

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 500.R-500, Last Edited: 12/07/2022

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

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

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

Frontages:

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

~~200~~ 175
~~220~~ 200

Values for Acreage Table 2: 'EXCESS ACERAGE'

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

Parcel Number	Street Address	Sale Date	Inst.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	
41-16-403-001	1857 S AVERILL AVE	11/24/21	WD	\$15,200.0	\$76,000	\$28,000	36.84	\$55,930	\$31,817	\$11,747	73.4	110.0	0.18	0.18	\$207	70.00	500
41-16-403-005	3502 EVERGREEN PKWY	08/13/21	WD	\$20,000.0	\$100,000	\$30,600	30.60	\$61,107	\$48,962	\$10,069	62.9	110.0	0.15	0.15	\$318	60.00	500
41-16-403-028	3539 KENT ST	06/30/21	WD	\$20,000.0	\$100,000	\$29,800	29.80	\$59,630	\$51,117	\$10,747	67.2	106.8	0.16	0.16	\$298	65.00	500
41-16-427-021	1880 SPRINGFIELD ST	07/23/21	WD	\$28,000.0	\$140,000	\$62,400	44.57	\$124,828	\$26,576	\$11,404	71.3	107.5	0.17	0.17	\$393	68.74	500
41-16-427-040	3710 WORCHESTER DR	11/08/21	WD	\$16,500.0	\$82,500	\$46,000	55.76	\$91,933	\$4,820	\$14,253	89.1	124.0	0.23	0.23	\$185	80.00	500
41-16-428-016	3731 KENT ST	12/04/20	WD	\$8,100.0	\$40,500	\$34,900	86.17	\$69,844	(\$17,949)	\$11,395	71.2	103.5	0.17	0.17	\$114	70.00	500
41-16-428-016	3731 KENT ST	09/15/21	WD	\$19,600.0	\$98,000	\$34,900	35.61	\$69,844	\$39,551	\$11,395	71.2	103.5	0.17	0.17	\$275	70.00	500
41-16-428-037	3839 KENT ST	06/08/20	WD	\$12,000.0	\$60,000	\$38,000	63.33	\$76,027	(\$1,624)	\$14,403	90.0	81.0	0.19	0.19	\$133	100.00	500
41-16-452-005	3516 KENT ST	07/08/21	WD	\$14,000.0	\$70,000	\$36,900	52.71	\$73,719	\$17,366	\$21,085	131.8	114.0	0.32	0.32	\$106	123.42	500
41-16-452-005	3516 KENT ST	04/29/22	WD	\$17,000.0	\$85,000	\$36,900	43.41	\$73,719	\$32,366	\$21,085	131.8	114.0	0.32	0.32	\$129	123.42	500
41-16-452-028	3656 EVERGREEN PKWY	12/07/20	WD	\$17,000.0	\$85,000	\$33,300	39.18	\$66,540	\$29,427	\$10,967	68.5	96.0	0.15	0.15	\$248	69.98	500
41-16-454-007	3528 PINGREE AVE	09/15/20	WD	\$9,000.0	\$45,000	\$23,800	52.89	\$47,645	\$6,955	\$9,600	60.0	100.0	0.14	0.14	\$150	60.00	500
41-16-476-010	3802 KENT ST	08/12/21	WD	\$8,000.0	\$40,000	\$29,100	72.75	\$58,212	(\$5,799)	\$12,413	77.6	107.0	0.18	0.18	\$103	75.00	500
41-16-476-020	3717 GLOUCESTER ST	09/30/21	WD	\$9,000.0	\$45,000	\$36,800	81.78	\$73,696	(\$19,096)	\$9,600	60.0	100.0	0.14	0.14	\$150	60.00	500
41-16-476-020	3717 GLOUCESTER ST	04/13/22	WD	\$26,000.0	\$130,000	\$36,800	28.31	\$73,696	\$65,904	\$9,600	60.0	100.0	0.14	0.14	\$433	60.00	500
41-16-477-010	3742 GLOUCESTER ST	01/20/21	WD	\$17,000.0	\$85,000	\$31,400	36.94	\$62,749	\$31,851	\$9,600	60.0	100.0	0.14	0.14	\$283	60.00	500
41-16-477-026	3737 EVERGREEN PKWY	08/03/21	WD	\$14,600.0	\$73,000	\$27,800	38.08	\$55,538	\$27,862	\$10,400	65.0	100.0	0.15	0.15	\$225	65.00	500
41-16-477-038	3802 PARKWAY CT	08/19/20	WD	\$13,800.0	\$69,000	\$31,700	45.94	\$63,367	\$19,489	\$13,856	86.6	75.0	0.17	0.17	\$159	100.00	500
41-16-477-043	3813 LYNN CT	07/31/20	WD	\$9,000.0	\$45,000	\$32,800	72.89	\$65,623	(\$7,089)	\$13,534	84.6	106.7	0.20	0.20	\$106	81.88	500
41-16-477-043	3813 LYNN CT	06/21/21	WD	\$10,000.0	\$50,000	\$32,800	65.60	\$65,623	(\$2,089)	\$13,534	84.6	106.7	0.20	0.20	\$118	81.88	500
41-16-480-003	ECKLEY AVE	06/29/20	WD	\$4,000.0	\$4,000	\$5,300	132.50	\$10,516	\$4,000	\$10,516	65.7	120.0	0.17	0.17	\$61	60.00	500
Totals:				\$14,657.1	\$1,523,000	\$700,000	45.96	\$1,399,786	\$384,417	\$261,203	1,632.5	Average	3.83	3.83			
				\$14,600.0		Sale Ratio =>	45.96					Average					
						Std. Dev. =>	24.85							\$235		Average	
																per Net Acre=>	100,422.41

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Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 505.R-505, Last Edited: 12/07/2022

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

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

Frontages:		
Frontage 'A':	Description: '100 DEPTH	'
	Standard Frontage: 0	FF Rate: 165 175
		Standard Depth : 100
Frontage 'B':	Description: '140 DEPTH	'
	Standard Frontage: 0	FF Rate: 160 200
		Standard Depth : 140
Frontage 'C':	Description: 'MILLER RD	'
	Standard Frontage: 0	FF Rate: 210 225
		Standard Depth : 100

Parcel Number	Street Address	Sale Date	Inst.	20% allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Rate Group 1	Rate Group 2	Rate Group 3
40-13-164-005	1731 CRESCENT DR	02/24/22	WD	\$29,000.0	\$145,000	\$22,600	15.59	\$45,190	\$109,147	\$9,337	56.6	105.8	0.13	0.13	\$512	55.00	505	100 DEPTH		
40-13-376-002	1732 CRESCENT DR	02/15/22	WD	\$7,600.0	\$38,000	\$21,000	55.26	\$41,973	\$3,350	\$7,323	44.4	106.5	0.11	0.11	\$171	43.00	505	100 DEPTH	100 DEPTH	
40-23-161-013	3117 CHICAGO BLVD	12/01/21	WD	\$5,600.0	\$28,000	\$19,800	70.71	\$39,506	(\$3,256)	\$8,250	50.0	100.0	0.12	0.12	\$112	50.00	505	100 DEPTH		
40-23-162-015	3117 BRANDON ST	06/13/22	WD	\$11,600.0	\$58,000	\$16,300	28.10	\$32,625	\$33,625	\$8,250	50.0	100.0	0.12	0.12	\$232	50.00	505	100 DEPTH		
40-23-162-026	3302 VALE ST	03/18/22	WD	\$15,300.0	\$76,500	\$25,000	32.68	\$49,934	\$34,816	\$8,250	50.0	100.0	0.12	0.12	\$306	50.00	505	100 DEPTH		
40-23-162-031	3206 VALE ST	09/02/21	WD	\$17,000.0	\$85,000	\$33,200	39.06	\$66,307	\$26,943	\$8,250	50.0	100.0	0.12	0.12	\$340	50.00	505	100 DEPTH		
40-23-179-005	3013 CHICAGO BLVD	11/05/21	WD	\$5,180.0	\$45,900	\$22,300	48.58	\$44,585	\$9,565	\$8,250	50.0	100.0	0.12	0.12	\$184	50.00	505	100 DEPTH		
40-23-179-020	3002 BRANDON ST	07/23/21	WD	\$5,690.0	\$28,450	\$18,400	64.67	\$36,705	(\$5)	\$8,250	50.0	100.0	0.12	0.12	\$114	50.00	505	100 DEPTH		
40-23-180-001	2845 CHICAGO BLVD	10/15/21	WD	\$13,200.0	\$66,000	\$25,100	38.03	\$50,186	\$24,064	\$8,250	50.0	100.0	0.12	0.12	\$264	50.00	505	100 DEPTH		
40-23-181-010	2909 BRANDON ST	01/04/22	WD	\$9,200.0	\$46,000	\$20,000	43.48	\$40,020	\$14,230	\$8,250	50.0	100.0	0.12	0.12	\$184	50.00	505	100 DEPTH		
40-23-181-021	2922 VALE ST	08/04/21	WD	\$9,800.0	\$49,000	\$24,700	50.41	\$49,307	\$7,943	\$8,250	50.0	100.0	0.12	0.12	\$196	50.00	505	100 DEPTH		
40-23-181-022	2918 VALE ST	04/08/22	WD	\$14,000.0	\$70,000	\$22,400	32.00	\$44,718	\$33,532	\$8,250	50.0	100.0	0.12	0.12	\$280	50.00	505	100 DEPTH		
40-23-181-026	1716 KNIGHT AVE	07/01/20	WD	\$6,000.0	\$30,000	\$21,600	72.00	\$43,104	(\$4,854)	\$8,250	50.0	100.0	0.12	0.12	\$120	50.00	505	100 DEPTH		
40-23-182-003	2841 BRANDON ST	03/19/21	WD	\$19,980.0	\$99,900	\$36,600	36.64	\$73,287	\$34,863	\$8,250	50.0	100.0	0.12	0.12	\$400	50.00	505	100 DEPTH		
40-23-182-010	2809 BRANDON ST	04/19/21	WD	\$12,000.0	\$60,000	\$21,400	35.67	\$42,829	\$25,421	\$8,250	50.0	100.0	0.12	0.12	\$240	50.00	505	100 DEPTH		
40-23-184-007	2821 VALE ST	10/22/21	WD	\$11,980.0	\$59,900	\$24,800	41.40	\$49,597	\$18,553	\$8,250	50.0	100.0	0.12	0.12	\$240	50.00	505	100 DEPTH		
40-23-207-001	1401 BEAVER AVE	06/01/21	LC	\$13,000.0	\$65,000	\$18,000	27.69	\$35,967	\$37,027	\$7,994	48.5	135.0	0.13	0.13	\$268	41.70	505	100 DEPTH		
40-23-207-003	1409 BEAVER AVE	06/26/20	WD	\$14,440.0	\$72,200	\$27,700	38.37	\$55,402	\$24,467	\$7,669	46.5	135.0	0.12	0.12	\$194	40.00	505	100 DEPTH		
40-23-207-007	1425 BEAVER AVE	05/06/21	WD	\$9,000.0	\$45,000	\$18,000	40.00	\$36,090	\$16,579	\$7,669	46.5	135.0	0.12	0.12	\$245	40.00	505	100 DEPTH		
40-23-207-007	1425 BEAVER AVE	05/22/22	WD	\$11,400.0	\$57,000	\$18,000	31.58	\$36,090	\$28,579	\$7,669	46.5	135.0	0.12	0.12	\$245	40.00	505	100 DEPTH		
40-23-208-004	2646 CHICAGO BLVD	05/05/20	WD	\$8,300.0	\$41,500	\$23,700	57.11	\$47,446	\$11,263	\$17,209	104.3	80.8	0.22	0.22	\$80	116.03	505	100 DEPTH		
40-23-210-001	1401 GAINNEY AVE	09/09/21	WD	\$14,400.0	\$72,000	\$30,600	42.50	\$61,250	\$25,979	\$15,229	92.3	94.3	0.21	0.21	\$156	95.07	505	100 DEPTH		
40-23-211-006	1510 MONTERAY AVE	12/13/21	WD	\$19,800.0	\$99,000	\$35,000	35.35	\$70,033	\$37,620	\$8,653	52.4	110.0	0.13	0.13	\$378	50.00	505	100 DEPTH		
40-23-212-005	1523 MONTERAY AVE	04/27/21	WD	\$13,000.0	\$65,000	\$30,600	47.08	\$61,184	\$19,656	\$15,840	96.0	144.0	0.16	0.16	\$135	80.00	505	100 DEPTH		
40-23-213-005	1527 GAINNEY AVE	08/20/21	LC	\$17,000.0	\$85,000	\$26,200	30.82	\$52,489	\$40,162	\$7,651	46.4	86.0	0.10	0.10	\$367	50.00	505	100 DEPTH		
40-23-213-011	1516 IRENE AVE	08/28/20	WD	\$14,162.0	\$70,810	\$28,100	39.68	\$56,227	\$22,234	\$7,651	46.4	86.0	0.10	0.10	\$305	50.00	505	100 DEPTH		
40-23-228-005	1419 IRENE AVE	09/14/20	WD	\$8,000.0	\$40,000	\$20,100	50.25	\$40,270	\$6,652	\$6,922	42.0	110.0	0.10	0.10	\$191	40.00	505	100 DEPTH		
40-23-228-019	1430 BRABYN AVE	04/16/21	WD	\$11,000.0	\$55,000	\$25,700	46.73	\$51,423	\$17,421	\$13,844	83.9	110.0	0.20	0.20	\$131	80.00	505	100 DEPTH		
40-23-231-001	1401 LINCOLN DR	11/17/21	WD	\$13,400.0	\$67,000	\$21,800	32.54	\$43,500	\$32,013	\$8,513	51.6	120.0	0.13	0.13	\$260	47.10	505	100 DEPTH		
40-23-231-007	1425 LINCOLN DR	04/30/21	WD	\$13,000.0	\$65,000	\$26,900	41.38	\$53,781	\$25,679	\$14,460	87.6	120.0	0.22	0.22	\$148	80.00	505	100 DEPTH		
40-23-231-012	1501 LINCOLN DR	10/26/21	WD	\$13,900.0	\$69,500	\$23,000	33.09	\$46,037	\$33,604	\$10,141	61.5	120.2	0.16	0.16	\$226	56.06	505	100 DEPTH		
40-23-231-014	1404 DOWNEY ST	02/04/22	WD	\$13,800.0	\$69,000	\$27,600	40.00	\$55,174	\$28,863	\$9,037	54.8	120.0	0.14	0.14	\$252	50.00	505	100 DEPTH		
40-23-231-023	1502 DOWNEY ST	09/27/21	WD	\$6,000.0	\$30,000	\$23,800	79.33	\$47,558	(\$8,521)	\$9,037	54.8	120.0	0.14	0.14	\$110	50.00	505	100 DEPTH		
40-23-231-029	2306 MILLER RD	01/10/22	WD	\$31,000.0	\$155,000	\$58,100	37.48	\$116,207	\$51,367	\$12,574	76.2	159.6	0.22	0.22	\$407	60.33	505	100 DEPTH		
40-23-232-006	1423 DOWNEY ST	07/16/21	WD	\$20,000.0	\$100,000	\$35,200	35.20	\$70,362	\$39,117	\$9,479	57.4	132.0	0.15	0.15	\$348	50.00	505	100 DEPTH		
40-23-232-013	1402 WOODCROFT AVE	06/02/21	WD	\$16,200.0	\$81,000	\$24,800	30.62	\$49,658	\$40,734	\$9,392	56.9	132.3	0.15	0.15	\$285	49.48	505	100 DEPTH		
40-23-233-015	1420 DURAND ST	09/09/21	WD	\$17,600.0	\$88,000	\$46,000	52.27	\$91,994	\$5,230	\$9,224	55.9	125.0	0.14	0.14	\$315	50.00	505	100 DEPTH		
40-23-251-025	2714 BRANDON ST	12/11/20	WD	\$11,000.0	\$55,000	\$20,700	37.64	\$41,312	\$20,288	\$6,600	40.0	100.0	0.09	0.09	\$275	40.00	505	100 DEPTH		
40-23-252-023	2742 VALE ST	04/07/21	WD	\$13,200.0	\$66,000	\$21,900	33.18	\$43,702	\$28,898	\$6,600	40.0	100.0	0.09	0.09	\$230	40.00	505	100 DEPTH		
40-23-253-004	2745 VALE ST	12/03/21	WD	\$17,600.0	\$88,000	\$25,300	28.75	\$50,678	\$47,222	\$9,900	60.0	100.0	0.14	0.14	\$293	60.00	505	100 DEPTH		
40-23-253-011	2717 VALE ST	08/11/20	WD	\$6,100.0	\$30,500	\$18,100	59.34	\$36,296	\$804	\$6,600	40.0	100.0	0.09	0.09	\$153	40.00	505	100 DEPTH		
40-23-254-003	1533 BRADLEY AVE	07/28/21	WD	\$7,000.0	\$35,000	\$29,300	83.71	\$58,663	(\$15,016)	\$8,647	52.4	109.8	0.13	0.13	\$134	50.00	505	100 DEPTH		
40-23-254-003	1533 BRADLEY AVE	01/20/22	WD	\$23,000.0	\$115,000	\$29,300	25.48	\$58,663	\$64,984	\$8,647	52.4	109.8	0.13	0.13	\$439	50.00	505	100 DEPTH		
40-23-254-005	1549 BRADLEY AVE	11/10/20	WD	\$10,000.0	\$50,000	\$25,400	50.80	\$50,812	\$7,823	\$8,635	52.3	109.6	0.13	0.13	\$191	50.00	505	100 DEPTH		
40-23-254-009	1530 MONTERAY AVE	05/26/21	WD	\$20,000.0	\$100,000	\$43,900	43.90	\$87,861	\$22,552	\$10,383	62.9	110.0	0.15	0.15	\$318	60.00	505	100 DEPTH		
40-23-254-010	1534 MONTERAY AVE	08/07/20	WD	\$16,000.0	\$80,000	\$34,100	42.63	\$68,202	\$20,451	\$8,653	52.4	110.0	0.13	0.13	\$305	50.00	505	100 DEPTH		
40-23-254-016	1563 BRADLEY AVE	12/07/21	WD	\$18,800.0	\$94,000	\$33,000	35.11	\$65,938	\$26,342	\$8,280	50.2	109.3	0.12	0.12	\$375	48.00	505	100 DEPTH		
40-23-301-020	3510 BRANDON ST	10/29/20	WD	\$8,260.0	\$41,300	\$16,100	38.98	\$32,208	\$17,342	\$8,250	50.0	100.0	0.12	0.12	\$165	50.00	505	100 DEPTH		
40-23-301-021	BRANDON ST	10/29/20	WD	\$8,260.0	\$41,300	\$22,700	54.96	\$45,339	\$12,461	\$16,500	100.0	200.0	0.23	0.12	\$83	100.00	505	100 DEPTH		
40-23-301-023	3502 BRANDON ST	06/15/20	WD	\$9,000.0	\$45,000	\$26,700	59.33	\$53,495	(\$245)	\$8,250	50.0	100.0	0.12	0.12	\$180	50.00	505	100 DEPTH		
40-23-301-033	3410 BRANDON ST	06/28/21	WD	\$9,000.0	\$45,000	\$23,900	53.11	\$47,855	\$13,645	\$16,500	100.0	100.0	0.23	0.23	\$90	100.00	505	100 DEPTH		

