,000 | $200,100 | 119.82 | $400,128 | $23,915 | 160.0 | 299.0 | 1.10 | 1.10 | $0.70 | 160.00 | 740 |
| Cent/Robt-Rich | 41-09-476-040 | 408 | S CENTER RD | 06/30/20 | MLC | $250,000.0 | $1,250,000 | $607,400 | 48.59 | $1,214,877 | $110,642 | 176.8 | 249.8 | 1.75 | 1.27 | $3.29 | 176.80 | 748 |
| Cent/Robt-Rich | 41-09-479-029 | | S CENTER RD | 04/26/19 | WD | $37,500.0 | $37,500 | $44,200 | 117.87 | $88,426 | $88,426 | 121.1 | 365.0 | 1.02 | 1.02 | $0.85 | 121.08 | 745 |
| Clio /S of Piers | 46-35-356-008 | 3613 | CLIO RD | 04/29/21 | WD | $7,400.0 | $37,000 | $73,500 | 198.65 | $147,033 | $12,720 | 120.0 | 106.0 | 0.29 | 0.29 | $0.58 | 120.00 | 738 |
| Clio /S of Piers | 46-35-301-005 | 4203 | CLIO RD | 04/19/19 | MLC | $9,000.0 | $45,000 | $24,700 | 54.89 | $35,775 | $8,320 | 100.0 | 125.0 | 0.19 | 0.29 | $1.08 | 100.00 | 740 |
| Clio /S of Piers | 46-35-102-019 | 4930 | CLIO RD | 06/26/19 | WD | $36,000.0 | $180,000 | $71,000 | 39.44 | $142,007 | $22,259 | 106.0 | 210.0 | 0.51 | 0.51 | $1.62 | 106.00 | 740 |
| Clio /S of Piers | 46-35-102-019 | 4930 | CLIO RD | 09/06/19 | WD | $36,000.0 | $180,000 | $71,000 | 39.44 | $142,007 | $22,259 | 106.0 | 210.0 | 0.51 | 0.51 | $1.62 | 106.00 | 740 |
| Non Main Road | 41-06-304-033 | 731 | E HAMILTON AVE | 06/04/19 | WD | $97,000.0 | $485,000 | $547,700 | 112.93 | $121,253 | $93,165 | 0.0 | 0.0 | 2.40 | 2.40 | $0.93 | 0.00 | 711 |
| Davi/475-Dort | 41-05-456-020 | 2005 | DAVISON RD | 01/08/20 | MLC | $32,000.0 | $160,000 | $52,500 | 32.81 | $105,060 | $8,668 | 87.6 | 110.1 | 0.20 | 0.20 | $3.69 | 105.10 | 713 |
| Davi/475-Dort | 41-08-203-015 | 2112 | DAVISON RD | 02/02/21 | WD | $2,300.0 | $11,500 | $55,200 | 480.00 | $113,919 | $11,468 | 153.0 | 100.0 | 0.35 | 0.35 | $0.15 | 153.00 | 746 |
| Davi/475-Dort | 41-08-227-004 | 2512 | DAVISON RD | 08/02/21 | QC | $4,000.0 | $20,000 | $93,000 | 465.00 | $185,976 | $6,959 | 78.0 | 119.0 | 0.21 | 0.21 | $0.43 | 78.00 | 738 |
| Davi/475-Dort | 41-08-228-004 | 2622 | DAVISON RD | 09/06/21 | LC | $12,000.0 | $60,000 | $19,400 | 32.33 | $38,826 | $3,920 | 39.0 | 134.0 | 0.12 | 0.12 | $2.30 | 39.00 | 707 |
| Davi/475-Dort | 41-08-202-030 | 1810 | MAPLEWOOD AVE | 11/01/19 | WD | $215,000.0 | $1,075,000 | $360,100 | 33.50 | $720,275 | $40,478 | 210.0 | 257.0 | 1.24 | 1.24 | $3.98 | 210.00 | 739 |
| Davis/Dort-Cent | 41-04-352-019 | 2905 | DAVISON RD | 01/25/21 | WD | $120,000.0 | $600,000 | $77,700 | 12.95 | $159,204 | $45,085 | 145.0 | 311.0 | 1.04 | 1.04 | $2.66 | 145.00 | 746 |
| Davis/Dort-Cent | 41-04-352-019 | 2905 | DAVISON RD | 06/04/21 | WD | $99,000.0 | $495,000 | $79,600 | 16.08 | $159,204 | $45,085 | 145.0 | 311.0 | 1.04 | 1.04 | $2.20 | 145.00 | 746 |
| Davis/Dort-Cent | 41-04-386-017 | 3213 | DAVISON RD | 08/16/21 | WD | $5,000.0 | $25,000 | $50,000 | 200.00 | $100,041 | $9,017 | 90.0 | 100.0 | 0.21 | 0.21 | $0.55 | 90.00 | 735 |
