

2023
SALES STUDY
CITY
OF
PETERSBURG

Neighborhoods Used: 01022 - PETE SQ CONDOS, 0001 - RESIDENTIAL, 00002 - ROSE/RR/REFLECT, 060 - THOMPSON'S RIVER BEND VILLAS CONDOS

127 E CHESTNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 051 00 03/17/2022 0001 401 229,900 28,402
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 57 201,498 101,781 1.980



3844 MCNEIL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 035 010 00 03/14/2022 0001 401 196,000 26,785
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 73 169,215 172,415 0.981



133 W ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 157 00 02/14/2022 0001 401 205,000 30,755
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 69 174,245 174,017 1.001



68 W ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 130 00 11/19/2021 0001 401 205,000 17,960
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 64 187,040 199,526 0.937



40 W VESEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 153 00 11/17/2021 0001 401 160,000 29,421
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 64 130,579 108,509 1.203



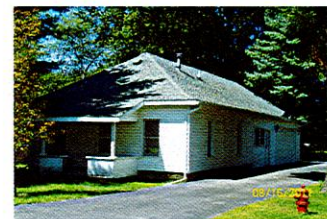
11 W VESEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 155 00 11/17/2021 0001 401 154,000 26,687
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 53 127,313 108,757 1.171



272 E CENTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 001 004 00 11/10/2021 0001 401 175,000 22,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 58 152,752 118,642 1.288



145 E VESEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 045 017 00 10/13/2021 0001 401 95,000 14,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 80,242 71,164 1.128



Neighborhoods Used: 01022 - PETE SQ CONDOS, 0001 - RESIDENTIAL, 00002 - ROSE/RR/REFLECT, 060 - THOMPSON'S RIVER BEND VILLAS CONDOS

158 PETERSBURG RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 001 012 00 09/07/2021 0001 401 175,000 56,109
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 118,891 161,481 0.736



195 WITTMAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 040 007 00 08/31/2021 0001 401 225,000 26,545
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 63 198,455 161,521 1.229



118 PETERSBURG RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 001 027 00 08/20/2021 0001 401 181,700 33,883
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 147,817 102,504 1.442



196 E ELM ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 025 004 00 08/13/2021 0001 401 200,000 22,450
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 73 177,550 203,478 0.873



183 WITTMAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 040 005 00 08/04/2021 0001 401 192,000 27,990
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 164,010 122,893 1.335



120 E WALNUT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 025 047 00 07/30/2021 0001 401 154,000 24,432
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 48 129,568 92,969 1.394



140 W CHESTNUT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 020 004 00 07/22/2021 0001 401 71,000 17,222
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 48 53,778 87,023 0.618



190 E MADISON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 010 039 00 07/15/2021 0001 401 185,000 32,279
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 152,721 87,286 1.750
 !!MULTI-PARCEL SALE!!



Neighborhoods Used: 01022 - PETE SQ CONDOS, 0001 - RESIDENTIAL, 00002 - ROSE/RR/REFLECT, 060 - THOMPSON'S RIVER BEND VILLAS CONDOS

56 N DIVISION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 050 021 00 07/13/2021 0001 401 75,000 14,156
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 60,844 61,728 0.986



338 ROSE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 002 018 00 06/11/2021 0001 401 120,000 17,229
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 53 102,771 89,682 1.146



172 E WALNUT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 002 004 00 06/01/2021 0001 401 216,000 31,925
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 59 184,075 129,669 1.420



140 W VESEY ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 015 009 00 05/28/2021 0001 401 150,000 16,744
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 68 133,256 114,425 1.165



237 E CHESTNUT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 050 028 10 04/30/2021 0001 401 236,900 25,898
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 77 211,002 204,312 1.033



121 RIVER DALE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 060 002 00 02/26/2021 060 401 265,400 42,908
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 94 222,492 261,458 0.851



151 REFLECTION CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 003 001 50 12/18/2020 00002 401 410,000 62,079
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 78 347,921 441,323 0.788



159 S DIVISION ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 57 050 011 00 12/03/2020 0001 401 194,900 25,327
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 68 169,573 156,159 1.086



Neighborhoods Used: 01022 - PETE SQ CONDOS, 0001 - RESIDENTIAL, 00002 - ROSE/RR/REFLECT, 060 - THOMPSON'S RIVER BEND VILLAS CONDOS

67 E WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 070 00 11/25/2020 0001 401 174,000 16,235
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 68 157,765 137,936 1.144



181 W ALBAIN RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 010 052 00 11/02/2020 0001 401 142,500 18,131
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 124,369 117,088 1.062