40-23-302-030	3406 VALE ST	04/29/20	WD	\$13,400.0	\$67,000	\$25,100	37.46	\$50,189	\$25,061	\$8,250	50.0	100.0	0.12	0.12	\$268	50.00	505	100 DEPTH
40-23-302-031	3402 VALE ST	11/16/20	WD	\$13,800.0	\$69,000	\$24,400	35.36	\$48,761	\$28,489	\$8,250	50.0	100.0	0.12	0.12	\$276	50.00	505	100 DEPTH
40-23-303-011	3509 VALE ST	09/29/21	WD	\$14,000.0	\$70,000	\$26,600	38.00	\$53,284	\$24,966	\$8,250	50.0	100.0	0.12	0.12	\$280	50.00	505	100 DEPTH
40-23-304-016	3109 VALE ST	10/25/21	WD	\$14,900.0	\$74,500	\$24,900	33.42	\$49,776	\$32,974	\$8,250	50.0	100.0	0.12	0.12	\$298	50.00	505	100 DEPTH
avg				\$13,251.9											\$245			
med				\$13,200.0														
40-23-212-015	1520 GAINEY AVE	10/07/20	WD	\$11,000.0	\$55,000	\$24,900	45.27	\$49,767	\$13,994	\$8,761	48.7	143.9	0.16	0.16	\$226	48.00	505	140 DEPTH
40-24-101-019	1402 IDA AVE	09/23/21	WD	\$17,000.0	\$85,000	\$34,600	40.71	\$69,184	\$25,346	\$9,530	52.9	156.0	0.18	0.18	\$321	50.15	505	140 DEPTH
40-24-101-022	1416 IDA AVE	09/25/20	WD	\$11,400.0	\$57,000	\$44,400	77.89	\$88,791	(\$21,314)	\$10,477	58.2	144.3	0.19	0.19	\$196	57.33	505	140 DEPTH
40-24-102-003	1321 IDA AVE	02/08/22	WD	\$18,600.0	\$93,000	\$26,100	28.06	\$52,234	\$49,917	\$9,151	50.8	144.8	0.17	0.17	\$366	50.00	505	140 DEPTH
				\$14,500.0											\$277			

40-23-183-014	3022 MILLER RD	03/11/22	WD	\$23,000.0	\$115,000	\$30,900	26.87	\$61,898	\$74,102	\$21,000	100.0	100.0	0.23	0.23	\$230	100.00	505	MILLER RD
40-23-212-025	2602 MILLER RD	02/04/22	WD	\$23,000.0	\$115,000	\$31,800	27.65	\$63,643	\$63,284	\$11,927	56.8	140.0	0.15	0.15	\$405	48.00	505	MILLER RD
40-23-232-026	2204 MILLER RD	08/24/20	WD	\$34,980.0	\$174,900	\$75,100	42.94	\$150,288	\$59,847	\$35,235	167.8	159.8	0.49	0.49	\$208	132.74	505	MILLER RD
40-23-253-018	2754 MILLER RD	08/24/20	WD	\$19,900.0	\$99,500	\$32,100	32.26	\$64,176	\$49,156	\$13,832	65.9	99.6	0.15	0.15	\$302	66.00	505	MILLER RD
40-23-253-028	2742 MILLER RD	09/21/20	WD	\$18,650.0	\$93,250	\$53,300	57.16	\$106,540	\$31,671	\$44,961	214.1	95.6	0.48	0.48	\$87	219.00	505	MILLER RD
40-23-304-025	3302 MILLER RD	01/13/21	WD	\$6,200.0	\$31,000	\$22,000	70.97	\$44,045	(\$2,545)	\$10,500	50.0	100.0	0.12	0.12	\$124	50.00	505	MILLER RD
40-23-304-039	3114 MILLER RD	01/26/21	WD	\$6,000.0	\$30,000	\$24,200	80.67	\$48,387	(\$7,887)	\$10,500	50.0	100.0	0.12	0.12	\$120	50.00	505	MILLER RD
40-23-305-030	3023 MILLER RD	04/21/22	WD	\$23,000.0	\$115,000	\$33,000	28.70	\$66,088	\$63,635	\$14,723	70.1	120.0	0.18	0.18	\$328	64.00	505	MILLER RD
Totals:				\$19,341.3	\$4,707,910	\$1,867,900	39.68	\$3,736,090	\$1,685,879	\$714,059	4,097.2		10.05	9.94	\$226			
						Sale. Ratio ==>	39.68		Average		\$411		Average					
						Std. Dev. ==>	14.81		per FF==>				per Net Acre==>	167,699.09				

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 510.R-510, Last Edited: 12/02/2022

Values for Square Footage Table: **

2,500 Sq Ft: 6,875	25,000 Sq Ft: 51,562	174,240 Sq Ft: 174,240
5,000 Sq Ft: 13,750	30,000 Sq Ft: 61,875	217,800 Sq Ft: 217,800
7,500 Sq Ft: 20,625	40,000 Sq Ft: 66,000	435,600 Sq Ft: 435,600
10,000 Sq Ft: 27,500	50,000 Sq Ft: 58,000	653,400 Sq Ft: 0
12,500 Sq Ft: 34,375	60,000 Sq Ft: 69,600	871,200 Sq Ft: 0
15,000 Sq Ft: 37,125	87,120 Sq Ft: 87,000	1,089,000 Sq Ft: 0
20,000 Sq Ft: 41,250	130,680 Sq Ft: 130,680	

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	

SF	Ac		510
2,500	0.06	\$6,875.00	
5,000	0.11	\$13,750.00	
7,500	0.17	\$20,625.00	
10,000	0.23	\$27,500.00	
12,500	0.29	\$34,375.00	
15,000	0.34	\$37,125.00	
20,000	0.46	\$41,250.00	\$2.06
25,000	0.57	\$51,562.50	
30,000	0.69	\$61,875.00	
40,000	0.92	\$66,000.00	
50,000	1.15	\$58,007.81	
60,000	1.38	\$69,609.38	
87,120	2.00	\$87,120.00	
130,680	3.00	\$130,680.00	
174,240	4.00		
217,800	5.00		
435,600	10.00		
653,400	15.00		
871,200	20.00		
1,089,000	25.00		
Average v	\$0	\$2.75	
		\$2.06	75%
		\$1.55	75%
		\$1.16	75%
		\$1.00	

1709
1631 wood

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	SF	Dollars/Sqft	Actual Front	ECF Area
40-23-328-010	1940 COLCHESTER RD	11/20/20	WD	\$30,980.0	\$154,900	\$70,100	45.26	\$140,147	\$34,965	\$20,112	81.7	123.5	0.23	0.23	10,105.92	\$3.07	81.67	510
40-23-306-005	3411 HAWTHORNE DR	04/27/21	WD	\$29,800.0	\$149,000	\$58,200	39.06	\$116,459	\$56,151	\$23,610	75.0	157.5	0.27	0.27	11,804.76	\$2.52	75.00	510
40-23-401-008	1911 COLCHESTER RD	01/28/22	WD	\$38,000.0	\$190,000	\$69,200	36.42	\$138,470	\$77,318	\$25,788	81.7	157.9	0.30	0.30	12,893.76	\$2.95	81.67	510
40-23-327-010	2034 OXFORD LN	01/29/21	WD	\$34,000.0	\$170,000	\$74,500	43.82	\$149,035	\$48,407	\$27,442	68.0	201.5	0.32	0.32	13,721.40	\$2.48	68.00	510
40-23-401-020	1920 HAMPDEN RD	06/29/22	WD	\$37,600.0	\$188,000	\$78,200	41.60	\$156,367	\$60,209	\$28,576	81.7	175.1	0.33	0.33	14,287.68	\$2.63	81.67	510
40-23-327-014	3120 WESTWOOD PKWY	04/28/22	WD	\$40,000.0	\$200,000	\$82,200	41.10	\$164,473	\$64,363	\$28,836	90.0	160.0	0.33	0.33	14,418.36	\$2.77	90.00	510
40-23-326-013	2046 CROOKED LN	04/30/21	WD	\$45,000.0	\$225,000	\$92,100	40.93	\$184,292	\$71,636	\$30,928	75.0	206.4	0.36	0.36	15,463.80	\$2.91	75.00	510
40-23-305-048	3312 HAWTHORNE DR	09/25/20	WD	\$30,100.0	\$150,500	\$99,900	66.38	\$199,738	(\$17,264)	\$31,974	100.0	160.0	0.37	0.37	15,986.52	\$1.88	100.00	510
40-23-351-016	2130 BRIAR HILL RD	12/08/21	WD	\$68,400.0	\$342,000	\$146,200	42.75	\$292,351	\$83,801	\$34,152	85.4	200.0	0.39	0.39	17,075.52	\$4.01	85.38	510
40-23-327-003	2023 CROOKED LN	10/28/21	WD	\$46,000.0	\$230,000	\$108,400	47.13	\$216,709	\$48,139	\$34,848	91.8	189.7	0.40	0.40	17,424.00	\$2.64	91.82	510
40-23-376-009	3101 WESTWOOD PKWY	12/08/21	WD	\$40,000.0	\$200,000	\$100,200	50.10	\$200,387	\$35,157	\$35,544	86.5	205.5	0.41	0.41	17,772.48	\$2.25	86.47	510
40-23-376-002	2125 BRIAR HILL RD	11/24/21	WD	\$35,800.0	\$179,000	\$82,500	46.09	\$164,917	\$51,371	\$37,288	128.7	145.0	0.43	0.43	18,643.68	\$1.92	128.69	510
40-23-376-007	3121 WESTWOOD PKWY	06/16/22	WD	\$59,740.0	\$298,700	\$94,500	31.64	\$189,084	\$147,600	\$37,984	95.0	200.0	0.44	0.44	18,992.16	\$3.15	95.00	510
40-23-404-006	2811 WESTWOOD PKWY	01/28/21	WD	\$60,000.0	\$300,000	\$150,600	50.20	\$301,115	\$39,076	\$40,191	86.7	233.6	0.47	0.47	20,255.40	\$2.96	86.67	510
40-23-401-005	1831 COLCHESTER RD	08/12/21	WD	\$17,000.0	\$85,000	\$49,400	58.12	\$98,887	\$26,730	\$40,617	118.3	175.9	0.48	0.48	20,821.68	\$0.82	118.33	510
40-23-351-010	3325 WESTWOOD PKWY	09/04/20	WD	\$43,200.0	\$216,000	\$118,200	54.72	\$236,407	\$22,268	\$42,675	91.7	257.0	0.54	0.54	23,565.96	\$1.83	91.67	510
40-23-403-014	2747 WESTWOOD PKWY	12/15/21	WD	\$75,200.0	\$376,000	\$177,600	47.23	\$355,110	\$64,610	\$43,720	148.7	168.0	0.57	0.57	24,959.88	\$3.01	148.69	510
40-23-326-008	2021 BRIAR HILL RD	04/21/22	WD	\$34,000.0	\$170,000	\$80,100	47.12	\$160,171	\$44,652	\$44,823	120.0	213.4	0.59	0.59	25,613.28	\$1.33	120.00	510
40-23-404-001	2001 COLCHESTER RD	08/03/20	WD	\$41,000.0	\$205,000	\$132,700	64.73	\$265,453	(\$13,266)	\$47,187	156.7	172.0	0.62	0.62	26,963.64	\$1.52	156.67	510
40-23-351-006	3411 WESTWOOD PKWY	06/22/22	WD	\$58,000.0	\$290,000	\$125,100	43.14	\$250,114	\$89,588	\$49,702	100.0	283.8	0.65	0.65	28,401.12	\$2.04	100.00	510
40-23-351-023	2142 BRIAR HILL RD	07/27/20	WD	\$58,000.0	\$290,000	\$153,600	52.97	\$307,114	\$39,283	\$56,397	281.7	125.0	0.81	0.81	35,196.48	\$1.65	281.67	510
40-23-402-012	2750 WESTWOOD PKWY	02/03/22	WD	\$100,000.0	\$500,000	\$277,600	55.52	\$355,157	\$4,769	\$59,926	188.7	211.4	0.92	0.92	39,900.96	\$2.51	188.72	510
40-23-403-006	2700 PARKSIDE DR	09/27/21	WD	\$80,000.0	\$400,000	\$210,400	52.60	\$420,767	\$39,786	\$60,553	164.9	256.1	0.97	0.97	42,209.64	\$1.90	164.87	510
Totals:				\$5,509,100	\$2,631,500	\$2,631,500	47.77	\$5,262,724	\$1,129,349	\$882,973	2,597.7		Average			\$2.32		
					Sale. Ratio =>		8.47			per FF=>	\$435		Average					
					Std. Dev. =>								per Net Acre=>	101,123.66				

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood S15.R-515, Last Edited: 09/16/2022

Values for Square Footage Table: 'Price/SF'		
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: 60,000	217,800 Sq Ft: 0
7,500 Sq Ft: 22,500	40,000 Sq Ft: 80,000	435,600 Sq Ft: 0
10,000 Sq Ft: 30,000	50,000 Sq Ft: 85,000	653,400 Sq Ft: 0
12,500 Sq Ft: 31,250	60,000 Sq Ft: 90,000	871,200 Sq Ft: 0
15,000 Sq Ft: 37,500	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 40,000	130,680 Sq Ft: 0	

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	

SF	Ac			515
2,500	0.06	\$7,500.00		
5,000	0.11	\$15,000.00		
7,500	0.17	\$22,500.00		
10,000	0.23	\$30,000.00		
12,500	0.29	\$31,250.00		
15,000	0.34	\$37,500.00		
20,000	0.46	\$40,000.00	\$2.00	
25,000	0.57	\$50,000.00		
30,000	0.69	\$60,000.00		
40,000	0.92	\$80,000.00		
50,000	1.15	\$75,000.00		
60,000	1.38	\$90,000.00		
87,120	2.00	\$87,120.00		
130,680	3.00	\$130,680.00		
174,240	4.00			
217,800	5.00			
435,600	10.00			
653,400	15.00			
871,200	20.00			
1,089,000	25.00			
Average v	\$0	\$3.00		
		\$2.50	75%	
		\$2.00	75%	
		\$1.50	75%	
		\$1.00		

Parcel Number	Street Address	Sale Date	Inst.	20% Allocation	Adj. Sale \$	Cur. Acmnt.	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	SF	Dollars/FF	Actual Front	ECF Area
40-24-106-003	2213 RADCLIFFE AVE	07/10/20	WD	\$32,000.0	\$160,000	\$61,000	38.13	\$122,065	\$56,570	\$18,635	60.0	135.0	0.19	0.19	8,102.16	\$3.95	60.00	515
40-24-106-005	2119 RADCLIFFE AVE	12/07/20	WD	\$32,000.0	\$160,000	\$72,700	45.44	\$145,499	\$33,136	\$18,635	60.0	135.0	0.19	0.19	8,102.16	\$3.95	60.00	515
40-23-278-008	2307 RADCLIFFE AVE	06/15/22	WD	\$33,200.0	\$166,000	\$51,900	31.27	\$103,807	\$83,834	\$21,641	65.0	145.0	0.22	0.22	9,408.96	\$3.53	65.00	515
40-24-104-003	2214 RADCLIFFE AVE	06/24/22	WD	\$56,000.0	\$280,000	\$63,600	22.71	\$127,161	\$174,480	\$21,641	65.0	145.0	0.22	0.22	9,408.96	\$5.95	65.00	515
40-24-106-002	1701 KENWOOD AVE	10/22/20	WD	\$27,000.0	\$135,000	\$69,000	51.11	\$137,999	\$18,743	\$21,742	135.0	70.0	0.22	0.22	9,452.52	\$2.86	135.00	515
40-24-151-003	2211 COLFAX AVE	12/06/21	WD	\$39,000.0	\$195,000	\$94,900	48.67	\$189,843	\$26,998	\$21,841	72.7	130.8	0.22	0.22	9,496.08	\$4.11	72.67	515
40-23-234-006	2209 MILLER RD	07/16/20	WD	\$28,000.0	\$140,000	\$91,000	65.00	\$181,975	(\$14,423)	\$27,552	80.0	150.0	0.28	0.28	11,979.00	\$2.34	80.00	515
40-24-106-008	2101 RADCLIFFE AVE	12/29/21	WD	\$22,400.0	\$112,000	\$56,600	50.54	\$113,222	\$26,330	\$27,552	97.6	122.6	0.28	0.28	11,979.00	\$1.87	97.55	515
40-24-152-027	1925 LINCOLN DR	12/14/20	WD	\$31,800.0	\$159,000	\$92,000	57.86	\$184,043	\$3,512	\$28,555	87.7	141.6	0.29	0.29	12,414.60	\$2.56	87.67	515
40-24-152-011	1910 CAMBRIDGE AVE	06/29/22	WD	\$36,275.0	\$181,375	\$82,400	45.43	\$164,876	\$45,731	\$29,232	70.0	186.1	0.30	0.30	13,024.44	\$2.79	70.00	515
40-24-153-003	1919 CAMBRIDGE AVE	05/13/21	WD	\$33,000.0	\$165,000	\$94,500	57.27	\$189,045	\$5,468	\$29,513	136.1	98.1	0.31	0.31	13,329.36	\$2.48	136.08	515
40-24-104-002	2101 MILLER RD	01/14/22	WD	\$34,000.0	\$170,000	\$114,400	67.29	\$228,845	(\$29,171)	\$29,674	90.0	150.0	0.31	0.31	13,503.60	\$2.52	90.00	515
40-24-105-001	2023 MILLER RD	12/17/20	WD	\$34,000.0	\$170,000	\$73,400	43.18	\$146,727	\$53,627	\$30,354	95.0	150.0	0.33	0.33	14,244.12	\$2.39	95.00	515
40-24-105-001	2023 MILLER RD	08/08/22	WD	\$39,600.0	\$198,000	\$73,400	37.07	\$146,727	\$81,627	\$30,354	95.0	150.0	0.33	0.33	14,244.12	\$2.78	95.00	515
40-24-152-004	1909 RAMSAY BLVD	10/21/20	WD	\$36,500.0	\$182,500	\$95,500	52.33	\$190,937	\$22,723	\$31,160	76.7	198.0	0.35	0.35	15,158.88	\$2.41	76.66	515
40-24-107-006	1919 MILLER RD	07/10/20	WD	\$30,980.0	\$154,900	\$90,400	58.36	\$180,854	\$5,386	\$31,340	102.8	148.7	0.35	0.35	15,420.24	\$2.01	101.13	515
40-24-107-007	1615 CHELSEA CIR	08/27/20	WD	\$23,680.0	\$118,400	\$67,900	57.35	\$135,823	\$17,367	\$34,790	88.1	229.0	0.46	0.46	20,168.28	\$1.17	88.05	515
Totals:					\$2,847,175	\$1,344,600	47.23	\$2,689,448	\$611,938	\$454,211	1,476.5		Average					
							Std. Dev. =>				\$414		Average					
							11.83						per Net Acre=>	127,274.96				