| Davis/Dort-Cent | 41-09-202-007 | 3526 | DAVISON RD | 04/21/20 | WD | $4,500.0 | $22,500 | $128,300 | 570.22 | $256,563 | $10,019 | 100.0 | 100.0 | 0.23 | 0.23 | $0.45 | 100.00 | 738 |
| Davis/Dort-Cent | 41-08-203-002 | | DAVISON RD | 02/02/21 | WD | $2,300.0 | $11,500 | $3,100 | 26.96 | $6,298 | $5,009 | 109.0 | 46.0 | 0.12 | 0.12 | $0.46 | 109.00 | 745 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dort/Court-Dav | 41-08-427-064 | 206 | S DORT HWY | 09/10/20 | WD | $36,000.0 | $180,000 | $66,200 | 36.78 | $135,608 | $43,908 | 200.0 | 146.3 | 0.67 | 0.67 | $1.23 | 200.00 | 735 |
| Dort/Court-Dav | 41-09-301-016 | 529 | S DORT HWY | 08/25/20 | WD | $27,000.0 | $135,000 | $159,300 | 118.00 | $318,586 | $29,991 | 100.0 | 200.0 | 0.46 | 0.46 | $1.35 | 100.00 | PP |
| Dort/Dav-Stewar | 41-04-352-028 | 1918 | N DORT HWY | 10/06/20 | WD | $156,000.0 | $780,000 | $518,600 | 66.49 | $1,037,268 | $64,774 | 226.5 | 286.0 | 1.49 | 1.49 | $2.41 | 226.50 | 739 |
| Dort/Dav-Stewar | 41-04-301-013 | 2430 | N DORT HWY | 03/24/20 | WD | $24,000.0 | $120,000 | $48,100 | 40.08 | $96,126 | $13,678 | 94.2 | 145.1 | 0.31 | 0.31 | $1.75 | 94.15 | 746 |
| Dort/Dav-Stewar | 41-05-432-066 | 2502 | N DORT HWY | 12/09/20 | WD | $8,000.0 | $40,000 | $13,100 | 32.75 | $26,113 | $10,280 | 100.0 | 103.0 | 0.24 | 0.24 | $0.78 | 0.00 | 742 |
| Dort/Dav-Stewar | 41-05-432-062 | 2509 | N DORT HWY | 05/17/19 | MLC | $33,670.0 | $168,350 | $148,600 | 88.27 | $220,721 | $20,604 | 200.0 | 103.0 | 0.47 | 0.47 | $1.63 | 0.00 | 742 |
| Dort/Dav-Stewar | 41-05-280-002 | 3015 | N DORT HWY | 04/01/21 | MLC | $17,000.0 | $85,000 | $35,400 | 41.65 | $74,247 | $9,975 | 210.0 | 47.5 | 0.23 | 0.23 | $1.70 | 210.00 | 742 |
| Dort/Dav-Stewar | 41-05-432-024 | | N DORT HWY | 05/17/19 | MLC | $16,650.0 | $16,650 | $148,600 | 892.49 | $48,254 | $20,604 | 40.0 | 103.0 | 0.47 | 0.10 | $0.81 | 0.00 | 747 |
| Dort/Stew-Carp | 47-32-402-001 | 4043 | N DORT HWY | 06/05/20 | MLC | $16,000.0 | $80,000 | $36,400 | 45.50 | $72,724 | $21,824 | 267.0 | 109.0 | 0.67 | 0.67 | $0.55 | 267.00 | 742 |
| Dort/Stew-Carp | 47-29-102-045 | 7030 | N DORT HWY | 10/01/20 | MLC | $150,000.0 | $750,000 | $196,900 | 26.25 | $393,892 | $47,535 | 299.6 | 211.5 | 1.46 | 1.46 | $2.37 | 292.60 | 722 |
| Dort/Stew-Carp | 47-29-353-008 | 5201 | N DORT HWY | 01/31/20 | WD | $55,000.0 | $275,000 | $103,800 | 37.75 | $215,847 | $71,983 | 0.0 | 0.0 | 5.45 | 5.45 | $0.23 | 0.00 | 731 |
| Flush/ Twp-Steve | 40-11-301-028 | 2732 | FLUSHING RD | 03/08/21 | WD | $50,000.0 | $250,000 | $164,700 | 65.88 | $329,386 | $13,416 | 90.1 | 149.1 | 0.31 | 0.31 | $3.73 | 90.08 | 735 |
| Flush/ Twp-Steve | 40-10-283-016 | 2970 | FLUSHING RD | 09/24/21 | WD | $18,500.0 | $92,500 | $87,900 | 95.03 | $175,910 | $25,690 | 255.7 | 468.0 | 0.69 | 0.19 | $0.62 | 264.00 | 706 |
| Flush/ Twp-Steve | 40-10-283-015 | 2976 | FLUSHING RD | 09/24/21 | WD | $18,500.0 | $92,500 | $87,900 | 95.03 | $175,910 | $25,690 | 255.7 | 468.0 | 0.69 | 0.11 | $0.62 | 264.00 | 706 |
