

3 Village of Cassopolis Land values 2023

Land Table: Cass, Cassopolis Village

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front Dollars/FF |
|-------------------|------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|---------------|-----------------|-------------------------|
| 14-041-106-014-00 | 234 N FULTON ST | 07/21/20 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$22,100 | 40.18 | \$44,240 | \$24,960 | \$14,200 | 142.0 \$176 |
| 14-041-188-007-50 | 225 S EAST ST | 08/03/20 | \$85,000 | WD | 03-ARM'S LENGTH | \$85,000 | \$29,500 | 34.71 | \$58,291 | \$34,109 | \$7,400 | 74.0 \$461 |
| 14-041-165-003-00 | 609 E STATE ST | 08/31/20 | \$59,900 | WD | 03-ARM'S LENGTH | \$59,900 | \$23,100 | 38.56 | \$46,170 | \$20,330 | \$6,600 | 66.0 \$308 |
| 14-041-122-004-00 | 210 S BROADWAY S | 09/24/20 | \$12,776 | WD | 03-ARM'S LENGTH | \$12,776 | \$2,100 | 16.44 | \$4,200 | \$12,776 | \$4,200 | 42.0 \$304 |
| 14-041-126-011-00 | 317 N O'KEEFE ST | 03/18/21 | \$58,500 | LC | 03-ARM'S LENGTH | \$58,500 | \$22,800 | 38.97 | \$60,533 | \$14,797 | \$16,830 | 99.0 \$149 |
| 14-041-194-003-00 | 610 E STATE ST | 03/30/21 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$21,900 | 39.82 | \$57,337 | \$8,883 | \$11,220 | 66.0 \$135 |
| 14-041-136-004-10 | 153 WRIGHT WAY I | 05/11/21 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$60,500 | 35.59 | \$119,800 | \$89,300 | \$39,100 | 230.0 \$388 |
| 14-041-111-009-00 | 310 S ROWLAND ST | 06/11/21 | \$47,000 | WD | 03-ARM'S LENGTH | \$47,000 | \$23,000 | 48.94 | \$45,231 | \$8,739 | \$6,970 | 41.0 \$213 |
| 14-041-136-095-00 | 515 S O'KEEFE ST | 08/30/21 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$26,400 | 44.00 | \$52,118 | \$21,652 | \$13,770 | 81.0 \$267 |
| 14-041-125-065-00 | 509 E STATE ST | 09/29/21 | \$119,000 | WD | 03-ARM'S LENGTH | \$119,000 | \$51,100 | 42.94 | \$105,203 | \$50,007 | \$36,210 | 213.0 \$235 |
| 14-041-136-031-00 | 412 HARDING ST | 09/30/21 | \$67,200 | WD | 03-ARM'S LENGTH | \$67,200 | \$28,400 | 42.26 | \$58,942 | \$21,518 | \$13,260 | 78.0 \$276 |
| 14-041-230-013-00 | 501 AVE J | 11/23/21 | \$89,500 | WD | 03-ARM'S LENGTH | \$89,500 | \$42,000 | 46.93 | \$87,358 | \$21,012 | \$18,870 | 111.0 \$189 |
| 14-041-135-024-00 | 441 S BROADWAY S | 12/21/21 | \$40,000 | WD | 03-ARM'S LENGTH | \$40,000 | \$20,400 | 51.00 | \$42,100 | \$10,310 | \$12,410 | 73.0 \$141 |
| 14-041-170-012-00 | 590 GRAHAM ST | 12/23/21 | \$102,000 | WD | 03-ARM'S LENGTH | \$102,000 | \$41,000 | 40.20 | \$84,508 | \$51,152 | \$33,660 | 198.0 \$258 |
| 14-041-150-011-00 | 309 WATER ST | 01/26/22 | \$62,000 | WD | 03-ARM'S LENGTH | \$62,000 | \$20,000 | 32.26 | \$42,063 | \$31,157 | \$11,220 | 66.0 \$472 |

Totals: **\$1,082,876** **\$1,082,876** **\$434,300** **\$908,094** **\$420,702** **\$245,920** **1,580.0**

Sale. Ratio => **40.11** Average per FF=> **\$266** #DIV/0!