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

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	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Actual Front	ECF Area
40-24-228-002	2032 BROOKS ST	08/03/22	\$3,000.0	\$15,000	\$8,500	56.67	\$16,903	\$1,808	\$3,711	46.4	106.3	0.11	0.11	\$65	45.00	520
40-24-231-007	1025 W TWELFTH ST	08/07/20	\$4,500.0	\$22,500	\$13,600	60.44	\$27,111	\$4,434	\$8,045	100.6	88.5	0.23	0.23	\$45	112.27	520
40-24-231-027	1022 BARLOW AVE	09/08/20	\$7,000.0	\$35,000	\$18,500	52.86	\$37,054	\$4,556	\$6,610	57.4	132.0	0.68	0.68	\$122	50.00	520
40-24-231-027	1022 BARLOW AVE	03/29/22	\$21,000.0	\$105,000	\$18,500	17.62	\$37,054	\$74,556	\$6,610	57.4	132.0	0.68	0.68	\$122	50.00	520
41-18-379-033	426 RASCH CT	02/28/22	\$8,000.0	\$40,000	\$13,000	32.50	\$26,028	\$18,388	\$4,416	55.2	125.2	0.14	0.14	\$145	49.33	520
41-18-380-007	1437 OAK ST	08/06/21	\$3,400.0	\$17,000	\$12,900	75.88	\$25,729	(\$5,515)	\$3,214	40.2	100.9	0.09	0.09	\$85	40.00	520
41-18-381-012	1511 TACOMA ST	05/13/21	\$4,000.0	\$20,000	\$9,800	49.00	\$19,656	\$3,544	\$3,200	40.0	100.0	0.09	0.09	\$100	40.00	520
41-18-382-016	1604 CHURCH ST	01/15/21	\$6,400.0	\$32,000	\$17,200	53.75	\$34,442	\$5,813	\$8,255	103.2	132.2	0.34	0.34	\$62	70.33	520
41-18-382-016	1604 CHURCH ST	01/12/21	\$7,000.0	\$35,000	\$17,200	49.14	\$34,442	\$8,813	\$8,255	103.2	132.2	0.34	0.34	\$68	70.33	520
41-18-382-020	1622 CHURCH ST	01/15/21	\$6,400.0	\$32,000	\$1,500	4.69	\$3,062	\$32,000	\$3,062	38.3	111.0	0.09	0.09	\$167	36.33	520
41-18-383-032	201 TENTH ST	09/02/21	\$18,800.0	\$94,000	\$17,000	18.09	\$33,913	\$63,907	\$3,820	47.7	84.3	0.10	0.10	\$394	52.00	520
41-18-383-032	201 TENTH ST	01/12/22	\$15,000.0	\$75,000	\$17,000	22.67	\$33,913	\$44,907	\$3,820	47.7	84.3	0.10	0.10	\$314	52.00	520
41-18-383-033	1523 CHURCH ST	02/05/21	\$6,000.0	\$30,000	\$1,200	4.00	\$2,354	\$30,000	\$2,354	29.4	79.5	0.06	0.06	\$204	33.00	520
41-19-103-022	904 ERIE ST	10/22/20	\$7,500.0	\$37,500	\$10,400	27.73	\$20,854	\$21,980	\$5,334	66.7	100.0	0.15	0.15	\$112	66.67	520
41-19-133-008	631 MONROE ST	10/14/20	\$3,020.0	\$15,100	\$9,700	64.24	\$19,420	(\$720)	\$3,600	45.0	100.0	0.10	0.10	\$67	45.00	520
41-19-152-012	916 LEXINGTON AVE	07/15/22	\$7,000.0	\$35,000	\$13,500	38.57	\$26,951	\$10,715	\$2,666	33.3	100.0	0.08	0.08	\$141	33.33	520
41-19-159-022	918 OSSINGTON AVE	04/22/22	\$5,000.0	\$25,000	\$11,500	46.00	\$22,933	\$4,895	\$2,828	35.3	102.0	0.08	0.08	\$141	35.00	520
41-19-160-007	843 REMINGTON AVE	01/12/22	\$8,200.0	\$41,000	\$8,900	21.71	\$17,829	\$26,726	\$3,555	44.4	102.0	0.10	0.10	\$185	44.00	520
41-19-162-001	859 OSSINGTON AVE	11/18/20	\$6,400.0	\$32,000	\$12,300	38.44	\$24,631	\$11,395	\$4,026	50.3	101.3	0.12	0.12	\$127	50.00	520
41-19-301-005	936 BLOOR AVE	01/27/21	\$7,380.0	\$36,900	\$12,500	33.88	\$24,970	\$15,291	\$3,361	42.0	87.2	0.09	0.09	\$176	45.00	520
41-19-301-006	930 BLOOR AVE	04/06/21	\$5,000.0	\$25,000	\$11,100	44.40	\$22,140	\$6,211	\$3,351	41.9	86.7	0.09	0.09	\$119	45.00	520
41-19-303-015	905 BLOOR AVE	10/13/20	\$6,000.0	\$30,000	\$19,800	66.00	\$39,675	(\$6,075)	\$3,600	45.0	100.0	0.10	0.10	\$133	45.00	520
41-19-304-009	815 BLOOR AVE	03/11/22	\$4,800.0	\$24,000	\$11,300	47.08	\$22,564	\$4,893	\$3,457	43.2	102.4	0.10	0.10	\$111	42.70	520
Totals:				\$854,000	\$286,900	33.59	\$573,628	\$381,522	\$101,150	1,214.0	Average	4.07	4.07			
					Sale. Ratio =>	19.40				\$314	Average					
					Std. Dev. =>						per Net Acres=>	93.717.02				

80505

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: 10/18/2021

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

1733
AT

Parcel Number	Street Address	Sale Date	20% Allocation	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-19-205-019	2034 CHURCH ST	12/07/21	\$5,200.0	\$26,000	\$8,200	31.54	\$16,477	\$12,323	\$2,800	40.0	100.0	0.09	0.09	\$130	40.00	525
41-19-207-044	2103 CHURCH ST	08/28/20	\$8,400.0	\$42,000	\$20,800	49.52	\$41,614	\$5,986	\$5,600	80.0	100.0	0.18	0.18	\$105	80.00	525
41-19-252-039	2500 S SAGINAW ST	08/26/20	\$8,800.0	\$44,000	\$23,500	53.41	\$47,062	\$2,581	\$5,643	80.6	108.3	0.19	0.19	\$109	77.44	525
41-19-252-039	2500 S SAGINAW ST	02/09/22	\$9,000.0	\$45,000	\$23,500	52.22	\$47,062	\$3,581	\$5,643	80.6	108.3	0.19	0.19	\$112	77.44	525
41-19-254-041	213 W TOBIAS ST	04/08/22	\$5,000.0	\$25,000	\$17,900	71.60	\$35,889	(\$7,697)	\$3,192	45.6	130.0	0.12	0.12	\$110	40.00	525
41-19-276-007	116 BRUCE ST	09/10/21	\$2,400.0	\$12,000	\$9,100	75.83	\$18,191	(\$3,227)	\$2,964	42.3	112.1	0.10	0.10	\$57	40.00	525
41-19-276-012	136 BRUCE ST	11/30/21	\$4,400.0	\$22,000	\$11,700	53.18	\$23,322	\$1,642	\$2,964	42.3	112.1	0.10	0.10	\$104	40.00	525
41-19-276-026	131 E TOBIAS ST	05/27/22	\$4,000.0	\$20,000	\$11,700	58.50	\$23,403	(\$439)	\$2,964	42.3	112.1	0.10	0.10	\$94	40.00	525
41-19-278-006	112 E LINSEY BLVD	07/29/20	\$2,600.0	\$13,000	\$5,500	42.31	\$11,084	\$4,983	\$3,067	43.8	120.0	0.11	0.11	\$59	40.00	525
41-19-402-026	W BELVIDERE AVE	10/29/20	\$2,500.0	\$2,500	\$1,900	76.00	\$3,851	\$658	\$2,009	28.7	51.5	0.05	0.05	\$87	40.00	525
41-19-402-027	W BELVIDERE AVE	10/29/20	\$1,000.0	\$1,000	\$500	50.00	\$950	\$1,000	\$950	13.6	32.5	0.02	0.02	\$74	23.80	525
41-19-404-005	213 W EDDINGTON AVE	12/14/20	\$7,000.0	\$35,000	\$18,800	53.71	\$37,550	\$310	\$2,860	40.9	104.3	0.10	0.10	\$171	40.00	525
41-19-404-006	209 W EDDINGTON AVE	12/14/20	\$1,000.0	\$5,000	\$1,400	28.00	\$2,860	\$5,000	\$2,860	40.9	104.3	0.10	0.10	\$24	40.00	525
41-19-429-018	213 E BELVIDERE AVE	12/03/21	\$7,200.0	\$36,000	\$13,100	36.39	\$26,240	\$12,560	\$2,800	40.0	100.0	0.09	0.09	\$180	40.00	525
41-19-431-017	117 MADISON AVE	02/05/21	\$7,000.0	\$35,000	\$7,500	21.43	\$14,955	\$22,985	\$2,940	42.0	100.0	0.10	0.10	\$167	42.00	525
41-19-432-004	214 E BELVIDERE AVE	07/19/22	\$4,400.0	\$22,000	\$9,600	43.64	\$19,196	\$5,604	\$2,800	40.0	100.0	0.09	0.09	\$110	40.00	525
41-19-432-027	3202 COLLINGWOOD PKWY	08/21/20	\$8,200.0	\$41,000	\$16,100	39.27	\$32,181	\$16,697	\$7,878	112.5	221.1	0.27	0.17	\$73	106.32	525
41-19-433-020	3308 S SAGINAW ST	12/01/21	\$2,000.0	\$10,000	\$4,800	48.00	\$9,695	\$3,125	\$2,820	40.3	97.8	0.09	0.09	\$50	40.73	525
41-19-434-022	131 E LAKEVIEW AVE	06/26/20	\$3,000.0	\$15,000	\$10,200	68.00	\$20,491	(\$2,691)	\$2,800	40.0	100.0	0.09	0.09	\$75	40.00	525
41-19-434-023	137 E LAKEVIEW AVE	06/26/20	\$3,450.0	\$17,250	\$13,100	75.94	\$26,102	(\$6,052)	\$2,800	40.0	100.0	0.09	0.09	\$86	40.00	525
41-19-435-003	208 MADISON AVE	07/13/22	\$6,000.0	\$30,000	\$6,600	22.00	\$13,104	\$19,696	\$2,800	40.0	100.0	0.09	0.09	\$150	40.00	525
41-19-437-059	226 E LAKEVIEW AVE	04/12/22	\$7,800.0	\$39,000	\$8,800	22.56	\$17,589	\$24,116	\$2,705	38.6	93.3	0.09	0.09	\$202	40.00	525
Totals:				\$537,750	\$244,300	45.43	\$488,868	\$122,741	\$73,859	1,055.1		Average				
					Sale, Ratio =>							Average				
					Std. Dev. =>	17.55				\$116		per Net Acre=>	49,813.72			
												per FF=>				

28.00

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 530.R-530, Last Edited: 09/16/2022

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

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: 145 175
Standard Frontage: 0		Standard Depth : 100
Frontage 'B': Description: '150 DEPTH	'	FF Rate: 165 200
Standard Frontage: 0		Standard Depth : 175


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Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 125
               Standard Frontage: 0         Standard Depth : 100
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FF Rate: 85
Standard Depth : 100

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	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-24-278-014	1021 REMINGTON AVE	09/24/20	\$26,400	WD	\$5,280.0	\$26,400	\$15,800	59.85	\$31,668	(\$1,443)	\$3,825	45.0	100.0	0.10	0.10	\$117	45.00	535
40-24-278-035	2602 FENTON RD	04/06/22	\$35,000	WD	\$7,000.0	\$35,000	\$14,800	42.29	\$29,617	\$9,634	\$4,251	50.0	100.0	0.12	0.12	\$140	50.01	535
40-24-279-001	1133 OSSINGTON AVE	10/15/20	\$26,500	WD	\$5,300.0	\$26,500	\$12,800	48.30	\$25,572	\$4,207	\$3,279	38.6	93.8	0.09	0.09	\$137	39.83	535
40-24-427-024	1124 BARRIE AVE	03/15/21	\$26,000	WD	\$5,200.0	\$26,000	\$11,200	43.08	\$22,465	\$6,866	\$3,331	39.2	96.0	0.09	0.09	\$133	40.00	535
40-24-428-016	1023 BARRIE AVE	08/06/21	\$18,750	WD	\$3,750.0	\$18,750	\$9,700	51.73	\$19,434	\$2,542	\$3,226	37.9	90.0	0.08	0.08	\$99	40.00	535
40-24-428-020	1138 SIMCOE AVE	07/10/20	\$26,000	WD	\$5,200.0	\$26,000	\$12,100	46.54	\$24,115	\$5,559	\$3,674	43.2	116.7	0.11	0.11	\$120	40.00	535
40-24-428-025	1118 SIMCOE AVE	07/27/22	\$65,000	WD	\$13,000.0	\$65,000	\$15,300	23.54	\$30,538	\$38,142	\$3,680	43.3	117.1	0.11	0.11	\$300	40.00	535
40-24-429-017	1013 SIMCOE AVE	10/28/20	\$70,000	WD	\$14,000.0	\$70,000	\$25,900	37.00	\$51,768	\$23,090	\$4,858	57.2	118.5	0.14	0.14	\$245	52.50	535
40-24-452-019	1418 LINCOLN AVE	04/20/22	\$45,000	WD	\$9,000.0	\$45,000	\$18,100	40.22	\$36,283	\$15,517	\$6,800	80.0	100.0	0.18	0.18	\$113	80.00	535
40-24-453-007	1625 LINCOLN AVE	12/02/21	\$18,000	WD	\$3,600.0	\$18,000	\$11,700	65.00	\$23,491	(\$1,666)	\$3,825	45.0	100.0	0.10	0.10	\$80	45.00	535
40-24-453-014	1537 LINCOLN AVE	08/06/21	\$38,000	WD	\$7,600.0	\$38,000	\$15,500	40.79	\$30,995	\$10,405	\$3,400	40.0	100.0	0.09	0.09	\$190	40.00	535
40-24-453-017	1525 LINCOLN AVE	05/06/21	\$28,000	WD	\$5,600.0	\$28,000	\$12,100	43.21	\$24,143	\$7,257	\$3,400	40.0	100.0	0.09	0.09	\$140	40.00	535
40-24-453-030	1405 LINCOLN AVE	03/05/21	\$26,250	WD	\$5,250.0	\$26,250	\$15,200	57.90	\$30,366	(\$716)	\$3,400	40.0	100.0	0.09	0.09	\$131	40.00	535
40-24-453-038	1405 LINCOLN AVE	03/15/21	\$37,000	WD	\$7,400.0	\$37,000	\$15,200	41.08	\$30,366	\$10,034	\$3,400	40.0	100.0	0.09	0.09	\$185	40.00	535
40-24-453-038	1626 PETTIBONE AVE	01/29/21	\$23,500	WD	\$4,700.0	\$23,500	\$9,300	39.57	\$18,581	\$8,744	\$3,825	45.0	100.0	0.10	0.10	\$104	45.00	535
40-24-453-073	1602 PETTIBONE AVE	12/23/20	\$20,000	WD	\$4,000.0	\$20,000	\$16,200	81.00	\$32,388	(\$5,163)	\$7,225	85.0	100.0	0.20	0.20	\$47	85.00	535
40-24-454-033	1634 WALDMAN AVE	12/29/20	\$30,000	WD	\$6,000.0	\$30,000	\$15,500	51.67	\$31,069	\$2,756	\$3,825	45.0	100.0	0.10	0.10	\$133	45.00	535
40-24-454-048	1506 WALDMAN AVE	01/29/21	\$30,500	WD	\$6,100.0	\$30,500	\$10,400	34.10	\$20,893	\$13,007	\$3,400	40.0	100.0	0.09	0.09	\$153	40.00	535
40-24-455-005	1625 WALDMAN AVE	07/16/21	\$75,000	WD	\$15,000.0	\$75,000	\$18,800	25.07	\$37,656	\$44,994	\$7,650	90.0	100.0	0.21	0.21	\$167	90.00	535
40-24-455-013	1531 WALDMAN AVE	12/29/20	\$20,000	WD	\$4,000.0	\$20,000	\$12,800	64.00	\$25,588	(\$1,763)	\$3,825	45.0	100.0	0.10	0.10	\$89	45.00	535
40-24-455-015	1523 WALDMAN AVE	05/05/21	\$30,000	WD	\$6,000.0	\$30,000	\$22,300	74.33	\$44,553	(\$6,468)	\$8,085	95.1	100.0	0.22	0.22	\$63	95.12	535
40-24-455-046	1410 W ATHERTON RD	06/23/21	\$53,000	WD	\$10,600.0	\$53,000	\$26,600	50.19	\$53,169	\$6,631	\$6,800	80.0	100.0	0.18	0.18	\$133	80.00	535
40-24-476-009	1229 NEUBERT AVE	06/07/21	\$21,000	WD	\$4,200.0	\$21,000	\$8,800	41.90	\$17,656	\$6,746	\$3,402	40.0	100.1	0.09	0.09	\$105	40.00	535
40-24-477-025	1102 VERMILYA AVE	01/05/22	\$28,500	WD	\$5,700.0	\$28,500	\$10,300	36.14	\$20,627	\$11,273	\$3,400	40.0	100.0	0.09	0.09	\$143	40.00	535
40-24-478-007	1309 VERMILYA AVE	06/10/20	\$34,000	WD	\$6,800.0	\$34,000	\$15,700	46.18	\$31,343	\$6,057	\$3,400	40.0	100.0	0.09	0.09	\$170	40.00	535
40-24-478-008	1305 VERMILYA AVE	09/22/20	\$19,000	WD	\$3,800.0	\$19,000	\$12,700	66.84	\$25,416	(\$3,016)	\$3,400	40.0	100.0	0.09	0.09	\$95	40.00	535
40-24-478-023	1321 VERMILYA AVE	03/18/22	\$26,000	WD	\$5,200.0	\$26,000	\$14,800	56.92	\$29,595	\$3,205	\$6,800	80.0	100.0	0.18	0.18	\$65	80.00	535
40-24-480-001	1329 LINCOLN AVE	05/13/21	\$70,000	MLC	\$14,000.0	\$70,000	\$19,300	27.57	\$38,530	\$34,870	\$3,400	40.0	100.0	0.09	0.09	\$350	40.00	535
40-24-480-006	1309 LINCOLN AVE	12/23/21	\$13,500	WD	\$2,700.0	\$13,500	\$7,800	57.78	\$15,683	\$1,217	\$3,400	40.0	100.0	0.09	0.09	\$68	40.00	535
40-24-480-024	1302 PETTIBONE AVE	06/11/21	\$62,000	WD	\$12,400.0	\$62,000	\$18,800	30.32	\$37,618	\$27,782	\$3,400	40.0	100.0	0.09	0.09	\$310	40.00	535
40-24-480-027	1222 PETTIBONE AVE	11/08/21	\$22,250	WD	\$4,450.0	\$22,250	\$13,100	58.88	\$26,226	(\$576)	\$3,400	40.0	100.0	0.09	0.09	\$111	40.00	535
40-24-480-034	1317 LINCOLN AVE	07/29/21	\$39,000	WD	\$7,800.0	\$39,000	\$16,100	41.28	\$32,174	\$13,626	\$6,800	80.0	100.0	0.18	0.18	\$98	80.00	535
40-24-481-031	1028 PETTIBONE AVE	12/07/20	\$14,200	WD	\$2,840.0	\$14,200	\$8,700	61.27	\$17,485	\$115	\$3,400	40.0	100.0	0.09	0.09	\$71	40.00	535
40-24-481-043	1138 PETTIBONE AVE	10/27/21	\$26,500	WD	\$5,300.0	\$26,500	\$9,500	35.85	\$19,045	\$14,255	\$6,800	80.0	100.0	0.18	0.18	\$66	80.00	535
40-24-482-019	1322 WALDMAN AVE	07/05/22	\$30,000	QC	\$6,000.0	\$30,000	\$16,300	54.33	\$32,538	\$4,262	\$6,800	80.0	100.0	0.18	0.18	\$75	80.00	535
40-24-483-001	1133 PETTIBONE AVE	04/14/20	\$19,900	WD	\$3,980.0	\$19,900	\$13,100	65.83	\$26,177	\$523	\$3,400	40.0	100.0	0.18	0.18	\$50	80.00	535
40-24-483-009	1105 PETTIBONE AVE	08/02/22	\$16,500	WD	\$3,300.0	\$16,500	\$11,700	70.91	\$23,335	(\$3,435)	\$3,400	40.0	100.0	0.09	0.09	\$83	40.00	535
40-24-483-012	1035 PETTIBONE AVE	01/25/21	\$25,000	WD	\$5,000.0	\$25,000	\$13,000	52.00	\$26,024	\$2,376	\$3,400	40.0	100.0	0.09	0.09	\$125	40.00	535
40-24-484-009	1221 WALDMAN AVE	06/24/21	\$33,000	WD	\$6,600.0	\$33,000	\$9,700	29.39	\$19,352	\$17,048	\$3,400	40.0	100.0	0.09	0.09	\$165	40.00	535
40-24-485-004	1129 WALDMAN AVE	04/07/22	\$38,000	WD	\$7,600.0	\$38,000	\$12,700	33.42	\$25,434	\$15,966	\$3,400	40.0	100.0	0.09	0.09	\$190	40.00	535
40-24-485-025	1036 W ATHERTON RD	06/30/22	\$36,000	WD	\$7,200.0	\$36,000	\$13,700	38.06	\$27,388	\$12,012	\$3,400	40.0	100.0	0.09	0.09	\$180	40.00	535
Totals:			\$1,462,250			\$1,462,250	\$628,200		\$1,256,571	\$397,188	\$191,509	2,253.0		5.20	5.20	\$125		
							Sale. Ratio =>	42.96			Average			Average				
							Std. Dev. =>	14.14			per FF=>	\$176		per Net Acre=>	76,441.11			