| Franklin | 40-10-280-054 | 3102 | FLUSHING RD | 06/24/19 | WD | $70,000.0 | $350,000 | $167,000 | 47.71 | $333,940 | $22,651 | 280.0 | 161.8 | 1.04 | 1.04 | $1.55 | 280.00 | 733 |
| Franklin | 41-08-185-021 | 915 | N FRANKLIN AVE | 10/14/19 | WD | $10,000.0 | $50,000 | $42,400 | 84.80 | $84,823 | $3,964 | 80.0 | 99.0 | 0.18 | 0.18 | $1.26 | 80.00 | 742 |
| Franklin | 41-05-133-038 | 3211 | N FRANKLIN AVE | 06/26/19 | WD | $37,981.0 | $189,905 | $80,900 | 42.60 | $135,297 | $14,070 | 220.0 | 64.0 | 0.32 | 0.32 | $2.70 | 220.00 | 702 |
| Franklin | 41-05-133-038 | 3211 | N FRANKLIN AVE | 04/07/21 | WD | $55,000.0 | $275,000 | $111,100 | 40.40 | $128,262 | $7,035 | 220.0 | 64.0 | 0.32 | 0.32 | $3.91 | 220.00 | 702 |
| MLK/ N of 5th | 40-12-426-024 | 813 | M L KING AVE | 11/11/20 | QC | $2,400.0 | $12,000 | $5,800 | 48.33 | $11,531 | $1,274 | 22.0 | 77.0 | 0.04 | 0.04 | $1.41 | 22.00 | 740 |
| MLK/ N of 5th | 40-12-259-042 | 1125 | M L KING AVE | 11/17/20 | WD | $3,100.0 | $15,500 | $15,700 | 101.29 | $31,311 | $3,757 | 38.0 | 132.0 | 0.12 | 0.12 | $0.62 | 38.00 | 735 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Non Main Road | 41-08-203-003 | | ARLINGTON AVE | 02/02/21 | WD | $2,300.0 | $11,500 | $2,900 | 25.22 | $5,777 | $4,356 | 40.0 | 109.0 | 0.10 | 0.10 | $0.53 | 40.00 | 745 |
| Non Main Road | 41-05-377-037 | 1831 | BENNETT AVE | 10/20/21 | LC | $4,600.0 | $23,000 | $15,900 | 69.13 | $31,877 | $3,093 | 114.0 | 27.0 | 0.07 | 0.07 | $1.49 | 114.00 | 740 |
| Non Main Road | 41-05-383-017 | 1826 | BROADWAY BLVD | 06/30/20 | WD | $1,000.0 | $5,000 | $14,800 | 296.00 | $30,000 | $18,731 | 150.0 | 125.0 | 0.43 | 0.43 | $0.05 | 150.00 | 740 |
| Non Main Road | 47-33-302-006 | 2957 | CARR ST | 03/11/20 | WD | $64,000.0 | $320,000 | $54,600 | 17.06 | $109,279 | $99,927 | 340.0 | 293.9 | 2.29 | 2.29 | $0.64 | 340.00 | 702 |
| Non Main Road | 47-33-302-006 | 2957 | CARR ST | 07/16/21 | WD | $75,600.0 | $378,000 | $54,600 | 14.44 | $109,279 | $99,927 | 340.0 | 293.9 | 2.29 | 2.29 | $0.76 | 340.00 | 702 |
| Non Main Road | 40-12-484-015 | 116 | FIRST AVE | 06/17/21 | WD | $150,000.0 | $750,000 | $375,300 | 50.04 | $750,557 | $43,994 | 209.0 | 263.0 | 1.01 | 0.20 | $3.41 | 209.00 | 703 |
| Non Main Road | 40-12-484-017 | 402 | GARLAND ST | 06/17/21 | WD | $150,000.0 | $750,000 | $90,200 | 12.03 | $180,332 | $5,706 | 56.0 | 102.0 | 0.13 | 0.13 | $26.29 | 56.00 | 703 |
| Non Main Road | 40-12-483-007 | 411 | GARLAND ST | 10/22/21 | WD | $26,000.0 | $130,000 | $107,200 | 82.46 | $214,447 | $26,920 | 132.0 | 204.0 | 0.62 | 0.62 | $0.97 | 132.00 | 746 |
| Non Main Road | 40-12-253-024 | 1229 | LYON ST | 09/25/20 | WD | $2,125.0 | $10,625 | $4,300 | 40.47 | $8,673 | $3,746 | 44.0 | 85.0 | 0.09 | 0.09 | $0.57 | 44.00 | 732 |
| Non Main Road | 47-33-376-075 | 4001 | N AVERILL AVE | 06/30/21 | WD | $39,000.0 | $195,000 | $43,700 | 22.41 | $82,920 | $13,983 | 164.3 | 85.0 | 0.32 | 0.32 | $2.79 | 164.32 | 703 |
