

WRIGHT TOWNSHIP

24 - 25 Marne Downtown Site Value Analysis							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Imp \$	Bldg \$	Land Residual	Site Value
70-06-35-351-008	14563 STATE ST	5/27/2022	\$259,900	\$2,817	\$158,470	\$98,613	\$98,613
70-06-35-100-015	14937 16th Ave	8/7/2023	\$285,000	\$8,651	\$172,184	\$104,165	\$104,165
70-06-35-351-010	14556 16th Ave	8/10/2022	\$225,000	\$8,601	\$128,447	\$87,952	\$87,952
70-06-35-361-005	1450 AMELIA CT	6/28/2022	\$215,000	\$2,615	\$122,963	\$89,422	\$89,422
70-06-35-361-021	1466 AMELIA CT	5/19/2023	\$251,000	\$1,335	\$148,029	\$101,636	\$101,636
Unit of Comparison: Site Value						Average Site Value	\$96,358
						Standard Deviation:	\$6,522
						Coefficient of Variation:	6%
						Applied Site Value	\$95,000