100%


```
Frontages:
Frontage 'A': Description: 'STANDARD'      FF Rate: 100
              Standard Frontage: 0          Standard Depth : 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~~ 100
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	Actual Front	ECF Area
41-19-304-015	840 BARRIE AVE	10/19/20	WD	\$5,000.0	\$25,000	\$11,100	44.40	\$22,213	\$6,162	\$3,375	45.0	100.0	0.10	0.10	\$111	45.00	540
41-19-304-015	840 BARRIE AVE	02/18/21	WD	\$6,000.0	\$30,000	\$11,100	37.00	\$22,213	\$11,162	\$3,375	45.0	100.0	0.10	0.10	\$133	45.00	540
41-19-304-015	840 BARRIE AVE	06/18/21	WD	\$6,000.0	\$30,000	\$11,100	37.00	\$22,213	\$11,162	\$3,375	45.0	100.0	0.10	0.10	\$133	45.00	540
41-19-304-016	836 BARRIE AVE	02/18/21	WD	\$6,000.0	\$30,000	\$11,900	39.67	\$23,795	\$9,580	\$3,375	45.0	100.0	0.10	0.10	\$133	45.00	540
41-19-304-016	836 BARRIE AVE	06/18/21	WD	\$6,000.0	\$30,000	\$11,900	39.67	\$23,795	\$9,580	\$3,375	45.0	100.0	0.10	0.10	\$133	45.00	540
41-19-306-004	839 BARRIE AVE	07/21/22	WD	\$6,000.0	\$30,000	\$14,700	49.00	\$29,415	\$6,989	\$6,404	85.4	90.0	0.19	0.19	\$70	90.00	540
41-19-306-013	844 SIMCOE AVE	11/08/21	WD	\$6,580.0	\$32,900	\$10,900	33.13	\$21,740	\$14,314	\$3,154	42.0	87.3	0.09	0.09	\$156	45.00	540
41-19-306-027	802 SIMCOE AVE	06/29/20	WD	\$5,200.0	\$26,000	\$11,500	44.23	\$22,989	\$6,761	\$3,750	50.0	100.0	0.12	0.12	\$104	50.00	540
41-19-307-012	907 SIMCOE AVE	11/23/21	WD	\$5,600.0	\$28,000	\$12,400	44.29	\$24,709	\$6,695	\$3,404	45.4	68.1	0.09	0.09	\$123	55.00	540
41-19-328-004	2819 CAMDEN AVE	12/15/21	WD	\$5,400.0	\$27,000	\$15,400	57.04	\$30,711	(\$1,160)	\$2,551	34.0	103.7	0.08	0.08	\$159	33.40	540
41-19-329-013	642 BARRIE AVE	09/02/20	WD	\$3,900.0	\$19,500	\$13,600	69.74	\$27,101	(\$4,601)	\$3,000	40.0	100.0	0.09	0.09	\$98	40.00	540
41-19-329-016	630 BARRIE AVE	11/04/20	WD	\$5,300.0	\$26,500	\$9,700	36.60	\$19,393	\$10,107	\$7,500	40.0	100.0	0.09	0.09	\$133	40.00	540
41-19-330-002	758 SIMCOE AVE	05/11/22	WD	\$11,400.0	\$57,000	\$19,200	33.68	\$38,379	\$26,121	\$7,500	100.0	100.0	0.23	0.23	\$114	100.00	540
41-19-330-018	726 SIMCOE AVE	09/23/20	QC	\$4,800.0	\$24,000	\$15,200	63.33	\$30,404	(\$1,154)	\$5,250	70.0	100.0	0.16	0.16	\$69	70.00	540
41-19-330-019	716 SIMCOE AVE	10/04/21	WD	\$4,800.0	\$24,000	\$11,900	49.58	\$23,747	\$3,628	\$3,375	45.0	100.0	0.10	0.10	\$107	45.00	540
41-19-330-023	751 BARRIE AVE	08/09/21	WD	\$13,000.0	\$65,000	\$17,900	27.54	\$35,863	\$33,450	\$4,313	57.5	100.0	0.13	0.13	\$26	57.50	540
41-19-331-022	636 SIMCOE AVE	04/26/21	WD	\$7,200.0	\$36,000	\$10,000	27.78	\$20,066	\$18,559	\$2,625	35.0	100.0	0.08	0.08	\$206	35.00	540
41-19-331-028	612 SIMCOE AVE	04/14/20	LC	\$3,000.0	\$15,000	\$9,900	66.00	\$19,837	(\$2,212)	\$2,625	35.0	100.0	0.08	0.08	\$86	35.00	540
41-19-332-002	3009 CAMDEN AVE	06/29/20	WD	\$5,100.0	\$25,500	\$16,000	62.75	\$32,001	(\$1,541)	\$4,960	66.1	98.6	0.15	0.15	\$77	66.60	540
41-19-332-007	741 SIMCOE AVE	06/30/21	WD	\$2,300.0	\$11,500	\$8,900	77.39	\$17,731	(\$3,381)	\$2,850	38.0	100.0	0.09	0.09	\$61	38.00	540
41-19-332-015	701 SIMCOE AVE	05/22/20	WD	\$4,500.0	\$22,500	\$12,500	55.56	\$24,969	\$156	\$2,625	35.0	100.0	0.08	0.08	\$129	35.00	540
41-19-333-037	3012 S GRAND TRAVERSE	04/14/21	WD	\$2,900.0	\$14,500	\$12,900	88.97	\$25,751	(\$6,256)	\$4,995	66.6	100.0	0.15	0.15	\$44	66.60	540
41-19-333-038	632 VICTORIA AVE	12/17/21	WD	\$4,300.0	\$21,500	\$14,800	68.84	\$29,535	(\$2,785)	\$5,250	70.0	100.0	0.16	0.16	\$61	70.00	540
41-19-334-014	713 VICTORIA AVE	12/29/20	WD	\$4,200.0	\$21,000	\$11,600	55.24	\$23,218	\$1,532	\$3,750	50.0	100.0	0.12	0.12	\$84	50.00	540
41-19-335-024	626 FREEMAN AVE	11/17/21	WD	\$2,600.0	\$13,000	\$8,700	66.92	\$17,422	(\$1,797)	\$2,625	35.0	100.0	0.08	0.08	\$74	35.00	540
41-19-336-004	745 FREEMAN AVE	07/26/22	WD	\$3,400.0	\$17,000	\$9,000	52.94	\$18,056	\$1,569	\$2,625	35.0	100.0	0.08	0.08	\$97	35.00	540
41-19-336-004	745 FREEMAN AVE	08/02/22	WD	\$5,300.0	\$26,500	\$9,000	33.96	\$18,056	\$11,069	\$2,625	35.0	100.0	0.08	0.08	\$151	35.00	540
41-19-336-021	718 NEUBERT AVE	04/26/21	WD	\$14,000.0	\$70,000	\$14,500	20.71	\$29,041	\$44,865	\$3,906	52.1	98.4	0.12	0.12	\$269	52.50	540
41-19-337-011	619 FREEMAN AVE	09/22/21	WD	\$2,700.0	\$13,500	\$6,900	51.11	\$13,766	\$2,359	\$2,625	35.0	100.0	0.08	0.08	\$77	35.00	540
41-19-337-012	615 FREEMAN AVE	09/09/21	WD	\$4,500.0	\$22,500	\$7,600	33.78	\$15,254	\$9,871	\$2,625	35.0	100.0	0.08	0.08	\$129	35.00	540
41-19-352-007	809 NEUBERT AVE	01/21/22	WD	\$5,400.0	\$27,000	\$7,800	28.89	\$25,372	\$10,253	\$3,209	42.8	73.2	0.08	0.08	\$126	50.00	540
41-19-353-008	931 VERMILYA AVE	11/30/21	LC	\$7,000.0	\$35,000	\$11,900	34.00	\$23,734	\$13,891	\$2,625	35.0	100.0	0.08	0.08	\$200	35.00	540
41-19-353-011	919 VERMILYA AVE	03/18/22	WD	\$10,400.0	\$52,000	\$16,600	31.92	\$33,155	\$22,220	\$3,375	45.0	100.0	0.10	0.10	\$231	45.00	540
41-19-353-014	944 LINCOLN AVE	06/04/21	WD	\$5,980.0	\$29,900	\$15,600	52.17	\$31,196	\$2,079	\$3,375	45.0	100.0	0.10	0.10	\$133	45.00	540
41-19-353-016	936 LINCOLN AVE	07/22/22	WD	\$12,000.0	\$60,000	\$19,000	31.67	\$37,981	\$25,717	\$3,698	49.3	93.7	0.11	0.11	\$243	51.00	540
41-19-354-015	805 VERMILYA AVE	08/12/20	WD	\$2,650.0	\$13,250	\$9,800	73.96	\$19,601	(\$3,726)	\$2,625	35.0	100.0	0.08	0.08	\$76	35.00	540
41-19-354-018	846 LINCOLN AVE	06/13/22	WD	\$2,700.0	\$13,500	\$9,900	73.33	\$19,809	(\$3,684)	\$2,625	35.0	100.0	0.08	0.08	\$77	35.00	540
41-19-354-019	842 LINCOLN AVE	05/19/22	WD	\$8,200.0	\$41,000	\$12,800	31.22	\$25,617	\$18,008	\$2,625	35.0	100.0	0.08	0.08	\$234	35.00	540
41-19-356-018	850 PETTIBONE AVE	08/11/21	WD	\$4,600.0	\$23,000	\$10,100	43.91	\$20,182	\$5,443	\$2,625	35.0	100.0	0.08	0.08	\$131	35.00	540
41-19-358-020	822 WALDMAN AVE	04/21/21	WD	\$3,000.0	\$15,000	\$11,600	77.33	\$23,265	(\$4,740)	\$3,525	47.0	100.0	0.11	0.11	\$64	47.00	540
41-19-358-025	825 PETTIBONE AVE	06/15/22	WD	\$9,600.0	\$48,000	\$18,600	38.75	\$37,130	\$18,745	\$7,875	105.0	100.0	0.24	0.24	\$91	105.00	540
41-19-359-017	3710 BRUNSWICK AVE	04/26/22	WD	\$6,600.0	\$33,000	\$4,400	13.33	\$8,810	\$27,190	\$3,000	40.0	100.0	0.09	0.09	\$165	40.00	540
41-19-360-001	853 WALDMAN AVE	12/31/20	WD	\$4,500.0	\$22,500	\$11,600	51.56	\$23,159	\$2,341	\$3,000	40.0	100.0	0.09	0.09	\$113	40.00	540
41-19-360-003	3705 BRUNSWICK AVE	12/31/20	WD	\$4,500.0	\$22,500	\$11,600	51.56	\$23,269	\$2,231	\$3,000	40.0	100.0	0.09	0.09	\$113	40.00	540
41-19-360-009	839 WALDMAN AVE	10/15/20	WD	\$5,300.0	\$26,500	\$12,200	46.04	\$24,488	\$5,537	\$3,525	47.0	100.0	0.11	0.11	\$113	47.00	540

41-19-376-005	743 NEUBERT AVE	11/19/21	WD	\$4,400.0	\$22,000	\$9,800	44.55	\$19,635	\$5,024	\$2,659	35.5	74.8	0.07	0.07	\$124	41.00	540
41-19-376-005	743 NEUBERT AVE	03/30/22	WD	\$5,800.0	\$29,000	\$9,800	33.79	\$19,635	\$12,024	\$2,659	35.5	74.8	0.07	0.07	\$164	41.00	540
41-19-376-007	736 VERMILYA AVE	10/18/21	WD	\$15,926.0	\$79,630	\$17,300	21.73	\$34,613	\$49,133	\$4,116	54.9	148.7	0.15	0.15	\$290	45.00	540
41-19-377-016	640 VERMILYA AVE	09/02/21	WD	\$4,200.0	\$21,000	\$9,100	43.33	\$18,264	\$5,629	\$2,893	38.6	73.5	0.08	0.08	\$109	45.00	540
41-19-378-023	732 LINCOLN AVE	06/03/21	QC	\$100.0	\$500	\$0	0.00	\$3,375	\$500	\$3,375	45.0	100.0	0.10	0.10	\$2	45.00	540
41-19-378-033	736 LINCOLN AVE	06/30/22	WD	\$6,000.0	\$30,000	\$10,700	35.67	\$21,439	\$15,311	\$6,750	90.0	100.0	0.21	0.21	\$67	90.00	540
41-19-379-015	644 LINCOLN AVE	03/16/22	WD	\$6,400.0	\$32,000	\$13,700	42.81	\$27,475	\$7,900	\$3,375	45.0	100.0	0.10	0.10	\$142	45.00	540
41-19-379-023	620 LINCOLN AVE	05/25/21	OTH	\$4,900.0	\$24,500	\$10,000	40.82	\$20,056	\$7,819	\$3,375	45.0	100.0	0.10	0.10	\$109	45.00	540
Totals:					\$1,567,930	\$638,400	40.72	\$1,280,154	\$480,347	\$192,571	2,567.6		5.83	5.83	\$126		
						Sale. Ratio =>				Average			Average				
						Std. Dev. =>	17.27			per FF=>	\$187		per Net Acre=>	82,392.28	\$119		

225000

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 545.R-545, Last Edited: 09/16/2022

Frontages:			
Frontage 'A':	Description: '115 AVG DEPTH	'	FF Rate: 300
	Standard Frontage: 0		Standard Depth : 115
Frontage 'B':	Description: '200 AVG DEPTH	'	FF Rate: 250
	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		

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

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Rate Group 1
41-20-251-010	1717 WOODSLEA DR	02/19/21	WD	\$39,000.0	\$195,000	\$79,000	40.51	\$158,033	\$66,666	\$29,679	114.2	115.0	0.30	0.30	\$342	114.15	545	115 AVG DEPTH
41-20-256-021	2606 TERRACE DR	09/10/21	WD	\$24,550.0	\$122,750	\$60,200	49.04	\$120,483	\$18,907	\$16,640	64.0	115.0	0.17	0.17	\$384	64.00	545	115 AVG DEPTH
41-20-277-027	2705 TERRACE DR	01/18/22	WD	\$38,800.0	\$194,000	\$85,200	43.92	\$170,441	\$58,045	\$34,486	132.6	249.0	0.37	0.19	\$293	127.49	545	115 AVG DEPTH
41-20-277-032	1815 TERRACE CT	06/29/21	WD	\$26,000.0	\$130,000	\$65,500	50.38	\$130,931	\$16,040	\$16,971	65.3	136.4	0.19	0.19	\$398	59.93	545	115 AVG DEPTH
41-20-277-042	1826 TERRACE CT	07/19/22	WD	\$32,500.0	\$162,500	\$55,700	34.28	\$111,437	\$66,590	\$15,527	59.7	113.9	0.16	0.16	\$544	60.00	545	115 AVG DEPTH

41-20-178-011	2745 LAKEWOOD DR	04/21/21	WD	\$35,980.0	\$179,900	\$70,300	39.08	\$140,615	\$59,434	\$20,149	100.7	132.4	0.33	0.33	\$357	107.23	545	150 AVG DEPTH
41-20-252-001	1402 WOODSLEA DR	02/19/21	WD	\$26,000.0	\$130,000	\$79,200	60.92	\$158,417	(\$1,892)	\$26,525	132.6	126.1	0.42	0.42	\$196	144.67	545	150 AVG DEPTH
41-20-254-007	2633 HILLCREST AVE	06/30/22	WD	\$31,700.0	\$158,500	\$57,800	36.47	\$115,647	\$61,759	\$18,906	94.5	173.1	0.35	0.35	\$335	88.00	545	150 AVG DEPTH
41-20-254-048	2710 TERRACE DR	11/19/21	WD	\$34,000.0	\$170,000	\$59,100	34.76	\$118,170	\$63,838	\$12,008	60.0	173.0	0.22	0.22	\$264	55.91	545	150 AVG DEPTH
41-20-277-030	2715 TERRACE DR	12/21/21	WD	\$29,000.0	\$145,000	\$70,200	48.41	\$140,446	\$28,252	\$23,698	118.5	175.7	0.44	0.44	\$245	109.47	545	150 AVG DEPTH
41-20-403-004	714 COUNTRY CLUB LN	05/21/21	WD	\$19,000.0	\$95,000	\$36,100	38.00	\$72,292	\$37,084	\$14,376	71.9	121.1	0.22	0.22	\$264	80.00	545	150 AVG DEPTH

41-20-252-005	1522 WOODSLEA DR	12/08/21	WD	\$13,400.0	\$67,000	\$45,700	68.21	\$91,463	\$5,798	\$30,261	128.8	210.0	0.61	0.61	\$104	125.67	545	200 AVG DEPTH
41-20-254-015	2901 HILLCREST AVE	01/04/21	WD	\$28,400.0	\$142,000	\$47,300	33.31	\$94,660	\$69,320	\$21,980	93.5	234.0	0.47	0.47	\$304	86.47	545	200 AVG DEPTH
41-20-376-009	3702 CIRCLE DR	05/22/20	LC	\$15,000.0	\$75,000	\$49,600	66.13	\$99,274	(\$8,824)	\$15,450	65.7	201.0	0.30	0.30	\$228	65.58	545	200 AVG DEPTH
41-20-401-006	3114 CIRCLE DR	09/03/20	WD	\$19,000.0	\$95,000	\$44,800	47.16	\$89,563	\$31,287	\$25,850	110.0	200.0	0.51	0.51	\$173	110.00	545	200 AVG DEPTH

Totals:

\$2,061,650

\$905,700

43.93

\$1,811,872

\$572,284

Average
per FF=>

\$322,506

1,412.1

Average
per Net Acre=>

\$405

113,548.41

Sale. Ratio =>

Std. Dev. =>

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 550.R-550, Last Edited: 12/07/2022

Frontages:
Frontage 'A': Description: 'STANDARD' ' FF Rate: 200
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: 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			

too high
215
200

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-20-377-003	3715 CIRCLE DR	12/07/21	WD	\$22,800.0	\$114,000	\$42,600	37.37	\$85,233	\$46,277	\$17,510	116.7	175.0	0.39	0.39	\$195	96.67	550
41-20-402-025	3013 COMANCHE AVE	04/07/21	WD	\$12,980.0	\$64,900	\$24,200	37.29	\$48,474	\$23,475	\$7,049	47.0	106.0	0.12	0.12	\$276	50.00	550