| Non Main Road | 40-11-279-004 | 1418 | N CHEVROLET AVE | 08/06/20 | QC | $2,411.0 | $12,055 | $12,100 | 100.37 | $24,279 | $2,352 | 21.4 | 109.6 | 0.05 | 0.05 | $1.02 | 21.43 | 707 |
| Non Main Road | 40-12-358-038 | 841 | N STEVENSON ST | 09/05/19 | WD | $26,000.0 | $130,000 | $6,600 | 5.08 | $13,155 | $13,155 | 235.0 | 56.1 | 0.30 | 0.30 | $1.98 | 235.00 | 713 |
| Non Main Road | 40-12-358-052 | 847 | N STEVENSON ST | 07/09/19 | WD | $18,980.0 | $94,900 | $75,400 | 79.45 | $150,815 | $23,827 | 126.3 | 165.0 | 0.55 | 0.55 | $0.80 | 90.00 | 735 |
| Non Main Road | 41-09-476-020 | | RALPH ST | 08/17/20 | WD | $9,166.7 | $27,500 | $4,500 | 16.36 | $9,017 | $9,017 | 45.0 | 100.0 | 0.21 | 0.10 | $1.02 | 45.00 | 745 |
| Non Main Road | 41-09-476-021 | | RALPH ST | 08/17/20 | WD | $9,166.7 | $27,500 | $4,500 | 16.36 | $9,017 | $9,017 | 45.0 | 100.0 | 0.21 | 0.10 | $1.02 | 45.00 | 745 |
| Non Main Road | 41-09-476-022 | | RALPH ST | 08/17/20 | WD | $9,166.7 | $27,500 | $4,500 | 16.36 | $9,017 | $9,017 | 45.0 | 200.0 | 0.21 | 0.21 | $1.02 | 45.00 | 745 |
| Non Main Road | 41-07-180-005 | 1101 | ROBERT T LONGWAY | 05/05/21 | MLC | $100,000.0 | $500,000 | $232,700 | 46.54 | $465,410 | $50,399 | 168.0 | 300.0 | 1.16 | 1.16 | $1.98 | 168.00 | 748 |
| Non Main Road | 41-07-401-033 | | ROBERT T LONGWAY | 06/25/19 | CD | $36,000.0 | $36,000 | $6,500 | 18.06 | $12,937 | $12,937 | 298.4 | 43.4 | 0.30 | 0.30 | $2.78 | 298.40 | 745 |
| Non Main Road | 40-12-426-033 | 112 | W FIFTH AVE | 03/17/20 | WD | $18,000.0 | $90,000 | $43,200 | 48.00 | $86,478 | $24,089 | 158.0 | 152.5 | 0.55 | 0.55 | $0.75 | 158.00 | 710 |
| Non Main Road | 40-12-484-018 | | W SECOND AVE | 06/17/21 | WD | $150,000.0 | $750,000 | $93,800 | 12.51 | $187,689 | $25,612 | 0.0 | 0.0 | 0.59 | 0.59 | $5.86 | 0.00 | 746 |
| Non Main Road | 40-13-280-020 | 318 | W SECOND ST | 01/31/20 | WD | $97,000.0 | $485,000 | $217,600 | 44.87 | $525,757 | $21,432 | 148.0 | 144.9 | 0.49 | 0.49 | $4.53 | 148.00 | 702 |
| Non Main Road | 47-29-326-010 | 1806 | WEBSTER RD | 04/30/21 | WD | $160,000.0 | $800,000 | $349,500 | 43.69 | $699,038 | $409,186 | 0.0 | 0.0 | 23.13 | 23.13 | $0.16 | 0.00 | 731 |
| Non Main Road | 47-33-301-002 | 4302 | WESTERN RD | 12/03/19 | WD | $90,000.0 | $450,000 | $212,900 | 47.31 | $425,764 | $164,804 | 0.0 | 0.0 | 7.10 | 7.10 | $0.29 | 0.00 | 731 |
| | | | | | | | | | | | | | | | Average | $2.64 | | |
| | | | | | | | | | | | | | | | Median | $1.02 | | |
| | | | | | | | | | | | | | | | | | | |
| Richfield | 47-33-354-003 | 3002 | RICHFIELD RD | 06/05/19 | CD | $100,000.0 | $500,000 | $105,800 | 21.16 | $211,592 | $10,716 | 100.0 | 107.0 | 0.25 | 0.25 | $9.33 | 100.00 | 717 |
| Richfield | 47-33-376-121 | 3230 | RICHFIELD RD | 08/12/20 | WD | $18,000.0 | $90,000 | $0 | 0.00 | $113,180 | $52,920 | 0.0 | 0.0 | 1.41 | 1.41 | $0.29 | 0.00 | 711 |
| Richfield | 47-33-354-003 | 3002 | RICHFIELD RD | 06/05/19 | CD | $109,620.0 | $548,100 | $105,800 | 19.30 | $211,592 | $10,716 | 100.0 | 107.0 | 0.25 | 0.25 | $10.23 | 100.00 | 717 |