3825 MCNEIL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 035 002 00 10/30/2020 0001 401 180,000 25,608
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 154,392 174,700 0.884



314 SALINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 025 138 00 10/09/2020 0001 401 192,500 19,687
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 78 172,813 176,706 0.978



550 S DIVISION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 010 029 10 09/02/2020 0001 401 185,000 27,432
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 73 157,568 225,946 0.697



145 W WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
57 020 013 00 07/06/2020 0001 401 165,000 23,014
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 68 141,986 161,168 0.881



Neighborhoods Used: 01022 - PETE SQ CONDOS, 0001 - RESIDENTIAL, 00002 - ROSE/RR/REFLECT, 060 - THOMPSON'S RIVER BEND VILLAS CONDOS

<<<<<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
30	2	16.56	20.77	0.998
After Application of E.C.F.s				
		14.22	18.23	1.017

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
1 1/4 STORY	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
1 3/4 STORY	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
1 STORY	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
2 1/4 STORY	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
2 STORY	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
BI-LEVEL	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)
TRI-LEVEL	0.851(1)	1.000(0)	0.868(6)	1.086(12)	1.263(9)	1.019(2)

- Single Family E.C.F. : 1.040 (30)
- Mobile Home E.C.F. : 1.000 (0)
- Town Home E.C.F. : 1.000 (0)
- Agricultural E.C.F. : 1.000 (0)
- Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: All
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 01022 - PETE SQ CONDOS, 0001 - RESIDENTIAL, 00002 - ROSE/RR/REFLECT, 060 - THOMPSON'S RIVER BEND VILLAS CONDOS

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Unit: 57 - PETERSBURG
Rates/Values for Neighborhood 00001.001 RESIDENTIAL, Last Edited: 07/19/2022

Values for Square Footage Table: 'PSF 001 res'

2,500 Sq Ft: 8,720	25,000 Sq Ft: 27,574	174,240 Sq Ft: 72,796
5,000 Sq Ft: 12,332	30,000 Sq Ft: 30,206	217,800 Sq Ft: 81,388
7,500 Sq Ft: 15,103	40,000 Sq Ft: 34,879	435,600 Sq Ft: 115,101
10,000 Sq Ft: 17,439	50,000 Sq Ft: 38,996	653,400 Sq Ft: 140,969
12,500 Sq Ft: 19,498	60,000 Sq Ft: 42,718	871,200 Sq Ft: 162,777
15,000 Sq Ft: 21,359	87,120 Sq Ft: 51,475	1,089,000 Sq Ft: 181,990
20,000 Sq Ft: 24,663	130,680 Sq Ft: 63,043	

Unit: 57 - PETERSBURG
Rates/Values for Neighborhood 00099.COMMERCIAL, Last Edited: 01/18/2023

Values for Acreage Table 1: 'OUTLYING COMMERCIAL'

1 Acre: 30,000	3 Acre: 51,500	10 Acre: 94,500	30 Acre: 180,000
1.5 Acre: 36,500	4 Acre: 60,000	15 Acre: 116,000	40 Acre: 240,000
2 Acre: 42,000	5 Acre: 67,000	20 Acre: 134,000	50 Acre: 300,000
2.5 Acre: 47,000	7 Acre: 79,000	25 Acre: 150,000	100 Acre: 600,000

Values for Square Footage Table: 'PSF COMM '

2,500 Sq Ft: 6,708	25,000 Sq Ft: 21,212	174,240 Sq Ft: 56,000
5,000 Sq Ft: 9,486	30,000 Sq Ft: 23,237	217,800 Sq Ft: 62,610
7,500 Sq Ft: 11,618	40,000 Sq Ft: 26,831	435,600 Sq Ft: 88,544
10,000 Sq Ft: 13,416	50,000 Sq Ft: 29,998	653,400 Sq Ft: 108,444
12,500 Sq Ft: 14,999	60,000 Sq Ft: 32,962	871,200 Sq Ft: 125,220
15,000 Sq Ft: 16,431	87,120 Sq Ft: 39,598	1,089,000 Sq Ft: 140,000
20,000 Sq Ft: 18,973	130,680 Sq Ft: 48,497	

Unit: 57 - PETERSBURG
Rates/Values for Neighborhood 00100.INDUSTRIAL, Last Edited: 02/14/2023

Values for Square Footage Table: 'PSF IND COMM'