41-20-402-031	3107 COMANCHE AVE	04/02/21	WD	\$11,000.0	\$55,000	\$23,800	43.27	\$47,536	\$14,513	\$7,049	47.0	106.0	0.12	0.12	\$234	50.00	550
41-20-402-033	3119 COMANCHE AVE	02/18/22	WD	\$15,600.0	\$78,000	\$26,200	33.59	\$52,437	\$32,612	\$7,049	47.0	106.0	0.12	0.12	\$332	50.00	550
41-20-402-034	3125 COMANCHE AVE	04/19/22	OC	\$12,500.0	\$62,500	\$29,600	47.36	\$59,108	\$10,441	\$7,049	47.0	106.0	0.12	0.12	\$266	50.00	550
41-20-403-022	3112 DEARBORN ST	09/11/20	WD	\$13,000.0	\$65,000	\$22,100	34.00	\$44,246	\$27,975	\$7,221	48.1	115.8	0.13	0.13	\$270	49.00	550
41-20-404-001	2809 DEARBORN ST	11/19/21	WD	\$14,180.0	\$70,900	\$26,900	37.94	\$53,863	\$27,380	\$10,343	69.0	119.9	0.19	0.19	\$206	69.00	550
41-20-404-014	3113 DEARBORN ST	11/17/20	WD	\$13,000.0	\$65,000	\$27,700	42.62	\$55,426	\$18,312	\$8,738	58.3	126.8	0.17	0.17	\$223	56.67	550
41-20-404-018	3207 DEARBORN ST	09/11/20	WD	\$11,240.0	\$56,200	\$26,900	47.86	\$53,841	\$11,190	\$8,831	58.9	120.4	0.16	0.16	\$191	58.79	550
41-20-404-023	2826 COMANCHE AVE	08/06/21	WD	\$14,000.0	\$70,000	\$36,200	51.71	\$72,495	\$5,368	\$7,863	52.4	131.9	0.15	0.15	\$267	50.00	550
41-20-404-040	3214 COMANCHE AVE	01/10/22	WD	\$15,600.0	\$78,000	\$34,500	44.23	\$69,059	\$15,902	\$6,961	46.4	103.4	0.12	0.12	\$226 \$313	50.00	550
41-20-452-022	3406 DEARBORN ST	04/06/22	WD	\$15,000.0	\$75,000	\$24,400	32.53	\$48,768	\$33,432	\$7,200	48.0	120.0	0.13	0.13	\$266	48.00	550
41-20-452-029	3514 DEARBORN ST	04/08/22	WD	\$15,980.0	\$79,900	\$26,200	32.79	\$52,352	\$36,548	\$9,000	60.0	120.0	0.17	0.17	\$266	60.00	550
41-20-453-022	3406 COMANCHE AVE	08/10/20	WD	\$9,980.0	\$49,900	\$23,600	47.29	\$47,229	\$9,617	\$6,946	46.3	102.9	0.12	0.12	\$216	50.00	550
41-20-453-027	3502 COMANCHE AVE	06/18/20	WD	\$11,980.0	\$59,900	\$27,600	46.08	\$55,241	\$11,597	\$6,938	46.3	102.7	0.12	0.12	\$259	50.00	550
41-20-453-028	3506 COMANCHE AVE	01/29/21	WD	\$13,000.0	\$65,000	\$28,300	43.54	\$56,569	\$15,267	\$6,936	46.2	102.6	0.12	0.12	\$281	50.00	550
41-20-454-010	3622 OGEMA AVE	06/30/22	WD	\$27,400.0	\$137,000	\$38,700	28.25	\$77,372	\$70,733	\$11,105	74.0	128.1	0.21	0.21	\$270 \$253	71.67	550
41-20-454-017	617 E ATHERTON RD	05/02/22	WD	\$17,400.0	\$87,000	\$31,600	36.32	\$63,180	\$34,155	\$10,335	68.9	227.9	0.26	0.26	\$234	50.00	550
41-20-456-014	3610 COMANCHE AVE	09/17/20	WD	\$10,800.0	\$54,000	\$20,000	37.04	\$39,932	\$20,989	\$6,921	46.1	102.2	0.12	0.12	\$262	50.00	550
41-20-456-016	3618 COMANCHE AVE	08/25/21	WD	\$12,100.0	\$60,500	\$32,300	53.39	\$64,595	\$2,821	\$6,916	46.1	102.0	0.12	0.12	\$238	50.00	550
41-20-456-017	3622 COMANCHE AVE	12/10/21	WD	\$10,950.0	\$54,750	\$25,900	47.31	\$51,783	\$9,882	\$6,915	46.1	102.0	0.12	0.12	\$265	50.00	550
41-20-457-001	3301 COMANCHE AVE	06/24/22	WD	\$16,400.0	\$82,000	\$31,700	38.66	\$63,471	\$27,801	\$9,272	61.8	106.0	0.16	0.16	\$265	65.77	550
41-20-457-023	3621 COMANCHE AVE	07/01/21	WD	\$16,500.0	\$82,500	\$25,800	31.27	\$51,536	\$38,013	\$7,049	47.0	106.0	0.12	0.12	\$351	50.00	550
Totals:					\$1,666,950	\$656,800	39.40	\$1,313,846	\$544,300	\$191,196	1,274.6		3.55	3.55	\$265		
						Sale. Ratio =>	6.94		Average		\$427		Average	153,323.94	\$265		
						Std. Dev. =>			per FF=>				per Net Acre=>				

Copy
P22

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 555.R-555, Last Edited: 12/07/2022

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

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	125
	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	Actual Front	ECF Area
41-20-402-043	2910 CHEROKEE AVE	08/31/21	WD	\$10,800.0	\$54,000	\$16,300	30.19	\$32,680	\$26,601	\$5,281	52.8	103.2	0.12	0.12	\$204	52.00	555
41-20-402-046	2918 CHEROKEE AVE	04/11/22	WD	\$14,380.0	\$71,900	\$15,800	21.97	\$31,509	\$45,669	\$5,278	52.8	103.0	0.12	0.12	\$272	52.00	555
41-20-426-014	1209 MOHAWK AVE	08/06/21	WD	\$14,400.0	\$72,000	\$17,700	24.58	\$35,486	\$41,677	\$5,163	51.6	106.6	0.12	0.12	\$279	50.00	555
41-20-426-018	1305 MOHAWK AVE	07/28/20	WD	\$8,450.0	\$42,250	\$17,100	40.47	\$34,122	\$13,436	\$5,308	53.1	104.2	0.12	0.12	\$159	52.00	555
41-20-427-018	3205 CHEROKEE AVE	12/17/21	WD	\$15,000.0	\$75,000	\$34,100	45.47	\$68,066	\$17,546	\$10,612	106.1	208.3	0.25	0.13	\$141	104.00	555
41-20-427-024	2918 SHAWNEE AVE	12/22/20	WD	\$8,705.0	\$43,525	\$15,800	36.30	\$31,560	\$17,293	\$5,328	53.3	105.0	0.13	0.13	\$163	52.00	555
41-20-428-025	3006 CHEYENNE AVE	09/28/21	WD	\$12,400.0	\$62,000	\$17,900	28.87	\$35,706	\$31,622	\$5,328	53.3	105.0	0.13	0.13	\$233	52.00	555
41-20-429-007	3005 CHEYENNE AVE	07/08/22	WD	\$13,000.0	\$65,000	\$15,600	24.00	\$31,276	\$39,052	\$5,328	53.3	105.0	0.13	0.13	\$244	52.00	555
41-20-429-018	3205 CHEYENNE AVE	08/14/20	WD	\$8,800.0	\$44,000	\$16,300	37.05	\$32,549	\$16,779	\$5,328	53.3	105.0	0.13	0.13	\$165	52.00	555
41-20-429-023	2910 MENOMINEE AVE	06/30/22	WD	\$21,000.0	\$105,000	\$17,000	16.19	\$33,951	\$76,377	\$5,328	53.3	105.0	0.13	0.13	\$394	52.00	555
41-20-429-027	3006 MENOMINEE AVE	04/02/21	WD	\$15,000.0	\$75,000	\$17,400	23.20	\$34,820	\$45,508	\$5,328	53.3	105.0	0.13	0.13	\$282	52.00	555
41-20-429-035	3114 MENOMINEE AVE	07/19/22	WD	\$8,000.0	\$40,000	\$15,000	37.50	\$29,929	\$15,399	\$5,328	53.3	105.0	0.13	0.13	\$150	52.00	555
41-20-457-040	3418 CHEROKEE AVE	11/15/21	WD	\$6,850.0	\$34,250	\$15,500	45.26	\$30,937	\$8,552	\$5,239	52.4	101.5	0.12	0.12	\$131	52.00	555
41-20-457-050	3610 CHEROKEE AVE	11/30/21	WD	\$10,400.0	\$52,000	\$16,900	32.50	\$33,886	\$23,338	\$5,224	52.2	100.9	0.12	0.12	\$199	52.00	555
41-20-476-006	3401 CHEROKEE AVE	09/22/20	WD	\$6,500.0	\$32,500	\$14,000	43.08	\$27,995	\$9,705	\$5,200	52.0	100.0	0.12	0.12	\$125	52.00	555
41-20-476-016	3517 CHEROKEE AVE	06/23/21	WD	\$8,200.0	\$41,000	\$17,900	43.66	\$35,885	\$12,415	\$7,300	73.0	100.0	0.17	0.17	\$112	73.00	555
41-20-476-023	3701 CHEROKEE AVE	06/22/22	WD	\$8,200.0	\$41,000	\$14,000	34.15	\$27,982	\$18,218	\$5,200	52.0	100.0	0.12	0.12	\$158	52.00	555
Totals:					\$950,425	\$294,300	30.97	\$588,339	\$459,187	\$97,101	971.0		2.26	2.14	\$201		
						Sale. Ratio =>	Std. Dev. =>			Average			Average	202,910.74	\$165		
							9.02			per FF=>	\$473		per Net Acres=>				

Low
Level
2,410,000

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

NC

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	Actual Front	ECF Area
41-21-326-026	3222 CHAMBERS ST	08/12/20	WD	\$2,650.0	\$13,250	\$10,400	78.49	\$20,738	(\$4,179)	\$3,309	50.9	160.0	0.17	0.17	\$52	45.00	560
41-21-351-019	1543 E ATHERTON RD	08/07/20	WD	\$7,600.0	\$38,000	\$23,000	60.53	\$46,034	(\$795)	\$7,239	111.4	200.0	0.40	0.40	\$68	88.05	560
41-21-351-020	1547 E ATHERTON RD	10/14/21	WD	\$10,000.0	\$50,000	\$11,500	22.00	\$22,960	\$31,562	\$4,522	69.6	200.0	0.25	0.25	\$444	55.00	560
41-21-376-005	3325 CHAMBERS ST	09/24/21	WD	\$3,450.0	\$17,250	\$8,800	51.01	\$17,534	\$2,641	\$2,925	45.0	125.0	0.13	0.13	\$77	45.00	560
41-21-378-007	3525 CHAMBERS ST	07/27/22	WD	\$4,000.0	\$20,000	\$10,500	52.50	\$20,957	\$1,968	\$2,925	45.0	125.0	0.13	0.13	\$89	45.00	560
Totals:					\$138,500	\$64,200		\$128,223	\$31,197	\$20,920	321.9		1.08	1.08	\$86		
						Sale. Ratio =>	46.35			Average			Average				
						Std. Dev. =>	20.07			per FF=>	\$97		per Net Acre=>	28,886.11			

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 563,R-563, Last Edited: 09/21/2022

Sites:
Site 'A': Description: ' SITE VALUE ' Value: 15,000

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~~ **15,000**

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Actual Front	ECF Area
40-24-351-020	1827 WILLOW BROOK CIR	10/04/21	WD	\$19,000.0	\$95,000	\$35,000	36.84	\$69,933	\$36,067	\$11,000	24.7	100.0	0.06	0.06	\$770	24.67	563
40-24-351-032	1828 WILLOW BROOK CIR	10/25/21	WD	\$20,400.0	\$102,000	\$37,500	36.76	\$74,943	\$38,057	\$11,000	24.7	95.7	0.05	0.05	\$827	24.67	563
40-24-351-037	1840 WILLOW BROOK CIR	05/23/22	WD	\$23,000.0	\$115,000	\$37,300	32.43	\$74,523	\$51,477	\$11,000	26.7	98.0	0.06	0.06	\$863	26.66	563
40-24-351-049	1825 OAK BROOK CIR	02/18/21	WD	\$13,000.0	\$65,000	\$39,300	60.46	\$78,607	(\$2,607)	\$11,000	63.4	73.8	0.11	0.11	\$205	63.40	563
40-24-380-014	1802 TIMBERLANE DR	12/01/21	WD	\$18,400.0	\$92,000	\$39,700	43.15	\$79,499	\$23,501	\$11,000	38.9	101.8	0.09	0.09	\$473	38.92	563
40-24-380-022	3704 GREENBROOK LN	05/05/21	WD	\$12,580.0	\$62,900	\$31,800	50.56	\$63,657	\$10,243	\$11,000	25.9	95.9	0.06	0.06	\$485	25.93	563
40-25-101-019	3844 PARK FOREST DR	09/02/20	WD	\$8,600.0	\$43,000	\$26,300	61.16	\$52,526	\$1,474	\$11,000	25.6	181.5	0.11	0.11	\$336	25.56	563
40-25-101-076	3914 PARK FOREST DR	02/02/22	WD	\$12,000.0	\$60,000	\$27,100	45.17	\$54,139	\$16,861	\$11,000	24.7	156.5	0.09	0.09	\$487	24.66	563
40-25-101-091	4026 PARK FOREST DR	04/22/22	WD	\$18,300.0	\$91,500	\$26,400	28.85	\$52,875	\$49,625	\$11,000	24.7	143.5	0.08	0.08	\$742	24.67	563
40-25-126-030	2004 CRESTBROOK LN	04/14/22	WD	\$18,000.0	\$90,000	\$33,700	37.44	\$67,466	\$33,534	\$11,000	24.7	118.0	0.07	0.07	\$730	24.67	563
40-25-126-032	2012 CRESTBROOK LN	12/22/20	WD	\$8,200.0	\$41,000	\$32,700	79.74 61.48	\$65,313	(\$13,313)	\$11,000	24.7	118.0	0.07	0.07	\$332	24.67	563
40-25-127-014	2024 STONEY BROOK CT	06/17/21	WD	\$10,800.0	\$54,000	\$33,200	61.48	\$66,407	(\$1,407)	\$11,000	24.7	103.0	0.06	0.06	\$438	24.67	563
40-25-127-029	2005 CRESTBROOK LN	11/25/20	WD	\$8,000.0	\$40,000	\$27,000	67.50	\$54,010	(\$3,010)	\$11,000	24.7	105.5	0.06	0.06	\$324	24.67	563
40-25-127-033	2015 CRESTBROOK LN	10/07/21	WD	\$18,000.0	\$90,000	\$37,300	41.44	\$74,655	\$26,345	\$11,000	37.1	108.0	0.09	0.09	\$485	37.09	563
40-25-127-051	2105 STONEY BROOK CT	06/16/21	WD	\$14,200.0	\$71,000	\$36,800	51.83	\$73,502	\$8,498	\$11,000	26.7	126.7	0.08	0.08	\$330	26.66	563
40-25-153-001	1965 LAUREL OAK DR	08/17/21	WD	\$16,000.0	\$80,000	\$31,400	39.25	\$62,895	\$28,105	\$11,000	48.5	113.2	0.13	0.13	\$330	48.51	563
40-25-153-016	1855 LAUREL OAK DR	01/04/22	WD	\$19,800.0	\$99,000	\$32,300	32.63	\$64,538	\$45,462	\$11,000	33.8	138.3	0.11	0.11	\$586	33.80	563
40-25-153-032	1933 LAUREL OAK DR	02/11/22	WD	\$20,200.0	\$101,000	\$31,500	31.19	\$63,059	\$48,941	\$11,000	30.7	186.8	0.13	0.13	\$658	30.71	563
40-25-153-048	1905 LAUREL OAK DR	04/25/22	WD	\$20,200.0	\$101,000	\$33,200	32.87	\$66,300	\$45,700	\$11,000	33.7	138.6	0.11	0.11	\$599	33.70	563
40-25-153-049	1815 LAUREL OAK DR	11/19/20	WD	\$13,800.0	\$69,000	\$31,100	45.07	\$62,169	\$17,831	\$11,000	25.6	141.5	0.08	0.08	\$538	25.63	563
40-25-153-053	1831 LAUREL OAK DR	03/18/22	WD	\$15,000.0	\$75,000	\$28,500	38.00	\$57,038	\$28,962	\$11,000	24.7	137.7	0.08	0.08	\$608	24.67	563
40-25-153-059	1845 LAUREL OAK DR	10/29/21	WD	\$19,000.0	\$95,000	\$37,200	39.16	\$74,405	\$31,595	\$11,000	24.7	138.0	0.08	0.08	\$770	24.67	563
40-25-153-060	1847 LAUREL OAK DR	06/10/22	WD	\$20,200.0	\$101,000	\$30,100	29.80	\$60,169	\$51,831	\$11,000	24.7	138.1	0.08	0.08	\$819	24.67	563
Totals:				\$1,833,400	\$756,400		41.26	\$1,512,628	\$573,772	\$253,000	687.9		1.91	1.91	\$563		
					Sale. Ratio =>		13.52			Average per FF=>	\$834		Average per Net Acre=>	299,933.09	\$538		
					Std. Dev. =>												

mid
teens

dist
Vale

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 565.R-565, Last Edited: 12/07/2022

Frontages:			
Frontage 'A':	Description: 'DEPTH <=120	'	FF Rate: 275
	Standard Frontage: 0		Standard Depth : 110
Frontage 'B':	Description: 'DEPTH >120	'	FF Rate: 200
	Standard Frontage: 0		Standard Depth : 130

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

300 275
225 200