| Richfield | 47-33-453-004 | 3614 | RICHFIELD RD | 03/10/20 | LC | $12,636.0 | $63,180 | $8,800 | 13.93 | $65,168 | $4,272 | 60.0 | 281.0 | 0.39 | 0.39 | $0.75 | 60.00 | 735 |
| Richfield Com Excess @.35 | 47-33-452-052 | 3402 | RICHFIELD RD | 11/15/19 | MLC | $59,980.0 | $299,900 | $167,200 | 55.75 | $334,328 | $154,782 | 721.4 | 388.7 | 6.44 | 6.44 | $0.21 | 592.90 | 733 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Robert T Longway | 41-08-401-003 | 2020 | ROBERT T LONGWAY | 08/13/21 | WD | $5,200.0 | $26,000 | $30,800 | 118.46 | $61,589 | $6,861 | 50.0 | 110.0 | 0.13 | 0.13 | $0.95 | 50.00 | 735 |
| Robert T Longway | 41-08-401-003 | 2020 | ROBERT T LONGWAY | 12/23/19 | WD | $4,600.0 | $23,000 | $30,800 | 133.91 | $61,589 | $6,861 | 50.0 | 110.0 | 0.13 | 0.13 | $0.84 | 50.00 | 735 |
| Robert T Longway | 41-09-401-029 | 3302 | ROBERT T LONGWAY | 02/17/21 | WD | $12,000.0 | $60,000 | $171,400 | 285.67 | $342,877 | $49,985 | 200.0 | 200.0 | 0.92 | 0.92 | $0.30 | 200.00 | 710 |
| Sag/Corneli-Ham | 40-12-283-029 | 1001 | N SAGINAW ST | 04/21/21 | WD | $24,000.0 | $120,000 | $54,600 | 45.50 | $145,519 | $8,712 | 66.0 | 132.0 | 0.20 | 0.20 | $2.75 | 66.00 | 703 |
| Sag/N of Hamil | 40-01-430-025 | 2301 | N SAGINAW ST | 05/07/21 | MLC | $16,200.0 | $81,000 | $65,400 | 80.74 | $130,782 | $9,834 | 100.0 | 131.0 | 0.30 | 0.30 | $1.24 | 100.00 | 740 |
| Sag/N of Hamil | 47-31-301-002 | 4108 | N SAGINAW ST | 02/26/21 | WD | $12,000.0 | $60,000 | $23,600 | 39.33 | $47,111 | $11,141 | 116.0 | 128.0 | 0.34 | 0.34 | $0.81 | 116.00 | 717 |
| Sag/N of Hamil | 47-31-151-010 | 4514 | N SAGINAW ST | 03/30/21 | LC | $14,000.0 | $70,000 | $57,200 | 81.71 | $114,379 | $42,929 | 265.0 | 216.0 | 1.31 | 1.31 | $0.24 | 265.00 | 746 |
| Sag/N of Hamil | 46-25-483-038 | 5217 | N SAGINAW ST | 08/04/21 | MLC | $24,000.0 | $120,000 | $147,200 | 122.67 | $294,432 | $10,487 | 100.0 | 140.0 | 0.32 | 0.32 | $1.72 | 100.00 | 713 |
| Sag/N of Hamil | 46-25-481-025 | 5301 | N SAGINAW ST | 06/28/19 | LC | $15,980.0 | $79,900 | $41,200 | 51.56 | $82,401 | $4,443 | 80.0 | 74.1 | 0.14 | 0.14 | $2.70 | 80.00 | 738 |
| Sag/N of Hamil | 46-25-433-028 | 5801 | N SAGINAW ST | 03/03/21 | WD | $9,860.0 | $49,300 | $33,600 | 68.15 | $67,140 | $7,547 | 84.0 | 120.0 | 0.23 | 0.23 | $0.98 | 84.00 | 742 |
| Sag/N of Hamil | 41-06-304-035 | 2120 | N SAGINAW ST | 06/04/19 | WD | $97,000.0 | $485,000 | $547,700 | 112.93 | $93,165 | $93,165 | 0.0 | 0.0 | 2.40 | 1.84 | $0.93 | 0.00 | 711 |
| Side Streets | 40-01-480-004 | 609 | E PATERSON ST | 08/12/21 | WD | $29,400.0 | $147,000 | $36,700 | 24.97 | $63,434 | $4,672 | 50.0 | 125.0 | 0.14 | 0.14 | $4.72 | 50.00 | 703 |
| Side Streets | 40-13-403-036 | 816 | ASYLUM ST | 06/27/19 | WD | $14,000.0 | $70,000 | $38,200 | 54.57 | $50,928 | $6,632 | 55.0 | 161.0 | 0.20 | 0.20 | $1.58 | 55.00 | 703 |
| Side Streets | 41-06-304-036 | 731 | E HAMILTON AVE | 06/04/19 | WD | $97,000.0 | $485,000 | $547,700 | 112.93 | $121,253 | $93,165 | 0.0 | 0.0 | 2.40 | 0.80 | $0.93 | 0.00 | 711 |
