

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
052-186-022-15	701 PORTAGE STREET	11/29/23	\$100,000	\$100,000	\$34,188	34.19	\$68,375	\$100,000	\$68,375	547.0	524.0	\$183	ORIGINAL HOUGHTON
052-264-001-00	401 MEMORIAL ROAD	08/11/22	\$325,000	\$325,000	\$143,577	44.18	\$318,928	\$57,072	\$51,000	300.0	90.0	\$190	ORIGINAL HOUGHTON
052-265-001-00	105 W HOUGHTON AVENUE	08/24/22	\$199,900	\$199,900	\$86,868	43.46	\$190,506	\$32,344	\$22,950	135.0	100.0	\$240	ORIGINAL HOUGHTON
052-274-010-00	407 W SOUTH AVENUE	08/12/22	\$185,000	\$185,000	\$78,156	42.25	\$169,108	\$32,892	\$17,000	100.0	150.0	\$329	ORIGINAL HOUGHTON
052-275-008-00	603 W SOUTH AVENUE	05/10/22	\$220,000	\$220,000	\$90,225	41.01	\$197,887	\$39,113	\$17,000	100.0	100.0	\$391	ORIGINAL HOUGHTON
052-284-001-00	402 SIXTH STREET	07/26/23	\$110,000	\$110,000	\$52,325	47.57	\$110,005	\$17,495	\$17,500	100.0	50.0	\$175	ORIGINAL HOUGHTON
052-321-016-00	LOTS 16 & 17 CALVERLY	02/14/24	\$3,000	\$3,000	\$0	0.00	\$29,600	\$3,000	\$29,600	100.0	100.0	\$30	ORIGINAL HOUGHTON
052-321-022-00	104 W CALVERLEY AVENUE	08/08/22	\$156,000	\$156,000	\$68,323	43.80	\$149,666	\$15,984	\$9,650	70.0	100.0	\$228	ORIGINAL HOUGHTON
052-341-021-00	704 FOURTH STREET	08/04/22	\$115,000	\$115,000	\$53,279	46.33	\$116,350	\$15,650	\$17,000	100.0	110.0	\$157	ORIGINAL HOUGHTON
052-353-003-00	406 DODGE STREET	07/08/22	\$134,000	\$134,000	\$51,350	38.32	\$112,218	\$38,782	\$17,000	100.0	50.0	\$388	ORIGINAL HOUGHTON
052-353-005-00	410 DODGE STREET	09/07/22	\$140,000	\$140,000	\$65,100	46.50	\$141,648	\$25,552	\$27,200	160.0	100.0	\$160	ORIGINAL HOUGHTON
052-354-001-00	402 PEWABIC STREET	10/03/23	\$90,800	\$90,800	\$43,000	47.36	\$89,335	\$10,915	\$9,450	54.0	125.0	\$202	ORIGINAL HOUGHTON
052-355-001-00	107 E SOUTH AVENUE	01/23/23	\$116,000	\$116,000	\$46,634	40.20	\$108,035	\$19,365	\$11,400	120.0	72.0	\$161	ORIGINAL HOUGHTON
052-363-002-20	LOTS8&9 BLK13 RUPPES ADD	06/16/22	\$15,000	\$15,000	\$8,500	56.67	\$17,000	\$15,000	\$17,000	100.0	100.0	\$150	ORIGINAL HOUGHTON
052-367-001-15	TBD SIBLEY RD	06/23/22	\$23,000	\$23,000	\$12,750	55.43	\$25,500	\$23,000	\$25,500	150.0	220.0	\$153	ORIGINAL HOUGHTON
052-368-001-07	304 E BARAGA AVENUE	05/12/23	\$24,000	\$24,000	\$4,063	16.93	\$8,125	\$24,000	\$8,125	125.0	100.0	\$192	ORIGINAL HOUGHTON
052-390-029-00	801 E SOUTH AVENUE	09/26/23	\$105,000	\$105,000	\$49,543	47.18	\$103,503	\$28,872	\$27,375	185.0	101.0	\$156	ORIGINAL HOUGHTON
052-401-002-09	49 LAKE STREET	01/04/24	\$21,083	\$21,083	\$14,875	70.55	\$28,600	\$21,083	\$28,600	170.0	123.1	\$124	ORIGINAL HOUGHTON
052-441-024-00	1201 E FIFTH AVENUE	06/26/23	\$17,000	\$17,000	\$10,833	63.72	\$22,091	\$9,659	\$14,750	100.0	150.0	\$97	ORIGINAL HOUGHTON
052-442-005-00	1107 E HOUGHTON AVENUE	06/02/22	\$139,000	\$139,000	\$66,828	48.08	\$132,922	\$36,078	\$30,000	150.0	100.0	\$241	ORIGINAL HOUGHTON
052-452-005-00	1105 E SIXTH AVENUE	09/08/23	\$110,000	\$110,000	\$49,683	45.17	\$102,814	\$24,186	\$17,000	85.0	77.6	\$285	ORIGINAL HOUGHTON
052-457-006-00	1113 SEVENTH AVENUE	01/17/23	\$107,000	\$107,000	\$41,570	38.85	\$112,933	\$6,567	\$12,500	100.0	110.0	\$66	ORIGINAL HOUGHTON
052-510-117-00	1103 BIRCH STREET	08/11/23	\$610,000	\$610,000	\$277,378	45.47	\$577,760	\$83,605	\$51,365	345.0	189.0	\$242	ORIGINAL HOUGHTON
Totals:			\$3,065,783	\$3,065,783	\$1,349,048		\$2,932,909	\$680,214	\$547,340	3,496.0			
						Sale. Ratio =>	44.00			Average			
						Std. Dev. =>	13.98			per FF=>	\$195		