2,500 Sq Ft: 6,708	25,000 Sq Ft: 21,212	174,240 Sq Ft: 56,000
5,000 Sq Ft: 9,486	30,000 Sq Ft: 23,237	217,800 Sq Ft: 62,610
7,500 Sq Ft: 11,618	40,000 Sq Ft: 26,831	435,600 Sq Ft: 88,544
10,000 Sq Ft: 13,416	50,000 Sq Ft: 29,998	653,400 Sq Ft: 108,444
12,500 Sq Ft: 14,999	60,000 Sq Ft: 32,962	871,200 Sq Ft: 125,220
15,000 Sq Ft: 16,431	87,120 Sq Ft: 39,598	1,089,000 Sq Ft: 140,000
20,000 Sq Ft: 18,973	130,680 Sq Ft: 48,497	

Unit: 57 - PETERSBURG
Rates/Values for Neighborhood 201.OUTLYING COMMERCIAL, Last Edited: 12/27/2022

Values for Acreage Table 1: 'OUTLYING COMMERCIAL '

1 Acre: 30,000	3 Acre: 51,500	10 Acre: 94,500	30 Acre: 180,000
1.5 Acre: 36,500	4 Acre: 60,000	15 Acre: 116,000	40 Acre: 240,000
2 Acre: 42,000	5 Acre: 67,000	20 Acre: 134,000	50 Acre: 300,000
2.5 Acre: 47,000	7 Acre: 79,000	25 Acre: 150,000	100 Acre: 600,000

Values for Square Footage Table: 'PSF OUTLYING COMM'

2,500 Sq Ft: 8,086	25,000 Sq Ft: 25,569	174,240 Sq Ft: 67,502
5,000 Sq Ft: 11,435	30,000 Sq Ft: 28,009	217,800 Sq Ft: 75,470
7,500 Sq Ft: 14,005	40,000 Sq Ft: 32,342	435,600 Sq Ft: 106,730
10,000 Sq Ft: 16,171	50,000 Sq Ft: 36,160	653,400 Sq Ft: 130,717
12,500 Sq Ft: 18,080	60,000 Sq Ft: 39,611	871,200 Sq Ft: 150,939
15,000 Sq Ft: 19,806	87,120 Sq Ft: 47,731	1,089,000 Sq Ft: 168,755
20,000 Sq Ft: 22,870	130,680 Sq Ft: 58,458	

Unit: 57 - PETERSBURG
Rates/Values for Neighborhood 3.THOMPSONS RIVER BEND VILLAS 2006, Last Edited: 01/18/2023

Rates for Rate Table 'THOMP. RIVER. VILLAS', (Units)

RIVER LOT	: 38,000
REGULAR LOT	: 33,000

Unit: 57 - PETERSBURG

Rates/Values for Neighborhood 4.PETE SQ CONDOS TOTAL 4.5 AC, Last Edited: 09/13/2022

Rates for Rate Table 'PETE CONDOS', (Units)

PETE CONDO : 6,500

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

E.C.F.s for Neighborhood: 00002 'ROSE/RR/REFLECT'

ECF'S FOR NEWER HOMES ON ROSE ROAD & REFLECTION CT

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 1/2 STORY		0.980	0.980	0.980	1.040	1.091	1.091
1 1/4 STORY		0.980	0.980	0.980	1.040	1.091	1.091
1 3/4 STORY		0.980	0.980	0.980	1.040	1.091	1.091
1 STORY		0.980	0.980	0.980	1.040	1.091	1.091
2 1/4 STORY		0.980	0.980	0.980	1.040	1.091	1.091
2 STORY		0.980	0.980	0.980	1.040	1.091	1.091
BI-LEVEL		0.980	0.980	0.980	1.040	1.091	1.091
TRI-LEVEL		0.980	0.980	0.980	1.040	1.091	1.091

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 0001 'RESIDENTIAL'

AVERAGE RESIDENTIAL NEIGHBORHOOD

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 1/2 STORY		0.980	0.980	0.980	1.040	1.091	1.091
1 1/4 STORY		0.980	0.980	0.980	1.040	1.091	1.091
1 3/4 STORY		0.980	0.980	0.980	1.040	1.091	1.091
1 STORY		0.980	0.980	0.980	1.040	1.091	1.091
2 1/4 STORY		0.980	0.980	0.980	1.040	1.091	1.091
2 STORY		0.980	0.980	0.980	1.040	1.091	1.091
BI-LEVEL		0.980	0.980	0.980	1.040	1.091	1.091
TRI-LEVEL		0.980	0.980	0.980	1.040	1.091	1.091

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 00099 'COMMERCIAL'

DOWNTOWN

Residential : 1.000
 Town Homes/Duplexes: 0.900
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 0.600
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 00100 'INDUSTRIAL'