| Side Streets | 40-01-480-004 | 609 | E PATERSON ST | 11/08/19 | WD | $14,550.0 | $72,750 | $35,100 | 48.25 | $57,864 | $4,672 | 50.0 | 125.0 | 0.14 | 0.14 | $2.34 | 50.00 | 703 |
| Side Streets | 40-13-403-014 | 721 | HAZELTON ST | 10/14/21 | WD | $20,000.0 | $100,000 | $52,400 | 52.40 | $104,777 | $5,816 | 52.0 | 149.0 | 0.18 | 0.18 | $2.58 | 52.00 | 732 |
| Side Streets | 40-12-283-033 | 615 | LOUISA ST | 11/23/20 | WD | $18,000.0 | $90,000 | $69,600 | 77.33 | $139,114 | $13,787 | 128.0 | 143.8 | 0.42 | 0.42 | $0.98 | 128.00 | 746 |
| Side Streets | 46-25-159-022 | 413 | W RUSSELL AVE | 11/15/19 | MLC | $29,980.0 | $149,900 | $56,300 | 37.56 | $112,575 | $46,418 | 0.0 | 0.0 | 1.42 | 1.42 | $0.48 | 0.00 | 711 |
| Side Streets | 40-12-384-032 | 606 | WOLCOTT ST | 02/04/20 | WD | $60,000.0 | $300,000 | $153,700 | 51.23 | $362,482 | $11,336 | 160.0 | 94.5 | 0.35 | 0.35 | $3.97 | 160.00 | 702 |
| University Dr | 40-12-457-008 | 422 | W UNIVERSITY AVE | 10/08/20 | WD | $50,000.0 | $250,000 | $0 | 0.00 | $92,588 | $92,588 | 388.0 | 159.0 | 1.42 | 1.42 | $0.81 | 322.00 | 745 |
| | | | | Totals: | | | $19,573,015 | $9,543,100 | | $16,082,271 | $2,932,275 | 11,265.0 | | 92.61 | 87.62 | | | |
| | | | | | | | | Sale. Ratio => | 48.76 | | Average | | | Average | | | | |
| | | | | | | | | Std. Dev. => | 130.82 | | per FF=> | #REF! | | per Net Acre=> | #REF! | #REF! | | |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 938.CITY OWNED RIVER, Last Edited: 01/20/2018

Rates for Rate Table '', (SqFt)
: 15000.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 958.RAILROAD PROPERTY, Last Edited: 01/13/2022

Values for Acreage Table 1: 'IND-STANDARD'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 25,000 | 3 | Acre: 45,000 | 10 | Acre: 100,000 | 30 | Acre: 210,000 |
| 1.5 | Acre: 33,750 | 4 | Acre: 60,000 | 15 | Acre: 135,000 | 40 | Acre: 260,000 |
| 2 | Acre: 40,000 | 5 | Acre: 75,000 | 20 | Acre: 160,000 | 50 | Acre: 300,000 |
| 2.5 | Acre: 45,000 | 7 | Acre: 87,500 | 25 | Acre: 187,500 | 100 | Acre: 500,000 |

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

| | |
|---|---|
| $.75/SQ FT | : 0.65 |
| $.50/SQ FT | : 0.40 |
| $30,000/ACRE | : 25000.00 |
| $6.00/SQ FT | : 5.00 |
| $2.50/SQ FT | : 2.00 |
| $3.00/SQ FT | : 2.75 |
| $15,000/ACRE | : 12500.00 |
| $.40/SQ FT | : 0.30 |
| $1.00/SQ FT | : 0.75 |

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood COM04.MULTI UNIT/APARTMENTS, Last Edited: 07/02/2018

Values for Acreage Table 1: 'COM AC'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 49,000 | 3 | Acre: 133,350 | 10 | Acre: 350,000 | 30 | Acre: 875,000 |
| 1.5 | Acre: 71,400 | 4 | Acre: 168,000 | 15 | Acre: 481,250 | 40 | Acre: 1,006,250 |
| 2 | Acre: 93,100 | 5 | Acre: 204,750 | 20 | Acre: 612,500 | 50 | Acre: 1,400,000 |
| 2.5 | Acre: 113,750 | 7 | Acre: 269,500 | 25 | Acre: 743,750 | 100 | Acre: 2,712,500 |

