

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Libert/Page	Other Parcels in Sale
012-066-103-00	499 SAW STREET	07/25/24	\$109,000	\$109,000	\$39,829	36.54	\$79,658	\$6,839	\$4,988	71.4	137.0	0.19	0.19	\$86	\$35,620	61.00	2024R/03191	
012-066-170-00	464 POPLAR STREET	09/15/23	\$115,000	\$115,000	\$52,063	45.27	\$104,126	\$4,483	\$4,059	58.0	148.0	0.16	0.16	\$77	\$27,502	47.00	2023R/03745	
012-066-183-00	502 KILMAR ST	01/24/25	\$93,000	\$93,000	\$46,304	49.79	\$92,607	\$5,686	\$5,672	81.0	142.0	0.24	0.24	\$70	\$23,933	58.00	2024R/04040	
043-106-002-00	143 FIRST STREET	07/24/23	\$100,000	\$100,000	\$44,469	44.47	\$88,937	\$5,413	\$4,814	68.8	100.0	0.15	0.15	\$79	\$34,304	78.84	2023R/02869	
043-108-001-00	128 HECLA STREET	07/03/24	\$20,000	\$20,000	\$8,872	44.36	\$17,744	\$3,945	\$3,500	50.0	100.0	0.12	0.12	\$79	\$34,304	50.00		
043-120-022-50	454.4TH ST	09/13/24	\$75,000	\$75,000	\$36,160	48.21	\$72,320	\$3,537	\$3,411	48.7	95.0	0.11	0.11	\$73	\$32,453	50.00		
043-120-029-00	424 HECLA ST	06/28/24	\$204,000	\$204,000	\$82,336	40.36	\$164,672	\$8,453	\$6,823	97.5	95.0	0.22	0.22	\$87	\$38,773	100.00	2024R/02803	
043-131-003-00	245 SECOND STREET	12/20/24	\$190,000	\$190,000	\$91,509	48.16	\$183,017	\$5,101	\$4,914	70.2	90.0	0.15	0.15	\$73	\$33,343	74.00	2024R/05449	
043-145-004-00	164 SCHOOLCRAFT	11/15/24	\$150,000	\$150,000	\$68,837	38.22	\$117,674	\$9,548	\$7,490	107.0	100.0	0.25	0.25	\$69	\$38,811	107.00	2024R/05029	
043-150-005-00	177 PINE ST	07/12/23	\$50,000	\$50,000	\$31,777	63.55	\$65,553	\$2,754	\$3,500	50.0	100.0	0.12	0.12	\$55	\$23,944	50.00	2023R/02726	
043-150-005-50	176 PINE ST	10/17/23	\$79,800	\$79,800	\$31,002	38.85	\$62,003	\$1,745	\$1,356	19.4	60.0	0.03	0.03	\$90	\$51,330	25.00	2023R/04280	
043-171-001-00	611 6TH STREET	06/05/24	\$215,000	\$215,000	\$61,189	28.46	\$122,377	\$4,348	\$2,475	35.4	50.0	0.06	0.06	\$123	\$76,285	50.00	2024R/02433	
043-182-005-00	805 CALUMET ST	10/10/24	\$140,000	\$140,000	\$39,663	42.62	\$119,326	\$11,439	\$9,750	150.0	200.0	0.35	0.23	\$76	\$33,157	150.00		043-212-007-00
043-183-016-00	839 EIGHT STREET	06/10/24	\$100,000	\$100,000	\$30,163	30.16	\$60,326	\$5,802	\$3,500	50.0	100.0	0.12	0.12	\$116	\$80,451	50.00	2024R/02498	
043-205-003-00	1005 CALUMET ST	07/03/24	\$165,000	\$165,000	\$64,542	39.12	\$129,084	\$4,474	\$3,500	50.0	100.0	0.12	0.12	\$69	\$38,903	50.00	2024R/02590	
043-206-011-00	1124 ELEVENTH ST	06/26/23	\$72,500	\$72,500	\$37,172	51.27	\$74,344	\$4,437	\$4,550	65.0	100.0	0.15	0.15	\$68	\$29,779	65.00	2023R/02460	
043-208-012-00	887 MAPLE ST	06/26/23	\$190,000	\$190,000	\$62,881	33.10	\$125,781	\$5,288	\$3,500	50.0	100.0	0.12	0.12	\$108	\$45,981	50.00	2023R/02422	
043-210-013-00	928 NINTH ST	12/18/23	\$90,000	\$90,000	\$39,048	43.39	\$78,095	\$8,067	\$7,000	100.0	100.0	0.23	0.23	\$81	\$35,074	100.00	2023R/05272	
043-211-001-20	923 9TH ST	08/29/24	\$171,000	\$171,000	\$64,557	37.76	\$129,133	\$13,108	\$9,859	141.4	200.0	0.46	0.46	\$93	\$28,559	100.00	2024R/03743	
043-211-019-50	827 FRONT STREET	10/03/23	\$110,000	\$110,000	\$56,156	51.05	\$112,312	\$6,363	\$6,497	92.8	156.0	0.27	0.27	\$89	\$23,655	75.00	2023R/04042	
043-212-007-00	805 CALUMET ST	10/10/24	\$140,000	\$140,000	\$59,663	42.62	\$119,326	\$11,439	\$9,750	150.0	200.0	0.35	0.12	\$78	\$33,157	150.00	2024R/04052	043-182-005-00
043-215-005-00	847 8TH STREET	07/31/23	\$90,000	\$90,000	\$36,088	40.10	\$72,176	\$3,478	\$2,769	39.8	75.0	0.08	0.12	\$67	\$44,022	46.00	2023R/02971	
043-241-001-00	57A GREGORY	06/26/24	\$150,000	\$150,000	\$71,301	47.53	\$142,602	\$7,363	\$7,000	100.0	100.0	0.23	0.23	\$74	\$32,014	100.00	2024R/02730	
043-267-002-00	1201 CALUMET STREET	10/03/23	\$121,000	\$121,000	\$46,775	38.66	\$93,549	\$4,527	\$3,500	50.0	100.0	0.12	0.12	\$91	\$39,366	50.00	2023R/04044	
043-269-010-00	1408 CALUMET STREET	03/13/25	\$75,000	\$75,000	\$19,835	26.45	\$39,670	\$13,234	\$7,000	100.0	100.0	0.23	0.23	\$132	\$57,540	100.00	2025R/01235	
043-272-011-00	1500 15TH ST	02/28/24	\$145,000	\$145,000	\$50,755	35.00	\$101,509	\$5,000	\$3,500	50.0	100.0	0.12	0.12	\$100	\$43,474	50.00	2024R/00671	
043-301-040-00	1230 12TH ST	06/08/23	\$215,000	\$215,000	\$105,270	48.96	\$210,540	\$10,870	\$10,645	152.1	110.0	0.37	0.37	\$71	\$29,701	145.00	2023R/02192	
Totals:			\$3,376,300	\$3,376,300	\$1,388,226	41.13	\$2,776,441	\$176,752	\$145,392	2,096.5	4.76	5.06	Average	per Net Acre=>	\$34,911			

not bought or sold by sf
no other parcels in sales
arms length transactions
sales with multiple parcels accounted for on the one listed
study time frame 04/01/2023 to 03/31/2025

allocation method of analysis used
all WD, arms length sales
no sales, looked outside unit to another village

average range
\$84 69 to 132
\$34,911 11,354 to 76,285

\$/ff
\$/A

review acreage sales for \$/A

Grant Township
Platted parcels / village
- VILLAGE OF MENDOTA
- VILLAGE OF WYOMING
Land Value analysis
2026