E END OF CENTER ST

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 0.680

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 01022 'PETE SQ CONDOS'

Residential : 1.048
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 060 'THOMPSON'S RIVER BEND VILLAS CONDOS'

22 CONDOMINIUM UNITS 1-3 & 17-22 IN CITY; 4 THRU 16 ACT 425 FROM SUMMERFIELD TWP

Residential : 0.920
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 100 'PERSONAL PROPERTY'

PERSONAL PROPERTY

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 201 'OUTLYING COMMERCIAL'

TOWNSHIP PA 425

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.800
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 202 'APARTMENTS/DUPLEX/MULTI FAMILY'

Residential : 1.000
Town Homes/Duplexes: 0.900
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.900
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table	Depr
57 025 004 00	196 E ELM ST	08/13/21	\$200,000	\$200,000	\$22,450	\$177,550	\$203,478	0.873	001 RESIDENTIAL	73
57 050 028 10	237 E CHESTNUT ST	04/30/21	\$236,900	\$236,900	\$25,898	\$211,002	\$204,312	1.033	001 RESIDENTIAL	77
57 060 002 00	121 RIVER DALE DR	02/26/21	\$265,400	\$265,400	\$42,908	\$222,492	\$261,458	0.851	THOMPSONS RIVER BEND	94
Totals:										
			\$702,300	\$702,300	\$611,044	\$669,248		0.913		
			E.C.F. =>				0.919			
			Ave. E.C.F. =>				0.919			

USED: .92 ECF IN THOMPSON'S RIVER BEND VILLAS (HIGHER END, NEWER HOMES)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
57 015 009 00	140 W VESEY ST	05/28/21	\$150,000	\$16,744	\$133,256	\$114,425	1.165	68
57 020 013 00	145 W WALNUT ST	07/06/20	\$165,000	\$23,014	\$141,986	\$161,168	0.881	68
57 025 004 00	196 E ELM ST	08/13/21	\$200,000	\$22,450	\$177,550	\$203,478	0.873	73
57 025 070 00	67 E WALNUT ST	11/25/20	\$174,000	\$16,235	\$157,765	\$137,936	1.144	68
57 025 138 00	314 SALINE ST	10/09/20	\$192,500	\$19,687	\$172,813	\$176,706	0.978	78
57 025 157 00	133 W ELM ST	02/14/22	\$205,000	\$30,755	\$174,245	\$174,017	1.001	69
57 035 002 00	3825 MCNEIL DR	10/30/20	\$180,000	\$25,608	\$154,392	\$174,700	0.884	68
57 035 010 00	3844 MCNEIL DR	03/14/22	\$196,000	\$26,785	\$169,215	\$172,415	0.981	73
57 050 011 00	159 S DIVISION ST	12/03/20	\$194,900	\$25,327	\$169,573	\$156,159	1.086	68
57 050 028 10	237 E CHESTNUT ST	04/30/21	\$236,900	\$25,898	\$211,002	\$204,312	1.033	77
57 060 002 00	121 RIVER DALE DR	02/26/21	\$265,400	\$42,908	\$222,492	\$261,458	0.851	94
Totals:					\$1,884,289	\$1,936,773	E.C.F. => 0.973	
							Ave. E.C.F. => 0.989	

USED: .98 ECF IN 71-100% Good Single Family Homes Residential & Rose Reflect

Analyzed with 68-94% good sales

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
57 015 009 00	140 W VESEY ST	05/28/21	\$150,000	\$16,744	\$133,256	\$114,425	1.165	68
57 020 013 00	145 W WALNUT ST	07/06/20	\$165,000	\$23,014	\$141,986	\$161,168	0.881	68
57 025 070 00	67 E WALNUT ST	11/25/20	\$174,000	\$16,235	\$157,765	\$137,936	1.144	68
57 025 130 00	68 W ELM ST	11/19/21	\$205,000	\$17,960	\$187,040	\$199,526	0.937	64
57 025 153 00	40 W VESEY ST	11/17/21	\$160,000	\$29,421	\$130,579	\$108,509	1.203	64
57 025 157 00	133 W ELM ST	02/14/22	\$205,000	\$30,755	\$174,245	\$174,017	1.001	69
57 035 002 00	3825 MCNEIL DR	10/30/20	\$180,000	\$25,608	\$154,392	\$174,700	0.884	68
57 040 007 00	195 WITTMAN DR	08/31/21	\$225,000	\$26,545	\$198,455	\$161,521	1.229	63
57 050 011 00	159 S DIVISION ST	12/03/20	\$194,900	\$25,327	\$169,573	\$156,159	1.086	68
57 050 021 00	56 N DIVISION ST	07/13/21	\$75,000	\$14,156	\$60,844	\$61,728	0.986	63