Values for Acreage Table 2: 'RM ZONING'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | Acre: 70,000 | 3 | Acre: 210,000 | 10 | Acre: 700,000 | 30 | Acre: 2,100,000 |
| 1.5 | Acre: 105,000 | 4 | Acre: 280,000 | 15 | Acre: 1,050,000 | 40 | Acre: 2,800,000 |
| 2 | Acre: 140,000 | 5 | Acre: 350,000 | 20 | Acre: 1,400,000 | 50 | Acre: 3,500,000 |
| 2.5 | Acre: 175,000 | 7 | Acre: 490,000 | 25 | Acre: 1,750,000 | 100 | Acre: 5,000,000 |

***04/2019 - 03/2021***
***COMMERCIAL/IND***
***VACANT LAND***

***COMMERCIAL VACANT LAND SALES***

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale $ | Net Acre | SQ FT | PP AC | PPSF | ZONE | LAND TBLE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 01-26-400-004 | SILVER LAKE RD | 07/15/19 | $152,500 | $152,500 | 5.087 | 221,579 | | $0.69 | C-2,R-2 | | RETIRED FOR 2021 |
| | | | | | | | | | | | |
| 02-22-200-029 | 10319 HEGEL RD | 12/17/20 | $55,000 | $55,000 | 0.329 | 14,350 | | $3.83 | CBD | | |
| 02-22-400-023 | STATE RD | 06/17/19 | $400,000 | $400,000 | 13.010 | 566,848 | | $0.71 | GBD,VLDR | | |
| 02-22-504-078 | STATE RD | 10/09/19 | $185,000 | $185,000 | 0.845 | 36,795 | | $5.03 | GBD | | CLASS CHANGE 2021 |
| | | | | | | | | | | | |
| 04-19-100-004 | CORUNNA RD | 06/28/19 | $57,500 | $57,500 | 4.335 | 188,830 | | $0.30 | LC | | |
| 04-19-501-005 | CORUNNA RD | 11/15/19 | $22,000 | $22,000 | 1.032 | 44,954 | | $0.49 | LC | | |
| | | | | | | | | | | | |
| 05-18-626-001 | LAPEER RD | 08/27/19 | $575,000 | $575,000 | 2.313 | 100,776 | | $5.71 | GC* | | SPLIT FROM 18-200-010 - FUTURE TACO BELL (condo plan/50% of value) |
| | | | | | | | | | | | |
| 06-02-100-002/003 | TORREY RD | 09/11/20 | $875,000 | $875,000 | 15.430 | 672,115 | | $1.30 | PUD | | RETIRED FOR 2021 |
| 06-03-100-046 | THOMPSON | 09/27/19 | $340,000 | $340,000 | 6.162 | 268,400 | | $1.27 | C-2 | | |
| | | | | | | | | | | | |
| 07-10-553-004 | 3528 BEECHER RD | 02/08/21 | $14,000 | $14,000 | 0.580 | 25,265 | | $0.55 | C-3 | | |
| 07-28-529-036 | 4034 MILLER RD | 03/11/20 | $500,000 | $512,126 | 2.360 | 102,802 | | $4.98 | C-3 | | ADJ SP - EST $12,126 DEMO COST |
| 07-35-200-036 | W HOLIDAY DR | 08/26/20 | $23,000 | $23,000 | 0.536 | 23,348 | | $0.99 | C-2 | | CLASS CHANGE 2021 |
| 07-35-400-023 | W MAPLE AVE | 11/15/19 | $80,000 | $80,000 | 2.310 | 100,690 | | $0.79 | C-1 | | |
| | | | | | | | | | | | |
| 12-23-100-032 | S SAGINAW ST | 09/18/19 | $545,000 | $570,475 | 2.714 | 118,223 | | $4.83 | OS | | ADJ SP - EST $25,475 DEMO COST |
| 12-23-552-021 | OFFICE PARK DR | 12/30/20 | $120,000 | $120,000 | 0.849 | 36,978 | | $3.25 | GC | | ADJ SP - EST 6,698 DEMO COST - PURCHASED BY ASCENSION GENESYS |
| 12-28-200-002 | POLLOCK RD | 05/16/19 | $150,000 | $156,698 | 0.885 | 38,560 | | $4.06 | GC | | ADJ SP - EST 6,698 DEMO COST - PURCHASED BY ASCENSION GENESYS |
| | | | | | | | | | | | |
| 14-02-300-039 | CLIO RD | 02/08/21 | $89,000 | $89,000 | 1.581 | 68,865 | | $1.29 | GC | | ADJ SP - EST 6,698 DEMO COST - PURCHASED BY ASCENSION GENESYS |