2025 ORIGINAL HOUGHTON LAND TABLE BELOW AVERAGE LOT

\$195 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
052-235-006-00	305 BRIDGE STREET	09/07/22	\$140,000	\$140,000	\$53,509	38.22	\$117,023	\$39,977	\$17,000	100.0	50.0	\$400	ORIGINAL HOUGHTON
052-265-001-00	105 W HOUGHTON AVENUE	08/24/22	\$199,900	\$199,900	\$86,868	43.46	\$190,506	\$32,344	\$22,950	135.0	100.0	\$240	ORIGINAL HOUGHTON
052-266-006-00	307 SECOND STREET	06/01/23	\$192,500	\$192,500	\$76,286	39.63	\$160,117	\$58,633	\$26,250	150.0	52.0	\$391	ORIGINAL HOUGHTON
052-267-003-00	307 W HOUGHTON AVENUE	08/16/23	\$150,000	\$150,000	\$61,148	40.77	\$126,732	\$40,768	\$17,500	100.0	100.0	\$408	ORIGINAL HOUGHTON
052-274-008-00	403 W SOUTH AVENUE	08/23/23	\$158,200	\$158,200	\$72,357	45.74	\$150,480	\$16,470	\$8,750	50.0	100.0	\$329	ORIGINAL HOUGHTON
052-274-010-00	407 W SOUTH AVENUE	08/12/22	\$185,000	\$185,000	\$78,156	42.25	\$169,108	\$32,892	\$17,000	100.0	150.0	\$329	ORIGINAL HOUGHTON
052-275-008-00	603 W SOUTH AVENUE	05/10/22	\$220,000	\$220,000	\$90,225	41.01	\$197,887	\$39,113	\$17,000	100.0	100.0	\$391	ORIGINAL HOUGHTON
052-282-007-00	401 W EDWARDS AVENUE	07/22/22	\$179,500	\$179,500	\$60,299	33.59	\$131,980	\$64,520	\$17,000	100.0	200.0	\$645	ORIGINAL HOUGHTON
052-284-001-00	402 SIXTH STREET	07/26/23	\$110,000	\$110,000	\$52,325	47.57	\$110,005	\$17,495	\$17,500	100.0	50.0	\$175	ORIGINAL HOUGHTON
052-284-008-00	803 W EDWARDS AVENUE	10/16/23	\$155,000	\$155,000	\$63,946	41.26	\$133,036	\$30,714	\$8,750	50.0	100.0	\$614	ORIGINAL HOUGHTON
052-324-024-00	710 W CALVERLEY AVENUE	01/05/24	\$168,000	\$168,000	\$63,804	37.98	\$157,677	\$42,883	\$32,560	110.0	100.0	\$390	ORIGINAL HOUGHTON
052-324-028-00	704 W CALVERLEY AVENUE	06/23/22	\$80,000	\$80,000	\$30,507	38.13	\$66,847	\$21,653	\$8,500	50.0	100.0	\$433	ORIGINAL HOUGHTON
052-341-002-00	503 W BARAGA AVENUE	08/29/22	\$142,000	\$142,000	\$40,031	28.19	\$123,817	\$26,683	\$8,500	50.0	110.0	\$534	ORIGINAL HOUGHTON
052-353-003-00	406 DODGE STREET	07/08/22	\$134,000	\$134,000	\$51,350	38.32	\$112,218	\$38,782	\$17,000	100.0	50.0	\$388	ORIGINAL HOUGHTON
052-355-001-50	109 E SOUTH AVENUE	11/01/22	\$184,000	\$184,000	\$70,038	38.06	\$151,357	\$49,218	\$16,575	130.0	72.0	\$379	ORIGINAL HOUGHTON
052-355-001-50	109 E SOUTH AVENUE	11/01/22	\$184,000	\$184,000	\$70,038	38.06	\$151,357	\$49,218	\$16,575	130.0	72.0	\$379	ORIGINAL HOUGHTON
052-380-004-00	604 BRIDGE STREET	10/30/23	\$180,000	\$180,000	\$54,520	30.29	\$113,052	\$85,698	\$18,750	150.0	100.0	\$571	ORIGINAL HOUGHTON
Totals:			\$2,762,100	\$2,762,100	\$1,075,407		\$2,363,199	\$687,061	\$288,160	1,705.0			
						Sale. Ratio =>	38.93	Average					
						Std. Dev. =>	4.93	per FF=>		\$403			