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-25-104-011	1935 PENBROOK LN	09/16/21	WD	\$17,000.0	\$85,000	\$42,800	50.35	\$85,632	\$20,002	\$20,654	84.3	92.1	0.20	0.20	\$202	92.15	565	401	DEPTH <=120
40-25-104-025	1926 WINDSOR LN	11/19/21	WD	\$23,700.0	\$118,500	\$38,800	32.74	\$77,511	\$57,637	\$16,708	68.2	104.0	0.17	0.17	\$348	70.14	565	401	DEPTH <=120
40-25-105-007	1917 WINDSOR LN	04/11/22	WD	\$23,800.0	\$119,000	\$39,500	33.19	\$78,905	\$56,265	\$16,170	66.0	110.0	0.17	0.17	\$361	66.00	565	401	DEPTH <=120
40-25-105-010	1905 WINDSOR LN	11/16/20	WD	\$18,600.0	\$93,000	\$45,200	48.60	\$90,475	\$19,099	\$16,574	67.6	112.1	0.17	0.17	\$275	67.00	565	401	DEPTH <=120
40-25-105-026	1918 GREENBRIAR LN	03/05/21	WD	\$19,600.0	\$98,000	\$37,200	37.96	\$74,424	\$42,048	\$18,472	75.4	111.2	0.19	0.19	\$260	75.00	565	401	DEPTH <=120
40-25-106-003	1934 ROCKCREEK LN	01/04/22	WD	\$26,000.0	\$130,000	\$31,600	39.69	\$103,139	\$45,232	\$18,371	75.0	103.9	0.18	0.18	\$347	77.15	565	401	DEPTH <=120
40-25-106-017	1821 GREENBRIAR LN	08/17/20	WD	\$15,980.0	\$79,900	\$40,300	50.44	\$80,529	\$15,741	\$16,370	66.8	110.3	0.17	0.17	\$239	66.71	565	401	DEPTH <=120
40-25-151-010	1901 ROCKCREEK LN	06/10/21	WD	\$18,380.0	\$91,900	\$37,500	40.81	\$75,046	\$33,097	\$16,243	66.3	111.0	0.17	0.17	\$277	66.00	565	401	DEPTH <=120
40-25-151-025	1926 LYNBROOK DR	12/02/21	WD	\$25,000.0	\$125,000	\$63,300	50.64	\$126,501	\$14,549	\$16,050	65.5	110.0	0.17	0.17	\$382	65.51	565	401	DEPTH <=120
40-25-151-030	1910 LYNBROOK DR	11/09/21	WD	\$40,000.0	\$200,000	\$56,400	28.20	\$112,763	\$103,126	\$15,889	64.9	109.5	0.16	0.16	\$411	65.00	565	401	DEPTH <=120
40-25-152-009	1901 LYNBROOK DR	06/11/21	WD	\$29,200.0	\$146,000	\$63,400	43.42	\$126,885	\$36,540	\$17,425	71.1	118.0	0.19	0.19	\$411	68.67	565	401	DEPTH <=120
40-25-152-019	1801 LYNBROOK DR	12/29/21	WD	\$25,000.0	\$125,000	\$73,200	58.56	\$146,476	\$6,161	\$27,637	112.8	112.7	0.29	0.29	\$222	111.46	565	401	DEPTH <=120
40-25-177-024	1702 LAUREL OAK DR	06/24/22	WD	\$30,000.0	\$150,000	\$76,700	51.13	\$153,398	\$18,419	\$21,817	89.0	109.3	0.22	0.22	\$337	89.33	565	401	DEPTH <=120
40-25-177-030	1718 LAUREL OAK DR	12/30/20	WD	\$20,700.0	\$103,500	\$78,600	75.94	\$157,279	(\$30,504)	\$23,275	95.0	110.0	0.24	0.24	\$218	95.00	565	401	DEPTH <=120

10395

40-25-102-001	1926 PARK FOREST DR	01/19/22	WD	\$20,000.0	\$100,000	\$34,300	34.30	\$68,593	\$47,787	\$16,380	84.0	130.0	0.25	0.25	\$238	84.00	565	401	DEPTH >120
40-25-102-002	1922 PARK FOREST DR	08/02/21	WD	\$16,250.0	\$81,250	\$33,000	40.62	\$65,977	\$28,143	\$12,870	66.0	130.0	0.20	0.20	\$246	66.00	565	401	DEPTH >120
40-25-102-013	1820 PARK FOREST DR	03/04/21	WD	\$15,000.0	\$75,000	\$30,700	40.93	\$61,455	\$25,050	\$11,505	59.0	130.0	0.18	0.18	\$254	59.00	565	401	DEPTH >120
40-25-102-014	1816 PARK FOREST DR	12/17/21	WD	\$15,878.8	\$79,394	\$28,700	36.15	\$57,415	\$33,874	\$11,895	61.0	130.0	0.18	0.18	\$260	61.00	565	401	DEPTH >120
40-25-104-013	1927 PENBROOK LN	03/18/22	WD	\$24,400.0	\$122,000	\$46,700	38.28	\$93,335	\$50,879	\$22,214	113.9	153.0	0.37	0.37	\$214	105.05	565	401	DEPTH >120
40-25-105-031	1830 GREENBRIAR LN	07/21/22	WD	\$26,700.0	\$133,500	\$52,100	39.03	\$104,267	\$43,739	\$14,506	74.4	124.0	0.22	0.22	\$359	76.17	565	401	DEPTH >120
40-25-126-021	2140 CRESTBROOK LN	05/21/20	WD	\$14,600.0	\$73,000	\$50,800	69.59	\$101,679	(\$13,723)	\$14,956	76.7	125.1	0.23	0.23	\$190	78.18	565	401	DEPTH >120
40-25-151-020	4202 GREENBROOK LN	05/05/20	WD	\$16,980.0	\$84,900	\$50,100	59.01	\$100,194	\$1,107	\$16,401	84.1	125.6	0.25	0.25	\$202	85.57	565	401	DEPTH >120
40-25-152-010	1837 LYNBROOK DR	12/11/20	WD	\$17,400.0	\$87,000	\$44,900	51.61	\$89,889	\$11,877	\$14,766	75.7	126.8	0.22	0.22	\$230	76.67	565	401	DEPTH >120

Totals:

Sale, Ratio => 44.62
Std. Dev. => 11.86

Average per FF=> \$397,148
Average per Net Acre=> \$378

Average per Net Acre=> 139,782.84

\$244

mid teens

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 570.R-570, Last Edited: 12/07/2022

Frontages:			
Frontage 'A':	Description: 'STANDARD LOTS	'	FF Rate: 150
	Standard Frontage: 0		Standard Depth : 100
Frontage 'B':	Description: '<.2 AC	'	FF Rate: 175
	Standard Frontage: 0		Standard Depth : 170

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: 140 175
Standard Frontage: 0	Standard Depth : 100
Frontage 'B': Description: '<.2 AC '	FF Rate: 165 200
Standard Frontage: 0	Standard Depth : 170

too high

150

175

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Rate Group 1
40-25-251-021	1601 CRESTBROOK LN	09/13/21	WD	\$24,575.0	\$122,875	\$28,000	22.79	\$56,004	\$76,998	\$10,127	61.4	163.0	0.24	0.24	\$400	62.68	570	<2 AC
40-25-253-028	1627 BLACKBERRY LN	07/27/22	WD	\$10,700.0	\$53,500	\$26,400	49.35	\$52,795	\$12,071	\$11,366	71.9	126.1	0.23	0.23	\$149	78.15	570	<2 AC
40-25-255-012	1602 GREENBROOK LN	09/24/21	WD	\$13,980.0	\$69,900	\$23,000	32.90	\$46,053	\$32,612	\$8,765	53.1	156.8	0.20	0.20	\$263	55.31	570	<2 AC

40-25-201-036	1510 BERRYWOOD LN	10/30/20	WD	\$8,300.0	\$44,500	\$21,500	48.31	\$43,005	\$9,163	\$7,668	54.8	120.0	0.14	0.14	\$162	50.00	570	STANDARD LOTS
40-25-201-048	1410 BERRYWOOD LN	06/30/21	WD	\$10,000.0	\$50,000	\$21,800	43.60	\$43,594	\$13,897	\$7,491	53.5	104.5	0.13	0.13	\$187	52.33	570	STANDARD LOTS
40-25-202-038	1510 MULBERRY LN	07/29/21	WD	\$11,111.0	\$55,555	\$21,300	38.34	\$42,628	\$19,927	\$7,000	50.0	100.0	0.12	0.12	\$222	50.00	570	STANDARD LOTS
40-25-203-009	1521 MULBERRY LN	04/07/20	WD	\$11,400.0	\$57,000	\$20,600	36.14	\$41,145	\$22,855	\$7,000	50.0	100.0	0.12	0.12	\$228	50.00	570	STANDARD LOTS
40-25-203-012	1509 MULBERRY LN	12/04/20	WD	\$12,600.0	\$63,000	\$21,800	34.60	\$43,527	\$26,473	\$7,000	50.0	100.0	0.12	0.12	\$252	50.00	570	STANDARD LOTS
40-25-203-017	1419 MULBERRY LN	10/14/21	WD	\$12,000.0	\$60,000	\$22,600	37.67	\$45,134	\$22,738	\$7,872	56.2	104.1	0.13	0.13	\$213	55.12	570	STANDARD LOTS
40-25-204-005	1509 BLUEBERRY LN	05/15/20	WD	\$7,600.0	\$38,000	\$20,100	52.89	\$40,100	\$4,900	\$7,000	50.0	100.0	0.12	0.12	\$152	50.00	570	STANDARD LOTS
40-25-251-025	1906 GREENBROOK LN	12/07/21	WD	\$17,500.0	\$87,500	\$25,500	29.14	\$51,095	\$45,755	\$9,350	66.8	147.5	0.19	0.19	\$262	55.00	570	STANDARD LOTS
40-25-251-027	1830 GREENBROOK LN	04/21/20	WD	\$9,780.0	\$48,900	\$25,300	51.74	\$50,515	\$6,217	\$7,832	55.9	103.5	0.13	0.13	\$175	55.00	570	STANDARD LOTS
40-25-252-009	1324 HURON ST	03/31/22	WD	\$12,200.0	\$61,000	\$21,600	35.41	\$43,187	\$29,270	\$11,457	81.8	92.1	0.18	0.18	\$149	85.29	570	STANDARD LOTS
40-25-253-002	4313 HUCKLEBERRY LN	10/28/21	WD	\$14,160.0	\$70,800	\$24,900	35.17	\$49,709	\$30,391	\$9,300	66.4	85.0	0.14	0.14	\$213	72.05	570	STANDARD LOTS
40-25-253-006	4409 HUCKLEBERRY LN	06/23/21	WD	\$8,200.0	\$41,000	\$23,300	56.83	\$46,571	\$1,429	\$7,000	50.0	100.0	0.12	0.12	\$164	50.00	570	STANDARD LOTS
40-25-253-013	4509 HUCKLEBERRY LN	12/29/21	WD	\$10,600.0	\$53,000	\$21,700	40.94	\$43,427	\$16,573	\$7,000	50.0	100.0	0.12	0.12	\$212	50.00	570	STANDARD LOTS
40-25-253-029	1621 BLACKBERRY LN	12/10/21	WD	\$17,000.0	\$85,000	\$24,700	29.06	\$49,346	\$46,522	\$10,868	77.6	102.4	0.18	0.18	\$219	76.72	570	STANDARD LOTS
40-25-253-034	1707 GREENBROOK LN	12/15/20	WD	\$8,800.0	\$44,000	\$22,600	51.36	\$45,158	\$5,842	\$7,000	50.0	100.0	0.12	0.12	\$176	50.00	570	STANDARD LOTS
40-25-253-038	1613 GREENBROOK LN	12/09/21	WD	\$13,409.0	\$67,045	\$22,400	33.41	\$44,775	\$30,940	\$8,670	61.9	131.5	0.16	0.16	\$217	54.00	570	STANDARD LOTS
40-25-253-040	1607 GREENBROOK LN	09/14/20	WD	\$8,600.0	\$43,000	\$21,700	50.47	\$43,449	\$8,360	\$8,809	62.9	113.7	0.15	0.15	\$137	59.00	570	STANDARD LOTS
40-25-254-005	4318 HUCKLEBERRY LN	09/16/21	WD	\$11,000.0	\$55,000	\$22,500	40.91	\$45,055	\$18,518	\$8,573	61.2	150.0	0.17	0.17	\$180	50.00	570	STANDARD LOTS
40-25-254-020	1625 RASPBERRY LN	12/11/20	WD	\$11,000.0	\$55,000	\$27,400	49.82	\$54,879	\$9,064	\$8,943	63.9	127.1	0.17	0.17	\$172	56.67	570	STANDARD LOTS
40-25-255-027	1405 RASPBERRY LN	10/09/20	WD	\$13,800.0	\$69,000	\$24,900	36.09	\$49,825	\$26,517	\$7,342	52.4	110.0	0.13	0.13	\$263	50.00	570	STANDARD LOTS

Totals:	\$11,483.0	\$1,394,575	\$535,600	38.41	\$1,070,976	\$517,032	Average per FF=>	\$193,433	1,351.9	\$382	Average per Net Acre=>	149,474.41
				9.10								
			Sale Ratio =>									
			Std. Dev. =>									

How many

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 575.R-575, Last Edited: 12/07/2022

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

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 575.R-575, Last Edited: 09/07/2022

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

125 toonigh

85

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECT Acres
40-25-228-007	1227 CAMPBELL ST	10/30/20	WD	\$5,400.0	\$27,000	\$9,700	35.93	\$19,369	\$10,568	\$2,937	36.7	110.0	0.09	0.09	\$147	35.00	575
40-25-230-004	1301 LELAND ST	12/11/20	MLC	\$5,200.0	\$26,000	\$11,400	43.85	\$22,855	\$6,082	\$2,937	36.7	110.0	0.09	0.09	\$142	35.00	575
40-25-230-030	4022 TUXEDO AVE	01/04/22	WD	\$4,500.0	\$22,500	\$12,400	55.11	\$24,884	\$2,125	\$4,509	56.4	105.0	0.13	0.13	\$80	55.00	575
40-25-231-013	4001 TUXEDO AVE	11/20/20	WD	\$5,800.0	\$29,000	\$15,700	54.14	\$31,448	\$2,471	\$4,919	61.5	105.0	0.15	0.15	\$94	60.00	575
40-25-232-006	1027 LELAND ST	08/25/21	WD	\$7,000.0	\$35,000	\$10,800	30.86	\$21,592	\$16,345	\$2,937	36.7	110.0	0.09	0.09	\$191	35.00	575
40-25-233-016	1235 CRAWFORD ST	10/07/20	WD	\$4,400.0	\$22,000	\$8,300	37.73	\$16,693	\$8,499	\$3,192	39.9	130.0	0.10	0.10	\$110	35.00	575
40-25-233-039	1031 CRAWFORD ST	12/17/20	WD	\$2,600.0	\$13,000	\$9,400	72.31	\$18,835	(\$2,643)	\$3,192	39.9	130.0	0.10	0.10	\$65	35.00	575
40-25-277-045	1039 CRAWFORD ST	06/28/22	WD	\$11,000.0	\$55,000	\$16,600	30.18	\$33,144	\$28,241	\$6,385	79.8	130.0	0.21	0.21	\$138	70.00	575
40-25-280-017	1201 INGLESIDE AVE	12/28/21	WD	\$12,000.0	\$60,000	\$15,800	26.33	\$31,554	\$34,077	\$5,631	70.4	101.1	0.16	0.16	\$170	70.00	575
40-25-281-011	1031 INGLESIDE AVE	02/01/22	WD	\$4,000.0	\$20,000	\$10,900	54.50	\$21,777	\$943	\$2,720	34.0	100.0	0.08	0.08	\$118	34.00	575
40-25-282-030	1202 MARKHAM ST	04/20/21	WD	\$9,000.0	\$45,000	\$16,900	37.56	\$33,745	\$16,055	\$4,800	60.0	100.0	0.14	0.14	\$150	60.00	575
40-25-283-017	1102 MARKHAM ST	09/18/20	WD	\$6,000.0	\$30,000	\$11,600	38.67	\$23,190	\$12,250	\$5,440	68.0	100.0	0.16	0.16	\$88	68.00	575
41-30-101-006	953 W ATHERTON RD	02/10/21	WD	\$4,200.0	\$21,000	\$7,400	35.24	\$14,891	\$9,709	\$3,600	45.0	100.0	0.10	0.10	\$93	45.00	575
41-30-102-001	3801 BRUNSWICK AVE	07/22/22	WD	\$6,000.0	\$30,000	\$11,500	38.33	\$22,920	\$10,036	\$2,956	36.9	111.4	0.09	0.09	\$162	35.00	575
41-30-102-006	3817 BRUNSWICK AVE	10/21/20	WD	\$8,800.0	\$44,000	\$15,800	35.91	\$31,665	\$15,991	\$3,656	45.7	100.0	0.11	0.11	\$193	45.70	575
41-30-103-026	3902 BRUNSWICK AVE	06/07/21	WD	\$10,100.0	\$50,500	\$14,200	28.12	\$28,419	\$25,681	\$3,600	45.0	100.0	0.10	0.10	\$224	45.00	575
41-30-104-011	829 CAMPBELL ST	01/03/22	WD	\$5,900.0	\$29,500	\$15,200	51.53	\$30,327	\$2,773	\$3,600	45.0	100.0	0.10	0.10	\$131	45.00	575
41-30-106-001	4001 BRUNSWICK AVE	09/21/21	WD	\$3,200.0	\$16,000	\$6,700	41.88	\$13,470	\$5,399	\$2,869	35.9	105.0	0.08	0.08	\$89	35.00	575
41-30-106-002	4005 BRUNSWICK AVE	08/04/21	WD	\$7,400.0	\$37,000	\$9,700	26.22	\$19,362	\$21,158	\$3,520	44.0	100.0	0.10	0.10	\$168	44.00	575
41-30-106-003	4009 BRUNSWICK AVE	11/30/20	WD	\$5,980.0	\$29,900	\$11,800	39.46	\$23,548	\$9,632	\$3,280	41.0	100.0	0.09	0.09	\$146	41.00	575