Totals: \$1,733,900

\$1,508,135

\$1,449,689

E.C.F. => **1.040**

Ave. E.C.F. => **1.052**

USED: 1.04 ECF IN 61-70% Good Single Family Homes Residential & Rose Reflect

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Depr.
57 001 004 00	272 E CENTER ST	11/10/21	\$175,000	\$22,248	\$152,752	\$118,642	1.288	58
57 001 012 00	158 PETERSBURG RD	09/07/21	\$175,000	\$56,109	\$118,891	\$161,481	0.736	58
57 002 004 00	172 E WALNUT ST	06/01/21	\$216,000	\$31,925	\$184,075	\$129,669	1.420	59
57 002 018 00	338 ROSE RD	06/11/21	\$120,000	\$17,229	\$102,771	\$89,682	1.146	53
57 010 052 00	181 W ALBAIN RD	11/02/20	\$142,500	\$18,131	\$124,369	\$117,088	1.062	58
57 020 004 00	140 W CHESTNUT ST	07/22/21	\$71,000	\$17,222	\$53,778	\$87,023	0.618	48
57 025 047 00	120 E WALNUT ST	07/30/21	\$154,000	\$24,432	\$129,568	\$92,969	1.394	48
57 045 017 00	145 E VESEY ST	10/13/21	\$95,000	\$14,758	\$80,242	\$71,164	1.128	53
Totals:						\$946,446	\$867,718	
						E.C.F. =>	1.091	
						Ave. E.C.F. =>	1.099	

USED: 1.091 ECF IN 0-60% Good Single Family Homes Residential & Rose Reflect

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Property Cl	Depr	
57 001 004 00	272 E CENTER ST	11/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$22,248	\$152,752	\$118,642	1.288	401	58	
57 001 012 00	158 PETERSBURG RD	09/07/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,109	\$118,891	\$161,481	0.736	401	58	
57 001 027 00	118 PETERSBURG RD	08/20/21	\$181,700	WD	03-ARM'S LENGTH	\$181,700	\$33,883	\$147,817	\$102,504	1.442	401	64	
57 002 004 00	172 E WALNUT ST	06/01/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$31,925	\$184,075	\$129,669	1.420	401	59	
57 002 018 00	338 ROSE RD	06/11/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$17,229	\$102,771	\$89,682	1.146	401	53	
57 003 001 50	151 REFLECTION CT	12/18/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$62,079	\$347,921	\$441,323	0.788	401	78	
57 010 029 10	550 S DIVISION ST	09/02/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$27,432	\$157,568	\$225,946	0.697	401	73	
57 010 039 00	190 E MADISON ST	07/15/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$32,279	\$152,721	\$87,286	1.750	401	58	
57 010 052 00	181 W ALBAIN RD	11/02/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$18,131	\$124,369	\$117,088	1.062	401	58	
57 015 009 00	140 W VESEY ST	05/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$16,744	\$133,256	\$114,425	1.165	401	68	
57 020 004 00	140 W CHESTNUT ST	07/22/21	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$17,222	\$53,778	\$87,023	0.618	401	48	
57 020 013 00	145 W WALNUT ST	07/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$23,014	\$141,986	\$161,168	0.881	401	68	
57 025 004 00	196 E ELM ST	08/13/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$22,450	\$177,550	\$203,478	0.873	401	73	
57 025 047 00	120 E WALNUT ST	07/30/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$24,432	\$129,568	\$92,969	1.394	401	48	
57 025 051 00	127 E CHESTNUT ST	03/17/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$28,402	\$201,498	\$101,781	1.980	401	57	
57 025 070 00	67 E WALNUT ST	11/25/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$16,235	\$157,765	\$137,936	1.144	401	68	
57 025 130 00	68 W ELM ST	11/19/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$17,960	\$187,040	\$199,526	0.937	401	64	
57 025 138 00	314 SALINE ST	10/09/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$19,687	\$172,813	\$176,706	0.978	401	78	
57 025 153 00	40 W VESEY ST	11/17/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$29,421	\$130,579	\$108,509	1.203	401	64	
57 025 157 00	133 W ELM ST	02/14/22	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$30,755	\$174,245	\$174,017	1.001	401	69	
57 035 002 00	3825 MCNEIL DR	10/30/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$25,608	\$154,392	\$174,700	0.884	401	68	
57 035 010 00	3844 MCNEIL DR	03/14/22	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$26,785	\$169,215	\$172,415	0.981	401	73	
57 040 005 00	183 WITTMAN DR	08/04/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$27,990	\$164,010	\$122,893	1.335	401	63	
57 040 007 00	195 WITTMAN DR	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$26,545	\$198,455	\$161,521	1.229	401	63	
57 045 017 00	145 E VESEY ST	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$14,758	\$80,242	\$71,164	1.128	401	53	
57 050 011 00	159 S DIVISION ST	12/03/20	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$25,327	\$169,573	\$156,159	1.086	401	68	
57 050 021 00	56 N DIVISION ST	07/13/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$14,156	\$60,844	\$61,728	0.986	401	63	
57 050 028 10	237 E CHESTNUT ST	04/30/21	\$236,900	WD	03-ARM'S LENGTH	\$236,900	\$25,898	\$211,002	\$204,312	1.033	401	77	
Totals:										\$5,091,400	\$4,356,696	E.C.F. =>	1.048
												Ave. E.C.F. =>	1.113