2025 ORIGINAL HOUGHTON LAND TABLE AVERAGE LOT

\$403 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
052-227-009-00	802 E HOUGHTON AVENUE	06/22/23	\$121,600	\$121,600	\$42,864	35.25	\$90,646	\$36,729	\$5,775	33.0	100.0	\$1,113	ORIGINAL HOUGHTON
052-228-002-00	705 E MONTEZUMA AVENUE	07/13/22	\$210,000	\$210,000	\$64,813	30.86	\$141,805	\$88,195	\$20,000	100.0	100.0	\$882	ORIGINAL HOUGHTON
052-234-010-00	206 QUINCY STREET	08/14/23	\$190,500	\$190,500	\$74,916	39.33	\$158,501	\$40,749	\$8,750	50.0	50.0	\$815	ORIGINAL HOUGHTON
052-235-006-00	305 BRIDGE STREET	11/21/23	\$200,000	\$200,000	\$61,112	30.56	\$133,663	\$88,837	\$22,500	100.0	50.0	\$888	ORIGINAL HOUGHTON
052-339-011-00	208 W JACKER AVENUE	03/03/23	\$200,000	\$200,000	\$69,784	34.89	\$155,055	\$74,945	\$30,000	100.0	110.0	\$749	ORIGINAL HOUGHTON
052-356-006-00	505 BRIDGE STREET	04/28/23	\$255,000	\$255,000	\$95,064	37.28	\$190,128	\$78,372	\$13,500	100.0	50.0	\$784	ORIGINAL HOUGHTON
052-440-002-00	303 GARNET STREET	06/27/23	\$170,000	\$170,000	\$67,050	39.44	\$141,724	\$38,276	\$10,000	50.0	100.0	\$766	ORIGINAL HOUGHTON
052-452-003-00	1102 SEVENTH AVENUE	07/25/23	\$400,000	\$400,000	\$164,785	41.20	\$343,850	\$78,150	\$22,000	110.0	110.0	\$710	ORIGINAL HOUGHTON
052-452-017-00	1104 E SEVENTH AVENUE	10/07/22	\$309,000	\$309,000	\$114,327	37.00	\$248,712	\$80,288	\$20,000	100.0	110.0	\$803	ORIGINAL HOUGHTON
052-510-064-00	1108 ELEVENTH AVENUE	06/26/23	\$327,000	\$327,000	\$112,057	34.27	\$232,940	\$124,060	\$30,000	150.0	114.0	\$827	ORIGINAL HOUGHTON
052-528-010-00	216 CLARK STREET	02/13/23	\$330,000	\$330,000	\$135,265	40.99	\$294,242	\$83,258	\$47,500	100.0	220.0	\$833	ORIGINAL HOUGHTON
Totals:			\$2,713,100	\$2,713,100	\$1,002,037		\$2,131,266	\$811,859	\$230,025	993.0			
						Sale. Ratio =>	36.93			Average			
						Std. Dev. =>	3.69			per FF=>	\$818		

2025 ORIGINAL LAND TABLES HOUGHTON DESIRABLE LOTS

\$818 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
052-227-009-00	802 E HOUGHTON AVENUE	06/22/23	\$121,600	\$121,600	\$42,864	35.25	\$90,646	\$36,729	\$5,775	33.0	100.0	\$1,113	ORIGINAL HOUGHTON