| | | | | | | | | | | | |
| 16-34-100-029 | N STATE RD | 03/09/21 | $250,000 | $250,000 | 2.000 | 87,120 | | $2.87 | C-2 | | 6.037 ACRES ARE COMM EXCESS |
| | | | | | | | | | | | |
| 17-31-400-020 | 9043 N DORT HWY | 03/31/21 | $70,000 | $70,000 | 2.669 | 116,244 | | $0.60 | GC | | |
| | | | | | | | | | | | |
| 18-21-100-041 | N LINDEN RD | 08/16/19 | $400,000 | $400,000 | 3.371 | 146,819 | | $2.72 | C-2 | | CLASS CHANGE 2021 |
| | | | | | | | | | | | |
| 53-26-100-020 | TORREY RD | 12/13/19 | $80,000 | $80,000 | 1.067 | 46,479 | | $1.72 | GBD | | |
| 53-26-553-021 | FENWAY DR | 09/29/20 | $725,000 | $725,000 | 7.810 | 340,204 | | $2.13 | GBD | | |
| 53-27-576-001 | N ALLOY DR | 03/09/21 | $120,000 | $120,000 | 0.827 | 36,024 | | $3.33 | OPD | | |
| 53-27-576-002/3/4 | N ALLOY DR | 11/25/19 | $300,000 | $300,000 | 2.485 | 108,247 | | $2.77 | IND | | |
| 53-27-576-023/005 | N ALLOY DR | 05/08/20 | $450,000 | $450,000 | 3.181 | 138,564 | | $3.25 | IND | | |
| 53-27-576-025 | N ALLOY DR | 05/08/20 | $130,000 | $130,000 | 0.993 | 43,255 | | $3.01 | IND | | |
| 53-27-676-001 to 006 | N ALLOY DR | 05/05/20 | $115,000 | $115,000 | 1.076 | 46,871 | | $2.45 | IND | | SPLIT FROM 53-27-527-021 |
| | | | | | | | | | | | |
| 40-12-457-008 | W UNIVERSITY AVE | 10/08/20 | $250,000 | $250,000 | 1.467 | 63,903 | | $3.91 | D-2 | | |
| 41-09-476-020/021/022 | RALPH ST | 08/17/20 | $27,500 | $27,500 | 0.351 | 15,290 | | $1.80 | D-6 | | |
| 41-18-452-025 | S SAGINAW ST | 09/24/20 | $39,000 | $39,000 | 0.450 | 19,602 | | $1.99 | D-6 | | |
| | | | | | | | | | | | |
| 59-11-526-007 | N BELSAY RD | 07/02/19 | $160,000 | $160,000 | 1.722 | 75,000 | | $2.13 | RO | | |
| 59-13-552-035 | LAPEER RD | 01/05/21 | $87,000 | $87,000 | 2.617 | 113,997 | | $0.76 | RO | | |
| | | | | | | | | | | | |

***04/2019 - 03/2021***
***COMMERCIAL/IND***
***VACANT LAND***

***INDUSTRIAL VACANT LAND SALES***

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale $ | Net Acre | | | PP AC | ZONE | | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 02-15-100-023 | 10275 SOJOURNER DR | 07/22/20 | $40,000 | $40,000 | 4.630 | | | $8,639 | M-1 | | |
| 07-25-300-075 | W BRISTOL RD | 12/17/19 | $1,550,000 | $1,550,000 | 24.900 | | | $62,249 | MULTI | | RETIRED FOR 2021-C-2, RM-1,RM-1C-sold as vac industrial use |
| 14-09-200-003/004 | JENNINGS/MT MORRIS | 03/12/20 | $1,000,000 | $1,000,000 | 71.410 | | | $14,004 | M-1 | | RETIRED FOR 2021 |
| 15-11-200-033 | HILL RD | 10/20/20 | $2,275,630 | $2,275,630 | 45.470 | | | $50,047 | M-M | | |
| 15-12-300-031 | TAYLOR DR | 12/03/19 | $275,000 | $275,000 | 11.450 | | | $24,017 | M-M | | |
| 51-15-551-004 | TACOMA CT | 11/20/19 | $35,000 | $35,000 | 0.660 | | | $53,030 | IND | | |
| 53-34-200-006 | ALLOY DR | 05/14/19 | $115,000 | $115,000 | 2.870 | | | $40,070 | IND | | |
| 59-28-502-004 | E ATHERTON RD | 05/17/19 | $10,000 | $10,000 | 0.517 | | | $19,342 | IND | | |