OVERALL ECF INCLUDES ALL RESIDENTIAL HOME SALES IN THE CITY OF PETERSBURG:

APPLIED TO: PETE SQ. CONDOS;

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	VERIFY	NOTES
4135 SWAN RIDGE	NEWPORT, MI	04/13/21	\$25,000	WD	\$25,000	0.21	0.21	\$119,048	\$2.73	REALTOR.COM	WATER/SWR/NEWER SUB: PHEASANT RUN
8082 HUNTERS RIDGE	NEWPORT, MI	12/23/21	\$29,000	WD	\$29,000	0.24	0.24	\$120,833	\$2.77	REALTOR.COM	WATER/SWR/NEWER SUB: HUNTERS RIDGE
454 CENTRAL PARK	MONROE, MI	12/30/21	\$29,529	WD	\$29,529	0.27	0.27	\$109,367	\$2.51	REALTOR.COM	WATER/SWR/NEWER SUB: ACROSS FROM MUNSON PARK
8082 HUNTERS RIDGE	NEWPORT, MI	12/23/21	\$29,000	WD	\$29,000	0.24	0.24	\$120,833	\$2.77	REALTOR.COM	WATER/SWR/NEWER SUB: HUNTERS RIDGE

Totals:			\$54,000		\$54,000	0.45	0.45	Average			
						Average	120,000.00	per SqFt=>			\$2.75

Acres	SF	SqRT	Land Value
1.00	43,560	208.71	\$53,500
2.00	87,120	295.16	\$53,500
			\$2.75

\$53,000 REGULAR LOT \$38,000 PREMIUM RIVER LOTS
APPLIED TO: LOT VALUES IN THOMPSON'S SUB. AVG LOT IN THOMPSONS IS 24 (60X175).

NEWPORT: Northeast Monroe County 20 miles
MONROE: City NE 10 miles

OUT OF STUDY PERIOD:
8213 HUNTERS RIDGE NEWPORT, MI
12620 MAXWELL RD. CARLETON

06/01/22 \$57,000 WD 0.33 \$172,727
04/08/22 \$40,000 WD 0.48 \$83,333

WATER/SWR/NEWER SUB: HUNTERS RIDGE
WATER/SWR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	isd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
57 010 052 00	181 W ALBAIN RD	11/02/20	\$142,500	WD	\$142,500	\$56,400	39.58	\$140,788	\$15,376	\$13,664	0.17	0.17	\$93,188	\$2.14
57 020 013 00	145 W WALNUT ST	07/06/20	\$165,000	WD	\$165,000	\$75,600	45.82	\$169,892	\$12,543	\$17,435	0.27	0.27	\$46,628	\$1.07
57 025 004 00	196 E ELM ST	08/13/21	\$200,000	WD	\$200,000	\$97,900	48.95	\$207,175	\$8,322	\$15,497	0.21	0.21	\$39,070	\$0.90
57 025 130 00	68 W ELM ST	11/19/21	\$205,000	WD	\$205,000	\$93,200	45.46	\$196,971	\$23,084	\$15,055	0.20	0.20	\$115,420	\$2.65
57 025 138 00	314 SALINE ST	10/09/20	\$192,500	WD	\$192,500	\$48,200	25.04	\$180,959	\$29,189	\$17,648	0.28	0.28	\$106,142	\$2.44
57 025 157 00	133 W ELM ST	02/14/22	\$205,000	PTA	\$205,000	\$81,100	39.56	\$187,971	\$34,894	\$17,865	0.28	0.28	\$124,621	\$2.86
57 035 002 00	3825 MCNEIL DR	10/30/20	\$180,000	WD	\$180,000	\$85,500	47.50	\$185,009	\$14,758	\$19,767	0.34	0.34	\$42,901	\$0.98
57 035 010 00	3844 MCNEIL DR	03/14/22	\$196,000	PTA	\$196,000	\$86,500	44.13	\$182,831	\$32,975	\$19,806	0.34	0.34	\$95,858	\$2.20
Totals:			\$1,486,000		\$1,486,000	\$624,400		\$1,451,596	\$171,141	\$136,737	2.09	2.09	\$81,885.65	\$1.88
					Sale. Ratio =:		42.02		Average		Average		per Net Acrt	per Sqft-->
					Std. Dev. =>		7.65		per FF-->					

