

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
602-001-00	4053 CENTER	04/22/21	\$96,000	CD	ARMS-LENGTH	\$96,000	\$21,200	\$35,400	117.7	200.0	\$180	85.00	HART'S
606-004-00	134 SECOND	05/13/21	\$79,000	WD	ARMS-LENGTH	\$79,000	\$11,000	\$30,400	94.9	120.0	\$116	75.00	HART'S
604-001-00	206 THIRD	03/12/21	\$215,000	WD	ARMS-LENGTH	\$215,000	\$37,830	\$42,933	134.2	120.0	\$282	150.00	HART'S
603-012-10	4096 BLOOD	02/01/22	\$215,000	WD	ARMS-LENGTH	\$215,000	\$103,269	\$55,869	174.6	125.0	\$591	250.00	HART'S
606-005-00	156 SECOND	12/23/21	\$199,900	WD	ARMS-LENGTH	\$199,900	\$63,654	\$30,358	94.9	120.0	\$671	75.00	HART'S
604-010-00	286 THIRD	01/03/21	\$165,000	WD	ARMS-LENGTH	\$165,000	\$57,274	\$35,054	109.5	120.0	\$523	100.00	HART'S
614-011-00	4174 CENTER	11/03/20	\$110,000	WD	ARMS-LENGTH	\$110,000	\$32,273	\$22,888	71.5	92.0	\$451	50.00	HART'S
601-001-00	208 E HIGH	10/14/20	\$207,000	WD	ARMS-LENGTH	\$207,000	\$14,434	\$35,054	109.5	120.0	\$132	100.00	HART'S
603-025-00	207 THIRD	10/23/20	\$220,000	WD	ARMS-LENGTH	\$220,000	\$30,400	\$35,100	109.5	120.0	\$278	100.00	HART'S
601-022-50	4025 CENTER	09/15/20	\$170,000	WD	ARMS-LENGTH	\$170,000	\$63,604	\$37,835	118.2	250.0	\$538	75.00	HART'S
602-005-10	4015 CENTER	06/12/20	\$100,000	WD	ARMS-LENGTH	\$100,000	\$37,009	\$46,061	143.9	246.0	\$257	20.00	HART'S
601-005-00	258 E HIGH	09/20/21	\$130,000	WD	ARMS-LENGTH	\$130,000	\$49,480	\$39,413	123.2	140.0	\$402	100.00	HART'S
602-023-00	4081 CENTER	08/18/21	\$175,000	WD	ARMS-LENGTH	\$175,000	\$38,968	\$36,356	113.6	100.0	\$343	120.00	HART'S
602-001-00	4053 CENTER	08/10/21	\$162,000	WD	ARMS-LENGTH	\$162,000	\$63,474	\$37,671	117.7	200.0	\$539	85.00	HART'S
604-024-00	4163 CENTER	07/11/22	\$37,500	WD	ARMS-LENGTH	\$37,500	\$37,500	\$41,000	128.4	150.0	\$292	120.00	HART'S
509-045-00	3927 N OAK ST	05/26/22	\$180,000	WD	ARMS-LENGTH	\$180,000	\$53,800	\$46,300	154.3	263.0	\$349	150.00	VLG OF METAMORA
516-062-00	4230 S OAK	09/30/21	\$285,000	WD	ARMS-LENGTH	\$285,000	\$110,000	\$40,200	252.0	140.0	\$437	528.70	VLG OF METAMORA
509-035-00	3956 N OAK ST	09/22/21	\$235,000	WD	ARMS-LENGTH	\$235,000	\$16,357	\$33,326	111.1	202.0	\$147	103.00	VLG OF METAMORA
509-023-00	100 W HIGH	06/30/21	\$250,000	WD	ARMS-LENGTH	\$250,000	\$77,370	\$48,374	161.2	297.0	\$480	160.50	VLG OF METAMORA
509-014-10	N OAK ST	06/09/21	\$45,000	WD	ARMS-LENGTH	\$45,000	\$45,000	\$28,200	102.6	257.0	\$439	75.06	VLG OF METAMORA
509-042-10	N OAK ST	05/21/21	\$38,000	WD	ARMS-LENGTH	\$38,000	\$38,000	\$28,200	103.9	258.0	\$366	77.09	VLG OF METAMORA
509-045-00	3927 N OAK ST	05/26/22	\$180,000	WD	ARMS-LENGTH	\$180,000	\$53,800	\$46,300	154.3	263.0	\$349	150.00	VLG OF METAMORA
509-037-00	3932 N OAK	12/11/20	\$130,000	CD	ARMS-LENGTH	\$130,000	\$13,400	\$26,400	96.1	198.0	\$139	85.00	VLG OF METAMORA
516-043-00	39 W HIGH	05/24/21	\$120,000	WD	ARMS-LENGTH	\$120,000	\$14,660	\$22,751	75.8	99.0	\$193	106.50	VLG OF METAMORA
516-049-00	91 W HIGH	09/28/20	\$265,000	WD	ARMS-LENGTH	\$265,000	\$14,639	\$34,060	113.5	231.0	\$129	102.30	VLG OF METAMORA
509-031-00	3984 N OAK ST	12/11/20	\$185,000	WD	ARMS-LENGTH	\$185,000	\$13,104	\$21,070	70.2	170.2	\$187	110.00	VLG OF METAMORA
509-047-00	3949 N OAK ST	02/03/21	\$165,000	WD	ARMS-LENGTH	\$165,000	\$45,197	\$35,071	116.9	255.5	\$387	106.00	VLG OF METAMORA
<b>Totals:</b>			<b>\$4,359,400</b>			<b>\$4,359,400</b>	<b>\$1,156,696</b>	<b>\$971,644</b>	<b>3,273.2</b>				