052-235-006-00	305 BRIDGE STREET	11/21/23	\$200,000	\$200,000	\$61,112	30.56	\$133,663	\$88,837	\$22,500	100.0	50.0	\$888	ORIGINAL HOUGHTON
052-269-009-00	502 W SOUTH AVENUE	02/23/24	\$142,000	\$142,000	\$29,722	20.93	\$107,711	\$49,089	\$14,800	50.0	100.0	\$982	ORIGINAL HOUGHTON
052-282-003-00	305 W EDWARDS AVENUE	02/03/23	\$153,000	\$153,000	\$49,069	32.07	\$113,029	\$48,721	\$8,750	50.0	100.0	\$974	ORIGINAL HOUGHTON
052-307-011-00	205 W DOUGLASS AVENUE	10/20/22	\$200,000	\$200,000	\$52,164	26.08	\$114,033	\$102,967	\$17,000	100.0	179.0	\$1,030	ORIGINAL HOUGHTON
052-311-011-00	209 W EDWARDS AVENUE	07/05/22	\$235,000	\$235,000	\$70,027	29.80	\$170,899	\$76,851	\$12,750	75.0	100.0	\$1,025	ORIGINAL HOUGHTON
052-322-017-00	310 W CALVERLEY AVENUE	06/22/23	\$112,000	\$112,000	\$40,457	36.12	\$85,569	\$31,681	\$5,250	30.0	100.0	\$1,056	ORIGINAL HOUGHTON
052-446-001-50	402 EMERALD STREET	06/23/23	\$172,000	\$172,000	\$63,569	36.96	\$132,077	\$49,923	\$10,000	50.0	100.0	\$998	ORIGINAL HOUGHTON
052-448-016-00	1008 E SIXTH AVENUE	03/20/23	\$299,000	\$299,000	\$75,300	25.18	\$202,437	\$116,563	\$20,000	100.0	100.0	\$1,166	ORIGINAL HOUGHTON
052-480-013-00	815 E SEVENTH AVENUE	10/11/23	\$270,000	\$270,000	\$84,748	31.39	\$175,813	\$114,187	\$20,000	100.0	100.0	\$1,142	ORIGINAL HOUGHTON
052-500-028-00	607 COPPER STREET	06/30/23	\$274,000	\$274,000	\$90,731	33.11	\$188,337	\$109,013	\$23,350	121.0	375.5	\$901	ORIGINAL HOUGHTON
052-500-036-00	1018 NINTH AVENUE	10/04/23	\$225,000	\$225,000	\$60,901	27.07	\$150,770	\$90,230	\$16,000	80.0	130.0	\$1,128	ORIGINAL HOUGHTON
052-510-064-00	1108 ELEVENTH AVENUE	06/26/23	\$327,000	\$327,000	\$112,057	34.27	\$232,940	\$124,060	\$30,000	150.0	114.0	\$827	ORIGINAL HOUGHTON
052-528-010-00	216 CLARK STREET	02/13/23	\$330,000	\$330,000	\$135,265	40.99	\$294,242	\$83,258	\$47,500	100.0	220.0	\$833	ORIGINAL HOUGHTON
052-545-021-00	210 BLANCHE STREET	11/22/23	\$235,000	\$235,000	\$78,196	33.27	\$162,629	\$127,371	\$55,000	100.0	75.0	\$1,274	ORIGINAL HOUGHTON
Totals:			\$3,295,600	\$3,295,600	\$1,046,182		\$2,354,795	\$1,249,480	\$308,675	1,239.0			
						Sale. Ratio =>	31.74			Average			
						Std. Dev. =>	5.16			per FF=>	\$1,008		