41-30-106-025	830 CRAWFORD ST	01/15/21	WD	\$4,800.0	\$24,000	\$16,000	66.67	\$32,079	(\$4,879)	\$3,200	40.0	100.0	0.09	0.09	\$120	40.00	575
41-30-106-026	822 CRAWFORD ST	07/22/21	WD	\$9,000.0	\$45,000	\$18,100	40.22	\$36,168	\$14,570	\$5,738	71.7	105.0	0.17	0.17	\$125	70.00	575
41-30-106-029	802 CRAWFORD ST	05/06/21	WD	\$7,400.0	\$37,000	\$14,000	37.84	\$28,007	\$12,764	\$3,771	47.1	105.0	0.11	0.11	\$157	46.00	575
41-30-109-032	944 CLINTON ST	11/04/21	WD	\$15,200.0	\$76,000	\$21,300	28.03	\$42,685	\$39,053	\$5,738	71.7	105.0	0.17	0.17	\$212	70.00	575
41-30-110-002	4205 BRUNSWICK AVE	06/24/21	WD	\$6,000.0	\$30,000	\$12,200	40.67	\$24,367	\$9,833	\$4,200	52.5	100.0	0.12	0.12	\$114	52.50	575
41-30-151-021	932 HURON ST	04/26/21	WD	\$3,600.0	\$18,000	\$14,200	78.89	\$28,335	(\$7,135)	\$3,200	40.0	100.0	0.09	0.09	\$90	40.00	575
41-30-152-006	837 CLINTON ST	12/20/21	WD	\$3,000.0	\$15,000	\$9,700	64.67	\$19,492	(\$1,692)	\$2,800	35.0	100.0	0.08	0.08	\$86	35.00	575
41-30-153-030	932 INGLESIDE AVE	02/03/21	WD	\$7,000.0	\$35,000	\$17,700	50.57	\$35,335	\$6,665	\$4,160	87.5	100.0	0.20	0.20	\$80	87.50	575
41-30-157-016	952 MARKHAM ST	12/16/20	WD	\$4,200.0	\$21,000	\$14,200	67.62	\$28,429	(\$3,269)	\$2,823	52.0	100.0	0.12	0.12	\$81	52.00	575
		05/22/20	WD	\$5,200.0	\$26,000	\$12,600	48.46	\$25,142	\$3,681	\$2,823	35.3	101.6	0.08	0.08	\$147	35.00	575
Totals:				\$6,462.7	\$969,400	\$391,800	40.42	\$783,727	\$304,983	\$119,310	1,491.4		3.51	3.51	\$130		
							Std. Dev. =>		Average per FF=>		\$204	Average per Net Acre=>		86,840.26	\$128		

5-10K

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

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

FF Rate: 125
Standard Depth : 100

200 too high
(150)

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-19-380-011	719 LINCOLN AVE	03/15/22	WD	\$7,600.0	\$38,000	\$15,400	40.53	\$30,869	\$12,756	\$5,625	45.0	100.0	0.10	0.10	\$169	45.00	580
41-19-381-012	652 PETTIBONE AVE	10/15/20	WD	\$7,000.0	\$35,000	\$18,100	51.71	\$36,294	\$4,956	\$6,250	50.0	100.0	0.12	0.12	\$140	50.00	580
41-19-381-022	612 PETTIBONE AVE	08/05/21	WD	\$14,400.0	\$72,000	\$23,900	33.19	\$47,877	\$29,748	\$5,625	45.0	100.0	0.10	0.10	\$320	45.00	580
41-19-382-015	752 WALDMAN AVE	07/01/21	WD	\$9,980.0	\$49,900	\$16,800	33.67	\$33,698	\$24,398	\$8,196	65.6	100.0	0.15	0.15	\$152	65.57	580
41-19-384-001	751 WALDMAN AVE	06/25/21	WD	\$14,380.0	\$71,900	\$19,100	26.56	\$38,269	\$41,225	\$7,594	60.7	93.0	0.13	0.13	\$237	62.99	580
41-30-126-006	731 W ATHERTON RD	06/11/21	WD	\$10,000.0	\$50,000	\$18,800	37.60	\$37,553	\$18,072	\$5,625	45.0	100.0	0.10	0.10	\$222	45.00	580
41-30-126-007	727 W ATHERTON RD	07/27/22	WD	\$13,000.0	\$65,000	\$21,000	32.31	\$42,023	\$28,602	\$5,625	45.0	100.0	0.10	0.10	\$289	45.00	580
41-30-128-002	745 CAMPBELL ST	07/12/21	WD	\$14,400.0	\$72,000	\$23,300	32.36	\$46,628	\$31,136	\$5,764	46.1	105.0	0.11	0.11	\$312	45.00	580
41-30-128-020	718 LELAND ST	07/07/21	WD	\$4,900.0	\$24,500	\$16,200	66.12	\$32,470	\$676	\$8,646	69.2	105.0	0.16	0.16	\$71	67.50	580
41-30-129-003	643 CAMPBELL ST	10/16/21	WD	\$7,000.0	\$35,000	\$20,800	59.43	\$41,673	\$4,214	\$10,887	87.1	105.0	0.21	0.21	\$80	85.00	580
41-30-129-007	621 CAMPBELL ST	12/16/21	WD	\$15,000.0	\$75,000	\$24,800	33.07	\$49,694	\$32,351	\$7,045	56.4	105.0	0.13	0.13	\$266	55.00	580
41-30-130-008	721 LELAND ST	02/16/22	WD	\$17,100.0	\$85,500	\$26,300	30.76	\$52,549	\$44,479	\$11,528	92.2	105.0	0.22	0.22	\$185	90.00	580
41-30-130-012	705 LELAND ST	12/02/21	WD	\$6,200.0	\$31,000	\$14,600	47.10	\$29,291	\$7,473	\$5,764	46.1	105.0	0.11	0.11	\$134	45.00	580
41-30-131-001	653 LELAND ST	07/30/21	WD	\$11,000.0	\$55,000	\$26,200	47.64	\$52,453	\$8,951	\$6,404	51.2	105.0	0.12	0.12	\$215	50.00	580
41-30-131-016	628 CRAWFORD ST	04/09/20	WD	\$10,400.0	\$52,000	\$24,500	47.12	\$49,093	\$8,671	\$5,764	46.1	105.0	0.11	0.11	\$226	45.00	580
41-30-133-004	639 CRAWFORD ST	10/29/21	WD	\$6,000.0	\$30,000	\$15,400	51.33	\$30,827	\$4,798	\$5,625	45.0	100.0	0.10	0.10	\$133	45.00	580
41-30-133-005	635 CRAWFORD ST	10/29/21	WD	\$9,000.0	\$45,000	\$16,400	36.44	\$32,853	\$17,772	\$5,625	45.0	100.0	0.10	0.10	\$200	45.00	580
41-30-133-020	624 ALVORD AVE	12/17/21	WD	\$14,200.0	\$71,000	\$22,100	31.13	\$44,237	\$32,388	\$5,625	45.0	100.0	0.10	0.10	\$316	45.00	580
41-30-134-008	717 ALVORD AVE	08/06/20	WD	\$8,000.0	\$40,000	\$20,000	50.00	\$39,984	\$5,641	\$6,250	45.0	100.0	0.10	0.10	\$178	45.00	580
41-30-134-012	701 ALVORD AVE	08/09/21	WD	\$11,000.0	\$55,000	\$18,900	34.36	\$37,795	\$23,455	\$6,250	45.0	100.0	0.12	0.12	\$220	50.00	580
41-30-134-024	710 CLINTON ST	07/29/21	WD	\$14,200.0	\$71,000	\$15,400	21.69	\$30,888	\$45,737	\$5,625	45.0	100.0	0.10	0.10	\$316	45.00	580
41-30-135-006	635 CLINTON ST	08/20/21	WD	\$9,600.0	\$48,000	\$21,500	44.79	\$43,015	\$10,610	\$5,625	45.0	100.0	0.10	0.10	\$213	45.00	580
41-30-135-012	652 CLINTON ST	05/20/21	WD	\$8,400.0	\$42,000	\$17,900	42.62	\$35,785	\$12,465	\$6,250	50.0	100.0	0.12	0.12	\$168	50.00	580
41-30-135-032	619 ALVORD AVE	01/26/22	WD	\$14,400.0	\$72,000	\$15,200	21.11	\$30,456	\$47,419	\$5,875	47.0	100.0	0.11	0.11	\$306	47.00	580
41-30-154-011	833 HURON ST	03/03/22	WD	\$13,600.0	\$68,000	\$21,900	32.21	\$43,806	\$30,444	\$6,250	50.0	100.0	0.12	0.12	\$272	50.00	580
41-30-158-033	806 MARKHAM ST	06/30/20	WD	\$10,000.0	\$50,000	\$29,100	58.20	\$58,207	\$1,298	\$9,505	76.0	118.0	0.19	0.19	\$132	70.00	580
41-30-159-009	931 MARKHAM ST	09/02/20	WD	\$9,000.0	\$45,000	\$20,000	44.44	\$40,037	\$10,863	\$5,900	47.2	110.0	0.11	0.11	\$191	45.00	580
41-30-159-022	841 MARKHAM ST	04/20/21	WD	\$9,000.0	\$45,000	\$19,100	42.44	\$38,262	\$12,638	\$5,900	47.2	110.0	0.11	0.11	\$191	45.00	580
41-30-159-042	830 W HEMPILL RD	11/30/21	WD	\$8,000.0	\$40,000	\$16,300	40.75	\$32,544	\$14,114	\$6,658	53.3	113.5	0.13	0.13	\$150	50.00	580
41-30-159-047	814 W HEMPILL RD	02/03/22	WD	\$8,000.0	\$40,000	\$19,000	47.50	\$37,961	\$8,657	\$6,618	52.9	112.1	0.13	0.13	\$151	50.00	580
41-30-176-021	730 HURON ST	10/02/20	WD	\$8,300.0	\$41,500	\$20,000	48.19	\$39,922	\$7,203	\$5,625	45.0	100.0	0.10	0.10	\$184	45.00	580
41-30-176-028	706 HURON ST	12/10/20	WD	\$12,180.0	\$60,900	\$16,500	27.09	\$32,999	\$33,526	\$5,625	45.0	100.0	0.10	0.10	\$271	45.00	580
41-30-177-001	651 CLINTON ST	10/02/20	MLC	\$13,600.0	\$68,000	\$18,100	26.62	\$36,289	\$37,961	\$6,250	50.0	100.0	0.12	0.12	\$272	50.00	580
41-30-177-017	636 HURON ST	01/24/22	WD	\$14,400.0	\$72,000	\$17,200	23.89	\$34,316	\$43,309	\$5,625	45.0	100.0	0.10	0.10	\$320	45.00	580
41-30-178-015	750 INGLESIDE AVE	12/03/21	WD	\$15,980.0	\$79,900	\$27,800	34.79	\$55,668	\$30,482	\$6,250	50.0	100.0	0.12	0.12	\$320	45.00	580
41-30-179-002	647 HURON ST	02/17/22	WD	\$7,400.0	\$37,000	\$17,000	45.95	\$34,086	\$8,539	\$5,625	45.0	100.0	0.10	0.10	\$164	45.00	580
41-30-179-014	640 INGLESIDE AVE	06/05/22	LC	\$9,000.0	\$45,000	\$18,400	40.89	\$36,775	\$13,850	\$5,625	45.0	100.0	0.10	0.10	\$200	45.00	580
41-30-202-014	515 CAMPBELL ST	07/21/22	WD	\$6,000.0	\$30,000	\$15,600	52.00	\$31,115	\$4,649	\$5,764	46.1	105.0	0.11	0.11	\$130	45.00	580
41-30-205-012	517 ALVORD AVE	08/13/20	WD	\$5,000.0	\$25,000	\$14,600	58.40	\$29,229	\$1,396	\$5,625	45.0	100.0	0.10	0.10	\$111	45.00	580
41-30-206-013	3921 CUTHERBERTSON ST	04/26/21	WD	\$8,000.0	\$40,000	\$19,100	47.75	\$38,172	\$7,990	\$6,162	49.3	120.0	0.12	0.12	\$162	45.00	580
41-30-206-028	4205 CUTHERBERTSON ST	10/27/21	WD	\$4,800.0	\$24,000	\$14,700	61.25	\$29,304	\$858	\$6,162	49.3	120.0	0.12	0.12	\$97	45.00	580
41-30-206-030	4213 CUTHERBERTSON ST	05/25/22	WD	\$14,000.0	\$70,000	\$18,800	26.86	\$37,556	\$38,606	\$6,162	49.3	120.0	0.12	0.12	\$284	45.00	580
41-30-251-020	524 HURON ST	01/26/21	MLC	\$11,400.0	\$57,000	\$16,700	29.30	\$33,389	\$29,236	\$5,625	45.0	100.0	0.10	0.10	\$253	45.00	580
Totals:				\$2,224,100	\$832,500	\$1,665,911	\$833,612	\$275,423	2,203.4	\$378	Average per FF=>	Average per Net Acres=>	5.15	5.15	\$208	\$200	
					Sale. Ratio =>		37.43										
					Std. Dev. =>		11.38										

2022

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

200
NC

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Actual Front	ECF Area
41-29-151-027	4213 PENGELLY RD	02/11/22	WD	\$13,000.0	\$65,000	\$17,100	26.31	\$34,161	\$35,339	\$4,500	45.0	100.0	0.10	0.10	\$289	45.00	585
41-29-152-021	4519 MILTON DR	08/06/20	WD	\$10,400.0	\$52,000	\$22,100	42.50	\$44,284	\$13,957	\$6,241	62.4	149.8	0.18	0.18	\$167	51.00	585
41-29-152-031	4621 MILTON DR	05/03/21	WD	\$6,000.0	\$30,000	\$17,800	59.33	\$35,643	(\$249)	\$5,394	53.9	141.6	0.15	0.15	\$111	45.33	585
41-29-152-044	4114 PENGELLY RD	02/25/22	WD	\$15,300.0	\$76,500	\$20,800	27.19	\$41,513	\$43,709	\$8,722	87.2	130.0	0.23	0.23	\$175	76.50	585
41-29-153-006	4526 MILTON DR	02/02/21	WD	\$11,200.0	\$56,000	\$20,100	35.89	\$40,234	\$20,296	\$4,530	45.3	81.0	0.09	0.09	\$247	50.33	585
41-29-156-008	338 BROWNING AVE	09/24/21	WD	\$9,900.0	\$49,500	\$20,000	40.40	\$39,994	\$13,915	\$4,409	44.1	88.0	0.10	0.10	\$225	47.00	585
41-29-156-013	326 BROWNING AVE	04/23/21	WD	\$12,980.0	\$64,900	\$21,800	33.59	\$43,675	\$26,435	\$5,210	52.1	106.0	0.12	0.12	\$249	50.60	585
41-29-156-023	349 BEDE ST	03/12/21	WD	\$11,000.0	\$55,000	\$16,500	30.00	\$33,076	\$26,880	\$4,956	49.6	103.5	0.12	0.12	\$222	48.71	585
41-29-156-031	317 BEDE ST	11/01/21	WD	\$10,580.0	\$52,900	\$13,400	25.33	\$26,709	\$31,599	\$5,408	54.1	117.0	0.13	0.13	\$196	50.00	585
41-29-157-006	4424 PENGELLY RD	07/29/22	WD	\$14,000.0	\$70,000	\$25,100	35.86	\$50,119	\$28,881	\$9,000	90.0	100.0	0.21	0.21	\$156	90.00	585
41-29-157-012	4514 PENGELLY RD	06/14/22	WD	\$9,200.0	\$46,000	\$20,800	45.22	\$41,517	\$8,983	\$4,500	45.0	100.0	0.10	0.10	\$204	45.00	585
41-29-157-017	4505 KEATS ST	08/17/20	WD	\$11,100.0	\$55,500	\$20,800	37.48	\$41,668	\$18,332	\$4,500	45.0	100.0	0.10	0.10	\$247	45.00	585
Totals:				\$11,221.7	\$673,300	\$236,300	35.10	\$472,593	\$268,077	\$67,370	673.7		1.63	1.63	\$207		
						Sale. Ratio =>	35.10			Average							
						Std. Dev. =>	9.61			per Ff=>	\$398		Average		\$213		
													per Net Acre=>	164,666.46			

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 590.R-590, Last Edited: 09/16/2022

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Frontages:
Frontage 'A': Description: 'STANDARD'      '      FF Rate: 225
                Standard Frontage: 0          Standard Depth : 115
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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

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Parcel Number	Street Address	Sale Date	Inst.	20% Allocation	Adj. Sale \$	Cur. Armt.	Avg/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-29-102-003	312 BUCKINGHAM AVE	10/28/21	WD	\$10,000.0	\$50,000	\$28,600	57.20	\$57,252	\$3,990	\$11,242	66.1	85.3	0.16	0.16	\$147	79.12	590
41-29-102-007	332 BUCKINGHAM AVE	11/25/20	WD	\$10,680.8	\$53,404	\$21,000	39.32	\$41,980	\$19,674	\$8,250	50.0	115.0	0.13	0.13	\$214	50.00	590
41-29-102-028	337 BURROUGHS AVE	04/14/22	WD	\$12,300.0	\$61,500	\$23,800	38.70	\$47,509	\$22,060	\$8,069	48.9	110.0	0.13	0.13	\$252	50.00	590
41-29-104-014	3918 RED ARROW RD	07/20/20	WD	\$13,000.0	\$65,000	\$29,100	44.77	\$58,118	\$15,208	\$8,326	50.5	117.1	0.13	0.13	\$258	50.00	590
41-29-104-020	4010 RED ARROW RD	05/27/22	WD	\$23,400.0	\$117,000	\$31,500	26.92	\$63,024	\$62,260	\$8,284	50.2	116.0	0.13	0.13	\$466	50.00	590
41-29-104-026	4030 RED ARROW RD	10/15/21	WD	\$10,000.0	\$50,000	\$26,100	52.20	\$52,201	\$6,048	\$8,249	50.0	115.0	0.13	0.13	\$200	50.00	590