Std. Dev. => **8.20**

Use **270 FF**

3 Village of Cassopolis ECF 2022

ECF Table: Cassopolis Village, Main Roads Cassopolis, North East Cassopolis, West side Cassopolis, South Side Cassopolis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Inf. Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|-------------------|--------------------|-----------|------------|--------|-----------------|-------------------|----------------|---------------|----------------|-------------|----------------|--------------|--------|
| 14-041-105-005-00 | 110 N O'KEEFE ST | 04/17/20 | \$148,000 | WD | 03-ARM'S LENGTH | \$148,000 | \$43,100 | 29.12 | \$86,196 | \$9,900 | \$138,100 | \$154,445 | 0.894 |
| 14-041-104-004-00 | 220 N ROWLAND ST | 05/08/20 | \$34,000 | CD | 03-ARM'S LENGTH | \$34,000 | \$14,400 | 42.35 | \$28,391 | \$6,400 | \$27,600 | \$44,516 | 0.620 |
| 14-041-125-061-00 | 508 E DARWIN ST | 05/08/20 | \$98,000 | CD | 03-ARM'S LENGTH | \$98,000 | \$41,800 | 42.65 | \$82,515 | \$27,600 | \$70,400 | \$111,164 | 0.633 |
| 14-041-126-054-00 | 321 N BROADWAY ST | 07/13/20 | \$85,000 | WD | 03-ARM'S LENGTH | \$85,000 | \$23,200 | 27.29 | \$46,369 | \$6,600 | \$78,400 | \$80,504 | 0.974 |
| 14-041-106-014-00 | 234 N FULTON ST | 07/21/20 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$22,100 | 40.18 | \$44,240 | \$14,200 | \$40,800 | \$60,810 | 0.671 |
| 14-041-188-007-50 | 225 S EAST ST | 08/03/20 | \$85,000 | WD | 03-ARM'S LENGTH | \$85,000 | \$29,500 | 34.71 | \$58,291 | \$7,400 | \$77,600 | \$103,018 | 0.753 |
| 14-041-136-036-00 | 313 JOHNSON ST | 08/19/20 | \$63,500 | WD | 03-ARM'S LENGTH | \$63,500 | \$17,500 | 27.56 | \$34,532 | \$6,600 | \$56,900 | \$56,543 | 1.006 |
| 14-041-152-002-00 | 408 E JEFFERSON ST | 08/27/20 | \$72,000 | WD | 03-ARM'S LENGTH | \$72,000 | \$18,200 | 25.28 | \$35,664 | \$4,900 | \$67,100 | \$62,275 | 1.077 |
| 14-041-165-003-00 | 609 E STATE ST | 08/31/20 | \$59,900 | WD | 03-ARM'S LENGTH | \$59,900 | \$23,100 | 38.56 | \$46,170 | \$6,600 | \$53,300 | \$80,101 | 0.665 |
| 14-041-117-012-00 | 124 N DISBROW ST | 09/09/20 | \$89,000 | WD | 03-ARM'S LENGTH | \$89,000 | \$24,200 | 27.19 | \$47,595 | \$6,600 | \$82,400 | \$82,986 | 0.993 |
| 14-041-126-038-00 | 320 N BROADWAY ST | 09/18/20 | \$75,000 | WD | 03-ARM'S LENGTH | \$75,000 | \$23,400 | 31.20 | \$46,004 | \$5,700 | \$69,300 | \$81,587 | 0.849 |
| 14-041-118-001-00 | 201 N BROADWAY ST | 09/28/20 | \$25,420 | WD | 03-ARM'S LENGTH | \$25,420 | \$21,500 | 84.58 | \$42,970 | \$4,100 | \$21,320 | \$78,684 | 0.271 |
| 14-041-126-010-00 | 321 N O'KEEFE ST | 11/06/20 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$59,400 | 36.00 | \$116,301 | \$7,200 | \$157,800 | \$220,852 | 0.715 |
| 14-041-103-015-00 | 127 N O'KEEFE ST | 03/08/21 | \$21,500 | QC | 03-ARM'S LENGTH | \$21,500 | \$14,800 | 68.84 | \$38,107 | \$11,220 | \$10,280 | \$43,719 | 0.235 |