2025 ORIGINAL HOUGHTON LAND TABLE "HIGH TRAFFIC" LOTS

\$1008 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
052-255-003-02	415 W LAKESHORE DRIVE	09/20/23	\$230,000	\$230,000	\$115,093	50.04	\$240,243	\$4,007	\$14,250	30.0	100.0	\$134	WATERFRONT
052-259-001-03	907 W LAKESHORE CIRCLE	09/01/22	\$412,000	\$412,000	\$132,210	32.09	\$285,654	\$172,421	\$46,075	97.0	164.0	\$1,778	WATERFRONT
052-630-001-10	7023 SANDPIPER DRIVE	06/08/23	\$125,000	\$125,000	\$32,500	26.00	\$65,000	\$125,000	\$65,000	100.0	120.0	\$1,250	WATERFRONT
052-630-002-65	7040 SANDPIPER DRIVE	06/12/23	\$50,000	\$50,000	\$19,500	39.00	\$45,000	\$50,000	\$45,000	60.0	100.0	\$833	WATERFRONT
052-635-010-14	5005 PORTAGE COVE DRIVE	06/25/22	\$490,000	\$490,000	\$204,320	41.70	\$439,437	\$145,138	\$94,575	117.0	348.0	\$1,240	WATERFRONT
Totals:			\$1,307,000	\$1,307,000	\$503,623		\$1,075,334	\$496,566	\$264,900	404.0			
						Sale. Ratio =>	38.53			Average			
						Std. Dev. =>	9.20			per FF=>	\$1,229		

