

2009 2 YR VACANT SALES

NBHD	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal
DOUG CEN EAST	59-150-027-00	13 E FREMONT ST	03/14/2008	\$325,000	WD	VACANT ARMS LENGTH	\$325,000	\$96,800	29.78	\$126,736
DOUG CEN EAST	59-150-042-00	36 RANDOLPH ST	09/26/2006	\$185,000	WD	VACANT ARMS LENGTH	\$185,000	\$50,000	27.03	\$150,000
DOUG CEN EAST	59-250-017-00	164 UNION ST	06/02/2006	\$86,000	WD	VACANT ARMS LENGTH	\$86,000	\$45,200	52.56	\$125,000
DOUG NW	59-017-042-00	CAMPBELL RD	04/10/2006	\$187,000	WD	VACANT ARMS LENGTH	\$187,000	\$26,600	14.22	\$160,000
DOUG SE	59-015-003-00	6567 WILEY RD	05/18/2007	\$225,000	WD	ARMS-LENGTH	\$29,475	\$12,300	41.73	\$52,750
FELKERS AREA	59-017-102-40	3072 LAKESIDE DR	11/28/2007	\$345,000	WD	VACANT ARMS LENGTH	\$345,000	\$148,800	43.13	\$297,500
FELKERS AREA	59-200-008-00	3061 LAKESIDE DR	09/01/2006	\$363,000	WD	VACANT ARMS LENGTH	\$363,000	\$137,500	37.88	\$564,116
RIVERCREST	59-016-118-30	284 CREST ST	09/29/2006	\$107,000	WD	VACANT ARMS LENGTH	\$107,000	\$31,600	29.53	\$150,000
TOWER BOAT SLIPS	59-810-007-00	TOWER MARINA	01/31/2008	\$15,000	WD	VACANT ARMS LENGTH	\$15,000	\$11,800	78.67	\$20,700
TOWER BOAT SLIPS	59-810-019-00	TOWER MARINA	11/29/2006	\$23,000	WD	VACANT ARMS LENGTH	\$23,000	\$10,800	46.96	\$20,700
W SHORE WOODS	59-790-004-00	113 WEST SHORE WOODS	04/14/2006	\$162,000	WD	VACANT ARMS LENGTH	\$162,000	\$75,000	46.30	\$127,500
W SHORE WOODS	59-790-016-00	162 WEST SHORE WOODS	09/14/2007	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$74,400	55.11	\$127,500
W SHORE WOODS	59-790-017-00	166 WEST SHORE WOODS	09/14/2007	\$115,000	WD	VACANT ARMS LENGTH	\$115,000	\$70,000	60.87	\$448,059
WILDERNESS RIDGE	59-760-026-00	765 WILDERNESS RIDGE DR	12/28/2007	\$95,000	WD	VACANT ARMS LENGTH	\$95,000	\$50,000	52.63	\$642,482
WILDERNESS RIDGE	59-760-031-00	734 WILDERNESS RIDGE DR	12/28/2007	\$102,500	WD	VACANT ARMS LENGTH	\$102,500	\$50,000	48.78	\$100,000
Totals:				\$2,470,500			\$2,274,975	\$890,800		\$3,113,043
									Sale Ratio =>	39.16
									Std. Dev. =>	15.63