| 14-041-126-011-00 | 317 N O'KEEFE ST | 03/18/21 | \$58,500 | LC | 03-ARM'S LENGTH | \$58,500 | \$22,800 | 38.97 | \$60,533 | \$16,830 | \$41,670 | \$71,062 | 0.586 |
| 14-041-194-003-00 | 610 E STATE ST | 03/30/21 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$21,900 | 39.82 | \$57,337 | \$11,220 | \$43,780 | \$74,987 | 0.584 |
| 14-041-136-004-10 | 153 WRIGHT WAY LN | 05/11/21 | \$170,000 | WD | 03-ARM'S LENGTH | \$170,000 | \$60,500 | 35.59 | \$119,800 | \$39,100 | \$130,900 | \$131,220 | 0.998 |
| 14-041-111-009-00 | 310 S ROWLAND ST | 06/11/21 | \$47,000 | WD | 03-ARM'S LENGTH | \$47,000 | \$23,000 | 48.94 | \$45,231 | \$6,970 | \$40,030 | \$62,213 | 0.643 |
| 14-041-150-004-00 | 217 S O'KEEFE ST | 07/28/21 | \$122,500 | WD | 03-ARM'S LENGTH | \$122,500 | \$47,000 | 38.37 | \$92,361 | \$13,940 | \$108,560 | \$127,514 | 0.851 |
| 14-041-105-005-00 | 110 N O'KEEFE ST | 08/13/21 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$55,100 | 29.78 | \$108,541 | \$16,830 | \$168,170 | \$149,124 | 1.128 |
| 14-041-136-095-00 | 515 S O'KEEFE ST | 08/30/21 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$26,400 | 44.00 | \$52,118 | \$13,770 | \$46,230 | \$62,354 | 0.741 |
| 14-041-123-004-00 | 215 W STATE ST | 09/10/21 | \$79,000 | WD | 03-ARM'S LENGTH | \$79,000 | \$23,600 | 29.87 | \$48,961 | \$11,220 | \$67,780 | \$61,367 | 1.104 |
| 14-041-165-045-00 | 610 E YORK ST | 09/17/21 | \$124,000 | WD | 03-ARM'S LENGTH | \$124,000 | \$43,100 | 34.76 | \$89,893 | \$13,600 | \$110,400 | \$124,054 | 0.890 |
| 14-041-125-065-00 | 509 E STATE ST | 09/29/21 | \$119,000 | WD | 03-ARM'S LENGTH | \$119,000 | \$51,100 | 42.94 | \$105,203 | \$36,210 | \$82,790 | \$112,184 | 0.738 |
| 14-041-136-031-00 | 412 HARDING ST | 09/30/21 | \$67,200 | WD | 03-ARM'S LENGTH | \$67,200 | \$28,400 | 42.26 | \$58,942 | \$13,260 | \$53,940 | \$74,280 | 0.726 |
| 14-041-112-013-01 | 120 S O'KEEFE ST | 10/01/21 | \$58,000 | OTH | 03-ARM'S LENGTH | \$58,000 | \$39,900 | 68.79 | \$82,683 | \$24,456 | \$33,544 | \$94,678 | 0.354 |
| 14-041-126-015-00 | 269 N O'KEEFE ST | 10/13/21 | \$46,500 | WD | 03-ARM'S LENGTH | \$46,500 | \$30,900 | 66.45 | \$64,178 | \$11,730 | \$34,770 | \$85,281 | 0.408 |
| 14-041-104-011-00 | 217 N O'KEEFE ST | 10/26/21 | \$165,000 | WD | 03-ARM'S LENGTH | \$165,000 | \$45,000 | 27.27 | \$94,049 | \$13,940 | \$151,060 | \$130,259 | 1.160 |
| 14-041-170-060-00 | 208 N SECOND ST | 10/29/21 | \$80,000 | WD | 03-ARM'S LENGTH | \$80,000 | \$25,100 | 31.38 | \$52,204 | \$11,220 | \$68,780 | \$66,641 | 1.032 |
| 14-041-230-013-00 | 501 AVE J | 11/23/21 | \$89,500 | WD | 03-ARM'S LENGTH | \$89,500 | \$42,000 | 46.93 | \$87,358 | \$18,870 | \$70,630 | \$111,363 | 0.634 |
| 14-041-107-012-50 | 125 N EAST ST | 12/02/21 | \$92,500 | WD | 03-ARM'S LENGTH | \$92,500 | \$25,300 | 27.35 | \$52,314 | \$8,500 | \$84,000 | \$71,242 | 1.179 |