Average  
per FF=>

\$353

		2023										2023				
Sales	Front-foot sales	outliers	Adj FF	Avg per EFF	Avg FF	Avg depth	VILLAGE META ONLY	\$/FF	AVG FF	AVG DEPTH	HART'S ONLY	\$/FF	AVG FF	AVG DEPTH		
28	\$ 1,156,696	\$ -	\$ 1,156,696	3,273	\$353	116.90	\$ 495,327	1511.95	\$328	126.00	205.3	\$ 661,369	1,761.28	\$376	117.42	
			\$41,311	Avg site cost			Avg. site cost	\$41,277			Median depth	\$ 44,091		Median Depth		
28 FF sales	Range \$116 to \$671										243			120.00		
<b>Vacant</b>	\$120,500	3	\$40,167	334.9	\$ 359.82	111.63	\$83,000	206.49	\$402	103.25	\$/est. value	\$37,500	128.40	\$292	\$/est. value	
							<b>Rates</b>	Std FF	Std depth		\$/est. value	<b>Rates</b>	Std FF	Std depth	\$/est. value	
							<b>\$340/ff</b>	120.00	280.00		<b>\$365/ff</b>	120.00	120.00	1.18		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table
509-054-00	221 E HIGH ST	03/17/17	\$114,000	WD	ARMS-LENGTH	\$114,000	\$52,950	46.45	\$48,140	\$41,549	295.4	611.0	5.03	5.20	\$163	\$9,565	\$0.22	200.00	VLG OF METAMORA
509-001-50	JAMESTOWN DR	09/22/16	\$150,000	LC	MEMO OF LC	\$150,000	\$78,600	52.40	\$150,000	\$157,194	0.0	0.0	29.11	29.11	N/A	\$5,153	\$0.12	0.00	VLG OF METAMORA
509-004-04	3937 HELENS GATE	04/15/20	\$540,000	WD	ARMS-LENGTH	\$540,000	\$249,400	46.19	\$79,200	\$52,500	0.0	0.0	3.90	3.90	N/A	\$20,308	\$0.47	0.00	VLG OF METAMORA
509-004-06	HELENS GATE ST	22 LIST	\$59,900	LIST		\$59,900	\$26,200	43.74	\$59,900	\$52,500	0.0	0.0	3.49	3.49	N/A	\$17,163	\$0.39		
509-004-07	HELENS GATE ST	07/05/18	\$42,000	WD	ARMS-LENGTH	\$42,000	\$24,500	58.33	\$42,000	\$49,065	186.0	0.0	3.20	3.20	\$226	\$13,125	\$0.30	186.09	VLG OF METAMORA
516-070-20	4320 BLOOD RD	10/25/21	\$358,000	WD	ARMS-LENGTH	\$358,000	\$102,400	28.60	\$143,000	\$55,500			4.08	4.08	N/A	\$35,049	\$0.80		VLG OF METAMORA
516-078-00*	HIGH ST	03/31/21	\$475,000	WD	ARMS-LENGTH	\$475,000	\$286,800	60.38	\$354,800	\$451,400	N/A	N/A	77.84	77.84	N/A	\$4,558	\$0.10	N/A	VLG/TWP PARCELS
516-030-50	73 BARROWS	11/30/18	\$240,000	WD	ARMS-LENGTH	\$240,000	\$100,700	41.96	\$55,400	\$42,500	0.0	0.0	4.38	4.38	N/A	\$12,640	\$0.29	0.00	VLG OF METAMORA
516-062-00	4230 S OAK	08/29/19	\$190,000	WD	ARMS-LENGTH	\$190,000	\$74,600	39.26	\$57,400	\$30,800	0.0	0.0	1.20	1.60	N/A	\$47,833	\$1.10	528.00	VLG OF METAMORA

\* 4-parcel adjoining land incl 40 acres outside village, large swamp area

Acresage sales	Price	\$/acre	Notes											
77.84	\$ 354,800	\$ 4,558	Residual	Requires street to develop, ltd access large swamp										
29.11	\$ 150,000	\$ 5,153	Landlocked vacant	-requiring adj development										
5.2	\$ 48,140	\$ 9,258	Residual	Old village	3	10.59	\$ 181,100							
3.9	\$ 79,200	\$ 20,308	Residual	Helens										
3.49	\$ 59,900	\$ 17,163	Vacant	Helens										
3.2	\$ 42,000	\$ 13,125	Vacant	Helens										
4.38	\$ 55,400	\$ 12,648	Residual	Old Village	3	10.78	\$ 160,940	\$53,647	3.59					
1.2	\$ 57,400	\$ 47,833	Residual	Old village										
				<b>Non-acresage village lots summary</b>										
1-5 acre sites	\$/acre	Avg/site			28	N/A	\$ 1,156,696	\$41,311	N/A					
21.37	\$ 342,040	\$ 16,006	\$57,007											

Acresage land rates close to sale value, reasonable to residual value and supported by township sales

2023  
VILLAGE ACRESAGE SALES LINE UP WELL WITH TOWNSHIP ACRESAGE SALES  
TOWNSHIP NORTH LAND RATES WILL BE USED FOR ACRESAGE