

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	06/16/23	\$175,000	WD	ARMS-LENGTH	\$175,000	\$60,600	\$42,968	117.7	200.0	\$515	85.00	HART'S
606-004-00	134 SECOND	01/27/23	\$120,000	WD	ARMS-LENGTH	\$120,000	\$34,772	\$34,600	94.9	120.0	\$366	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
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
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
509-037-00	3932 N OAK	03/08/23	\$232,000	WD	ARMS-LENGTH	\$232,000	\$16,340	\$32,672	85.5	198.0	\$191	85.50	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
Totals:			\$3,324,400			\$3,324,400	\$1,017,345	\$757,616		2,526.3			

Average per FF=> \$403

		2024								2024							
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			
20	\$ 1,017,345	\$ -	\$ 1,017,345	2,526	\$403	126.31	\$ 470,524	1317.59	\$357	131.76	203.5	\$ 546,821	1,208.68	\$452	120.87	139.50	
			\$50,867	Avg site cost			Avg. site cost	\$39,210			Median depth	\$ 42,063			Median Depth		
20 FF sales	Range \$116 to \$671						Vacant				243	Vacant			120.00		
Vacant	\$120,500	3	\$40,167	334.9	\$ 359.82	111.63	\$83,000	206.49	\$402	103.25		\$37,500	128.40	\$292			
							Rates	Std FF	Std depth		\$/est. value	Rates	Std FF	Std depth		\$/est. value	
							\$375/ff	120.00	280.00		1.30	\$400/ff	120.00	120.00		1.38	

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	2024												
77.84	\$ 354,800	\$ 4,558	Residual Requires street to develop, ltd access large swamp	VILLAGE ACREAGE SALES LINE UP WELL WITH TOWNSHIP ACREAGE SALES												
29.11	\$ 150,000	\$ 5,153	Landlocked vacant -requiring adj development	TOWNSHIP NORTH LAND RATES WILL BE USED FOR ACREAGE												
5.2	\$ 48,140	\$ 9,258	Residual Old village	3	10.59	\$ 181,100	\$60,367	Avg/site	Avg size							
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	Non-acreage village lots summary												
1-5 acre sites	\$/acre	Avg/site	Avg size	20	N/A	\$ 1,017,345	\$50,867	N/A								
21.37	\$ 342,040	\$ 16,006	\$57,007	3.56												

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