41-29-104-034	4130 RED ARROW RD	07/02/20	WD	\$10,280.0	\$51,400	\$23,000	44.75	\$46,078	\$12,726	\$7,404	44.9	114.4	0.12	0.12	\$229	45.00	590
41-29-126-025	439 BUCKINGHAM AVE	07/02/20	WD	\$12,180.0	\$60,900	\$37,800	62.07	\$75,636	(\$6,486)	\$8,250	50.0	115.0	0.13	0.13	\$244	50.00	590
41-29-126-027	3814 CIRCLE DR	09/09/21	WD	\$8,000.0	\$40,000	\$24,200	60.50	\$48,355	(\$704)	\$8,151	49.4	120.2	0.13	0.13	\$162	48.33	590
41-29-126-030	438 E ATHERTON RD	02/11/22	WD	\$22,200.0	\$111,000	\$60,800	54.77	\$121,591	\$7,386	\$17,977	108.9	128.7	0.30	0.30	\$204	103.00	590
41-29-127-001	402 BUCKINGHAM AVE	05/27/21	WD	\$14,000.0	\$70,000	\$31,500	45.00	\$63,000	\$19,375	\$12,375	75.0	115.0	0.20	0.20	\$187	75.00	590
41-29-127-012	401 BURROUGHS AVE	03/09/22	WD	\$19,000.0	\$95,000	\$35,100	36.95	\$70,229	\$36,874	\$12,103	73.4	110.0	0.19	0.19	\$259	75.00	590
41-29-127-023	3902 CIRCLE DR	11/23/21	WD	\$13,500.0	\$67,500	\$31,100	46.07	\$62,183	\$16,273	\$10,956	66.4	120.0	0.18	0.18	\$203	65.00	590
41-29-128-018	419 LETIA AVE	06/22/21	WD	\$15,000.0	\$75,000	\$31,800	42.40	\$63,668	\$19,582	\$8,250	50.0	115.0	0.13	0.13	\$300	50.00	590
41-29-128-026	4008 CIRCLE DR	09/25/20	WD	\$13,600.0	\$68,000	\$39,000	57.35	\$77,910	(\$1,451)	\$8,459	51.3	120.9	0.14	0.14	\$265	50.00	590
41-29-128-030	322 LETIA AVE	11/24/21	WD	\$8,400.0	\$42,000	\$23,600	60.95	\$51,185	(\$1,866)	\$7,319	44.4	95.8	0.11	0.11	\$189	48.60	590
41-29-128-030	322 LETIA AVE	08/02/22	WD	\$19,000.0	\$95,000	\$25,600	26.95	\$51,185	\$51,134	\$7,319	44.4	95.8	0.11	0.11	\$428	48.60	590
41-29-128-057	4306 CUSTER AVE	11/23/20	WD	\$11,200.0	\$56,000	\$33,300	59.46	\$66,525	\$3,866	\$14,391	87.2	104.5	0.22	0.22	\$128	91.51	590
41-29-128-057	4117 CUSTER AVE	11/30/21	WD	\$10,000.0	\$50,000	\$20,600	41.20	\$41,159	\$16,852	\$8,011	48.5	90.8	0.11	0.11	\$206	54.63	590
41-29-128-057	4127 CUSTER AVE	12/15/21	WD	\$14,800.0	\$74,000	\$37,400	50.54	\$74,841	\$6,374	\$7,215	43.7	107.5	0.11	0.11	\$338	45.23	590
41-29-128-057	4139 MENTON AVE	11/12/21	WD	\$14,000.0	\$70,000	\$26,900	38.43	\$53,879	\$23,383	\$7,262	44.0	110.0	0.11	0.11	\$318	45.00	590
41-29-128-057	4225 MENTON AVE	03/22/21	WD	\$9,500.0	\$47,500	\$24,700	52.00	\$49,445	\$5,317	\$7,262	44.0	110.0	0.11	0.11	\$216	45.00	590
41-29-128-057	518 DELL AVE	06/29/20	WD	\$7,600.0	\$38,000	\$23,200	60.53	\$46,061	(\$36)	\$7,425	45.0	115.0	0.12	0.12	\$169	45.00	590
41-29-128-057	522 DELL AVE	07/06/20	WD	\$11,200.0	\$56,000	\$25,200	45.00	\$50,371	\$13,054	\$7,425	45.0	115.0	0.12	0.12	\$249	45.00	590
41-29-128-057	601 MC KEIGHAN AVE	04/29/22	WD	\$9,600.0	\$48,000	\$13,400	27.92	\$26,796	\$28,629	\$7,425	45.0	115.0	0.12	0.12	\$213	45.00	590
41-29-179-005	4418 CIRCLE DR	02/17/21	WD	\$10,200.0	\$51,000	\$31,200	61.18	\$62,319	\$701	\$12,020	72.9	79.1	0.16	0.16	\$140	87.84	590
41-29-201-020	3813 CIRCLE DR	06/21/22	WD	\$11,000.0	\$55,000	\$33,600	61.09	\$67,139	(\$3,988)	\$8,151	49.4	120.2	0.13	0.13	\$223	48.33	590
41-29-201-021	3817 CIRCLE DR	09/03/20	WD	\$16,000.0	\$80,000	\$29,300	36.63	\$58,632	\$33,166	\$11,798	71.5	120.0	0.19	0.19	\$224	70.00	590
41-29-202-002	3907 CIRCLE DR	09/03/20	WD	\$13,000.0	\$65,000	\$29,700	45.69	\$59,471	\$13,535	\$8,006	48.5	120.0	0.13	0.13	\$268	47.50	590
41-29-202-008	528 BUCKINGHAM AVE	08/28/20	WD	\$7,600.0	\$38,000	\$30,400	80.00	\$60,710	(\$14,460)	\$8,250	50.0	115.0	0.13	0.13	\$152	50.00	590
41-29-202-008	521 BURROUGHS AVE	11/20/20	WD	\$10,390.0	\$51,950	\$23,900	46.01	\$47,774	\$12,245	\$8,069	48.9	110.0	0.13	0.13	\$212	50.00	590
41-29-202-025	545 BURROUGHS AVE	01/07/21	WD	\$13,000.0	\$65,000	\$25,200	38.77	\$50,356	\$22,713	\$8,069	48.9	110.0	0.13	0.13	\$266	50.00	590
41-29-202-043	3908 OGEMA AVE	02/21/22	LC	\$16,900.0	\$84,500	\$38,100	45.09	\$76,231	\$16,463	\$8,194	49.7	125.7	0.14	0.14	\$302	47.50	590
41-29-202-043	3908 OGEMA AVE	02/18/22	WD	\$15,000.0	\$75,000	\$38,100	50.80	\$76,231	\$6,963	\$8,194	49.7	125.7	0.14	0.14	\$302	47.50	590
41-29-203-017	610 BURROUGHS AVE	03/31/22	WD	\$16,200.0	\$81,000	\$31,300	38.64	\$62,552	\$26,698	\$8,250	50.0	115.0	0.13	0.13	\$324	50.00	590
41-29-203-024	511 LETIA AVE	12/11/20	WD	\$9,300.0	\$46,500	\$26,000	55.91	\$51,939	\$2,811	\$8,250	50.0	115.0	0.13	0.13	\$186	50.00	590
41-29-206-006	714 BUCKINGHAM AVE	08/12/22	WD	\$16,580.0	\$82,900	\$43,800	32.33	\$53,561	\$37,499	\$6,160	49.5	112.5	0.13	0.13	\$335	50.00	590
41-29-251-015	617 LOCHHEAD AVE	08/18/21	WD	\$18,500.0	\$92,500	\$43,700	47.24	\$87,426	\$19,924	\$14,850	90.0	115.0	0.24	0.24	\$206	90.00	590
41-29-251-018	629 LOCHHEAD AVE	04/22/20	MLC	\$10,000.0	\$50,000	\$28,100	56.20	\$56,103	\$2,147	\$8,250	50.0	115.0	0.13	0.13	\$200	50.00	590
41-29-253-001	4301 CIRCLE DR	10/14/21	WD	\$10,600.0	\$53,000	\$31,700	59.81	\$63,335	\$8,054	\$18,389	111.5	86.0	0.25	0.25	\$95	128.88	590
41-29-253-018	4321 CIRCLE DR	11/16/20	WD	\$14,800.0	\$74,000	\$31,200	42.16	\$62,379	\$23,355	\$11,734	71.1	101.2	0.18	0.18	\$208	75.83	590
41-29-257-006	526 MC KEIGHAN AVE	11/30/21	WD	\$8,500.0	\$42,500	\$23,700	55.76	\$47,456	\$2,306	\$7,262	44.0	110.0	0.11	0.11	\$193	45.00	590
41-29-257-010	542 MC KEIGHAN AVE	07/30/20	WD	\$6,500.0	\$32,500	\$18,700	57.54	\$37,412	\$2,350	\$7,262	44.0	110.0	0.11	0.11	\$148	45.00	590
41-29-257-022	634 MC KEIGHAN AVE	09/25/20	WD	\$6,400.0	\$32,000	\$19,100	59.69	\$38,151	\$1,111	\$7,262	44.0	110.0	0.11	0.11	\$145	45.00	590
41-29-257-032	525 MACDONALD AVE	10/09/20	WD	\$9,520.0	\$47,600	\$25,700	53.99	\$51,438	\$3,424	\$7,262	44.0	110.0	0.11	0.11	\$216	45.00	590
Totals:				\$12,574.6	\$2,892,154	\$1,348,900	46.64	\$2,697,321	\$624,305	\$429,472	2,602.9	Average	6.73	6.73	\$213		
						Sale Ratio =>	11.00			per FF=>	\$240		Average		\$213		
						Std. Dev. =>							per Net Acre=>	92.833.46			

80322000

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

235 1000' 81

215

Lowtoned
Greens

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
41-29-205-026	901 BUCKINGHAM AVE	05/14/20	WD	\$10,600.0	\$53,000	\$25,200	47.55	\$50,456	\$12,084	\$9,540	53.0	115.0	0.14	0.14	\$200	53.00	595
41-29-205-033	3814 CHEROKEE AVE	09/24/20	WD	\$7,620.0	\$38,100	\$22,600	59.32	\$45,187	\$2,472	\$9,559	53.1	100.0	0.13	0.13	\$143	56.95	595
41-29-226-016	1005 SOUTHLAWN AVE	07/13/22	WD	\$19,000.0	\$95,000	\$20,600	21.68	\$41,157	\$62,236	\$8,393	46.6	100.0	0.12	0.12	\$408	50.00	595
41-29-227-006	3901 SHAWNEE AVE	10/07/20	WD	\$13,000.0	\$65,000	\$28,800	44.31	\$57,654	\$16,410	\$9,064	50.4	100.0	0.12	0.12	\$258	54.00	595
41-29-228-001	916 BUCKINGHAM AVE	11/18/21	WD	\$11,600.0	\$58,000	\$29,000	50.00	\$58,021	\$13,913	\$13,934	77.4	60.0	0.15	0.15	\$150	107.17	595
41-29-228-012	1104 SOUTHLAWN AVE	04/16/20	WD	\$8,800.0	\$44,000	\$22,900	52.05	\$45,774	\$7,074	\$8,848	49.2	102.8	0.12	0.12	\$179	52.00	595
41-29-228-013	1106 SOUTHLAWN AVE	09/25/20	WD	\$12,000.0	\$60,000	\$22,900	38.17	\$44,877	\$22,970	\$8,847	49.2	102.7	0.12	0.12	\$244	52.00	595
41-29-252-005	710 MC KINLEY AVE	07/08/22	WD	\$14,000.0	\$70,000	\$22,200	31.71	\$44,437	\$35,463	\$9,900	55.0	115.0	0.15	0.15	\$255	55.00	595
41-29-252-022	711 LOCHHEAD AVE	02/07/22	WD	\$10,000.0	\$50,000	\$25,100	50.20	\$50,212	\$8,768	\$8,980	49.9	114.5	0.13	0.13	\$200	50.00	595
41-29-252-024	719 LOCHHEAD AVE	06/11/21	WD	\$13,000.0	\$65,000	\$24,700	38.00	\$49,412	\$24,710	\$9,122	50.7	109.2	0.13	0.13	\$257	52.00	595
41-29-252-034	905 LOCHHEAD AVE	06/04/20	WD	\$15,180.0	\$75,900	\$40,900	53.89	\$81,850	\$3,172	\$9,122	50.7	109.2	0.13	0.13	\$300	52.00	595
41-29-254-031	723 DELL AVE	11/05/21	WD	\$16,000.0	\$80,000	\$25,700	32.13	\$51,336	\$37,922	\$9,258	51.4	112.5	0.13	0.13	\$311	52.00	595
41-29-254-033	805 DELL AVE	07/15/22	WD	\$17,000.0	\$85,000	\$28,200	33.18	\$56,467	\$37,791	\$9,258	51.4	112.5	0.13	0.13	\$331	52.00	595
41-29-256-007	718 DELL AVE	11/05/20	WD	\$7,000.0	\$35,000	\$21,100	60.29	\$42,201	\$2,057	\$9,258	51.4	112.5	0.13	0.13	\$136	52.00	595
41-29-256-007	718 DELL AVE	03/17/22	WD	\$15,200.0	\$76,000	\$21,100	27.76	\$42,201	\$43,057	\$9,258	51.4	112.5	0.13	0.13	\$296	52.00	595
41-29-256-013	818 DELL AVE	11/22/21	WD	\$17,000.0	\$85,000	\$28,400	33.41	\$56,814	\$37,444	\$9,258	51.4	112.5	0.13	0.13	\$331	52.00	595
41-29-256-015	902 DELL AVE	10/13/21	WD	\$8,400.0	\$42,000	\$23,800	56.67	\$47,655	\$3,603	\$9,258	51.4	112.5	0.13	0.13	\$163	52.00	595
41-29-256-017	910 DELL AVE	04/23/21	WD	\$10,000.0	\$50,000	\$23,800	47.60	\$47,639	\$11,619	\$9,258	51.4	112.5	0.13	0.13	\$194	52.00	595
41-29-256-032	817 MC KEIGHAN AVE	04/27/22	WD	\$14,000.0	\$70,000	\$22,600	32.29	\$45,123	\$33,779	\$8,902	49.5	112.5	0.13	0.13	\$283	50.00	595
41-29-256-039	1005 MC KEIGHAN AVE	10/05/21	WD	\$13,200.0	\$66,000	\$23,500	35.61	\$47,000	\$28,320	\$9,320	51.8	108.4	0.13	0.13	\$255	53.33	595
41-29-276-012	910 MC KEIGHAN AVE	07/31/20	WD	\$8,200.0	\$41,000	\$21,500	52.44	\$42,962	\$6,922	\$8,884	49.4	112.1	0.13	0.13	\$166	50.00	595
41-29-276-034	4307 SHAWNEE AVE	02/10/22	WD	\$16,300.0	\$81,500	\$26,100	32.02	\$52,139	\$41,608	\$12,247	68.0	100.3	0.17	0.17	\$240	72.90	595
41-29-276-051	4428 CHEYENNE AVE	10/15/21	WD	\$10,500.0	\$52,500	\$19,500	37.14	\$39,087	\$21,806	\$8,393	46.6	100.0	0.12	0.12	\$225	50.00	595
41-29-276-080	4428 CHEYENNE AVE	04/11/22	WD	\$16,000.0	\$80,000	\$19,500	24.38	\$39,087	\$49,306	\$8,393	46.6	100.0	0.12	0.12	\$343	50.00	595
41-29-278-012	1005 MACDONALD AVE	12/10/21	WD	\$12,000.0	\$60,000	\$25,200	42.00	\$50,435	\$18,119	\$8,554	47.5	103.9	0.12	0.12	\$253	50.00	595
41-29-278-022	814 MACDONALD AVE	02/25/22	WD	\$16,000.0	\$80,000	\$27,600	34.50	\$53,267	\$33,763	\$9,030	50.2	115.8	0.13	0.13	\$319	50.00	595
41-29-278-041	1010 MACDONALD AVE	06/24/22	WD	\$22,400.0	\$112,000	\$26,600	23.75	\$53,278	\$67,657	\$8,935	49.6	113.3	0.13	0.13	\$451	50.00	595
41-29-278-042	901 E HEMPHILL RD	10/30/20	WD	\$9,000.0	\$45,000	\$24,800	55.11	\$49,681	\$4,319	\$9,000	50.0	115.0	0.13	0.13	\$180	50.00	595
41-29-278-048	905 E HEMPHILL RD	03/22/21	WD	\$11,600.0	\$58,000	\$24,400	42.07	\$48,786	\$18,214	\$9,000	50.0	115.0	0.13	0.13	\$232	50.00	595
Totals:	1005 E HEMPHILL RD	04/13/21	WD	\$12,000.0	\$60,000	\$22,600	37.67	\$45,298	\$23,702	\$9,000	50.0	115.0	0.13	0.13	\$240	50.00	595
				\$12,886.7	\$1,933,000	\$740,900	38.33	\$1,482,493	\$730,280	\$279,773	1,554.3		3.95	3.95	\$251		
							11.01				\$470		Average per Net Acre=>	185,115.34	\$248		

Unit: 54 - CITY OF FLINT
Rates/Values for Neighborhood 600.R-600, Last Edited: 09/16/2022

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Sites:
Site 'A':      Description: 'CONDO'      Value: 13,000
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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~~

13000

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page
41-18-226-034	915 E COURT ST	08/12/21	WD	\$13,200.0	\$66,000	\$30,500	46.21	\$60,998	\$15,002	\$10,000	600	2.02108E+14
41-18-226-037	915 E COURT ST	08/31/20	WD	\$10,000.0	\$50,000	\$29,000	58.00	\$58,042	\$1,958	\$10,000	600	2.02009E+14
41-18-226-040	915 E COURT ST	10/01/21	WD	\$12,000.0	\$60,000	\$29,300	48.83	\$58,690	\$11,310	\$10,000	600	2.0211E+14
41-18-226-040	915 E COURT ST	06/17/22	WD	\$15,980.0	\$79,900	\$29,300	36.67	\$58,690	\$31,210	\$10,000	600	2.02207E+14
41-18-226-043	915 E COURT ST	02/05/21	WD	\$12,000.0	\$60,000	\$30,100	50.17	\$60,152	\$9,848	\$10,000	600	2.02103E+14
41-18-226-051	915 E COURT ST	01/04/22	WD	\$14,000.0	\$70,000	\$31,400	44.86	\$62,848	\$17,152	\$10,000	600	2.02201E+14
Totals:				\$12,863.3	\$385,900	\$179,600		\$359,420	\$86,480	\$60,000		
						Sale. Ratio =>	46.54					
						Std. Dev. =>	7.00	Average per FF=>				