66 x 132 1.88 x 8712 Avg Lot

= 16,379 / .45 =

36,398 to chart psf \$1.87 per sf

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Use Code	Land Table	Property Class																																																							
57 025 074 00	10 E CENTER ST	10/19/20	\$56,000	03-ARM'S LENGTH	\$56,000	\$9,625	\$46,375	\$44,152	1.050	00099	STORE RETAIL	COMMERCIAL	201																																																							
57 025 103 00	36 SALINE ST	03/29/22	\$140,000	03-ARM'S LENGTH	\$140,000	\$10,841	\$129,159	\$96,181	1.343	00099	RESTAURANTS	COMMERCIAL	201																																																							
57 025 105 00	64 SALINE ST	01/19/22	\$23,000	03-ARM'S LENGTH	\$23,000	\$6,353	\$16,647	\$77,787	0.214	00099	STORE RETAIL	COMMERCIAL	201																																																							
57 025 106 00	60 SALINE ST	01/19/22	\$23,000	03-ARM'S LENGTH	\$23,000	\$6,353	\$16,647	\$28,576	0.583	00099	STORE RETAIL	COMMERCIAL	201																																																							
57 025 121 00	116 SALINE ST	04/13/21	\$25,000	03-ARM'S LENGTH	\$25,000	\$12,439	\$12,561	\$123,316	0.102	00099	OFFICE BUILDING	COMMERCIAL	201																																																							
Totals:																																																																				
<table style="width:100%; border:none;"> <tr> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> </tr> <tr> <td></td> <td></td> <td></td> <td>\$267,000</td> <td></td> <td>\$267,000</td> <td></td> <td>\$221,389</td> <td>\$370,013</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>E.C.F. =></td> <td></td> <td></td> <td></td> <td>0.598</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Ave. E.C.F. =></td> <td></td> <td></td> <td></td> <td>0.658</td> </tr> </table>																														\$267,000		\$267,000		\$221,389	\$370,013															E.C.F. =>				0.598										Ave. E.C.F. =>				0.658
			\$267,000		\$267,000		\$221,389	\$370,013																																																												
									E.C.F. =>				0.598																																																							
									Ave. E.C.F. =>				0.658																																																							

USED: .60 ECF TO COMMERCIAL BUILDINGS IN THE CITY OF PETERSBURG

2022 Multi Res

Parcel Number	Last Year o	Street Address	Sale Date	Sale Price	Instr.	Terms of S	Adj. Sale \$	Land + Yarr	Bldg. Resid	Cost Man.	E.C.F.	ECF Used:	0.94	Use Code	Other Parc	Land Table
03 006 119 00	New to Stu	14980 MONROI	44398	170000	WD	03-ARM'S I	170000	28100	141900	122600	1.157	1.157	APTS	MULTIPLE RESIDENCES	201 & 301	
08 055 004 00	New to Stu	2849 LEWIS AVI	44532	127000	WD	03-ARM'S I	127000	20100	106900	114100	0.937	0.937	COMMERCIAL			
09 220 020 00	Last Year	13786 S DIXIE H	44091	160000	WD	WARRANT	160000	18000	142000	137000	1.036	1.036	COM	MULTIPLE RESIDENCES	COMMERCIAL	
42 040 611 00	Last Year	160 RILEY ST	44175	120000	WD	CONVENTI	120000	12000	108000	136000	0.794	0.794	00098	APARTMENTS	COMMERCIAL - VILLAGE	
53 060 012 00	New to Stu	384 ANDERSON	44552	293500	WD	03-ARM'S I	293500	20900	272600	137800	1.978	1.978	APT	MULTIPLE RESIDENCES	201 AND 301	
55 39 00195 00	Last Year	423 WASHINGTON	44165	3850000	WD	WARRANT	3850000	266000	3584000	3699000	0.969	0.969	055	MULTIPLE RESIDENCES	201 AND 301	
55 39 00198 00	New to Stu	615 WASHINGTON	44074	340000	MLC	03-ARM'S I	340000	62000	278000	635016	0.438	0.438	00099	APARTMENTS		
55 69 01230 00	Last Year	741 N MACOMI	44218	1050000	WD	WARRANT	1050000	110000	940000	1197000	0.785	0.785	00099	MULTIPLE RESIDENCES	COMMERCIAL IMP	
Total								5573400	6178516	0.902061						