2025 HOUGHTON WATERFRONT LAND

\$1229 FF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
052-123-020-00	1915 COUNTRY LANE	09/21/22	\$23,500	\$23,500	\$10,075	42.87	\$20,150	\$23,500	\$20,150	155.0	200.0	\$152	NEW SUBDIVISION LAND TABLE
052-123-034-06	1013 RED OAK LANE	05/04/23	\$50,000	\$50,000	\$13,200	26.40	\$26,400	\$50,000	\$26,400	120.0	156.0	\$417	NEW SUBDIVISION LAND TABLE
052-123-034-08	1009 RED OAK LANE	06/07/22	\$60,000	\$60,000	\$24,750	41.25	\$49,500	\$60,000	\$49,500	110.0	245.0	\$545	NEW SUBDIVISION LAND TABLE
052-123-034-13	1000 RED OAK LANE	12/20/22	\$75,000	\$75,000	\$31,500	42.00	\$63,000	\$75,000	\$63,000	210.0	168.3	\$357	NEW SUBDIVISION LAND TABLE
052-123-040-00	2105 COUNTRY LANE	08/17/23	\$370,000	\$370,000	\$147,415	39.84	\$308,284	\$81,436	\$19,720	116.0	200.0	\$702	NEW SUBDIVISION LAND TABLE
052-123-053-00	1305 W SHARON AVENUE	07/05/23	\$20,000	\$20,000	\$13,855	69.28	\$27,710	\$20,000	\$27,710	163.0	400.0	\$123	NEW SUBDIVISION LAND TABLE
052-123-065-00	2106 COUNTRY LANE	10/25/23	\$31,000	\$31,000	\$15,895	51.27	\$31,790	\$31,000	\$31,790	187.0	180.0	\$166	NEW SUBDIVISION LAND TABLE
052-184-042-03	1522 RAVINE SIDE DRIVE	04/10/23	\$452,000	\$452,000	\$218,052	48.24	\$432,110	\$46,510	\$26,620	121.0	468.0	\$384	NEW SUBDIVISION LAND TABLE
052-184-042-06	1530 RAVINE SIDE DRIVE	01/19/24	\$472,000	\$472,000	\$243,630	51.62	\$493,808	\$50,192	\$72,000	280.0	820.0	\$179	NEW SUBDIVISION LAND TABLE
052-184-042-24	1525 BROOKSIDE DRIVE	02/28/24	\$655,000	\$655,000	\$276,609	42.23	\$628,438	\$75,862	\$49,300	330.0	270.0	\$230	NEW SUBDIVISION LAND TABLE
052-184-090-21	1903 ROBINDALE DRIVE	06/15/23	\$405,000	\$405,000	\$196,349	48.48	\$410,137	\$30,943	\$36,080	164.0	167.0	\$189	NEW SUBDIVISION LAND TABLE
052-185-008-83	806 OAK GROVE PARKWAY	07/20/23	\$441,500	\$441,500	\$189,261	42.87	\$394,864	\$78,256	\$31,620	186.0	133.0	\$421	NEW SUBDIVISION LAND TABLE
Totals:			\$3,055,000	\$3,055,000	\$1,380,591		\$2,886,191	\$622,699	\$453,890	2,142.0			
						Sale. Ratio =>	45.19	Average					
						Std. Dev. =>	10.02	per FF=>		\$291			

2025 NEW SUB DIVISION LAND TABLE

AVE \$291 FF

Parcel Number	Street Address	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
052-219-004-00	109 SHELDEN AVENUE	\$340,000	\$340,000	\$138,775	40.82	\$313,073	\$43,427	\$16,500	60.0	100.0	\$724
052-221-008-00	308 E MONTEZUMA AVENUE	\$86,000	\$86,000	\$40,444	47.03	\$87,609	\$7,141	\$8,750	25.0	100.0	\$286
052-221-009-00	310 E MONTEZUMA AVENUE	\$110,000	\$110,000	\$47,075	42.80	\$94,149	\$33,351	\$17,500	50.0	90.0	\$667
052-232-004-00	303 E MONTEZUMA AVENUE	\$50,000	\$50,000	\$23,353	46.71	\$45,413	\$18,337	\$13,750	50.0	100.0	\$367
052-264-005-20	501 MEMORIAL ROAD	\$345,000	\$345,000	\$175,795	50.96	\$352,046	\$82,954	\$90,000	250.0	80.0	\$332
		\$931,000	\$931,000	\$425,442		\$892,290	\$185,210	\$146,500	435.0		
					Sale. Ratio =>	45.70	Average				
					Std. Dev. =>	3.96	per FF=>		\$426		

2025 Downtown Average FF \$426