USED: .90 ECF ON MULTI FAMILY/APARTMENTS/DUPLEXES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Land Table
07 056 030 00	N DIXIE	11/29/21	\$328,000	WD	\$328,000	\$3,000	0.76	0.57	\$3,947	\$0.09	2021R31442	
12 140 015 00	MULHOLLEN	04/02/21	\$170,000	WD	\$170,000	\$30,000	1.19	1.02	\$25,210	\$0.58	2021R08745	
05 019 037 00	8239 TELEGRAPH RD	01/14/22	\$30,000	WD	\$30,000	\$25,000	0.72	0.72	\$34,868	\$0.80	2022R01182	
08 002 037 50	3181 LEWIS AVE	01/14/22	\$110,000	WD	\$110,000	\$25,000	0.69	0.69	\$36,232	\$0.83	2022R01326	
12 220 014 10	2100 S CUSTER	03/12/21	\$190,000	CD	\$190,000	\$43,000	0.99	0.99	\$43,434	\$1.00	2021R07256	
							3.99		\$143,691	\$0.66		

Analyzed sales on small commercial lots in Monroe County.
Applied: .64 per square foot to commercial and industrial small lots in the City of Petersburg
28,000 per acre

\$36,039.93

0

2022 E.C.F. Analysis

Parcel Number	Last Year or New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yrd	Bldg. Residual	Cost Min. \$	E.C.F.	ECF Area	Use Code	Other Parcels in Sale	Land Table
08 002 037 50	New to Study	3181 LEWIS AVE	1/14/2022	\$ 110,000	WD	03-ARM'S LENGTH	\$ 110,000	\$ 57,500	\$ 52,500	\$ 54,600	0.962	00089	SHED EQUIP		COMMERCIAL
09 130 359 10	New to Study	5114 S OTTER CREEK RD	3/25/2022	\$ 327,500	WD	03-ARM'S LENGTH	\$ 327,500	\$ 127,300	\$ 200,200	\$ 110,800	1.807	COM	WHS DIST		COMMERCIAL
12 020 255 00	Last Year	6625 E DUNBAR	9/23/2020	\$ 400,000	WD	WARRANTY	\$ 400,000	\$ 129,000	\$ 271,000	\$ 175,000	1.549	IT201	WHS 5TG		COMMERCIAL
55 29 00447 000	New to Study	112 W FRONT ST	6/15/2021	\$ 310,000	WD	03-ARM'S LENGTH	\$ 310,000	\$ 71,300	\$ 238,700	\$ 765,800	0.312	00099	WHS DIST		COMMERCIAL
Total							\$ 1,106,200	\$ 762,400	\$ 1,106,200	\$ 1,106,200	0.689				

USED: -68 ECF TO INDUSTRIAL BUILDINGS IN PETERSBURG CITY

Exclude

Note: Analyzed sales of Warehouse/Shed type structures in Monroe County and nearby to the City of Petersburg with similar area and building characteristics.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Land Table
07 056 030 00	N DIXIE	11/29/21	\$328,000	WD	\$328,000	\$3,000	0.76	0.57	\$3,947	\$0.09	2021R31442	
12 140 015 00	MULHOLLEN	04/02/21	\$170,000	WD	\$170,000	\$30,000	1.19	1.02	\$25,210	\$0.58	2021R08745	
05 019 037 00	8239 TELEGRAPH RD	01/14/22	\$30,000	WD	\$30,000	\$25,000	0.72	0.72	\$34,868	\$0.80	2022R01182	
08 002 037 50	3181 LEWIS AVE	01/14/22	\$110,000	WD	\$110,000	\$25,000	0.69	0.69	\$36,232	\$0.83	2022R01326	
12 220 014 10	2100 S CUSTER	03/12/21	\$190,000	CD	\$190,000	\$43,000	0.99	0.99	\$43,434	\$1.00	2021R07256	
								3.99	\$143,691	\$0.66		

Analyzed sales on small commercial lots in Monroe County.
Applied: .64 per square foot to commercial and industrial small lots in the City of Petersburg
28,000 per acre

\$36,039.93
0