

City of Warren  
2026 Residential Land Analysis

**(401) RESIDENTIAL LAND STUDY**

\*VALUED BY FRONT FOOT

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-01-106-014	13749 TEFFT	6/28/2024	03-ARM'S LENGTH	\$310,000	\$56,185	18%	57.6	\$807	'6010
12-13-01-107-007	13820 TEFFT	10/23/2024	03-ARM'S LENGTH	\$290,000	\$50,206	17%	57.6	\$755	'6010
12-13-01-126-011	14228 14 MILE	4/24/2024	03-ARM'S LENGTH	\$243,000	\$28,532	12%	57.2	\$637	'6010
12-13-01-127-025	14057 JENNY	10/15/2024	03-ARM'S LENGTH	\$246,000	\$43,788	18%	55.2	\$668	'6010
12-13-01-127-027	14119 JENNY	6/25/2024	03-ARM'S LENGTH	\$280,000	\$50,759	18%	55.2	\$761	'6010
12-13-01-154-005	13710 COLPAERT	4/6/2023	03-ARM'S LENGTH	\$250,000	\$41,662	17%	61.7	\$608	'6010
12-13-01-178-014	14236 COLPAERT	10/9/2024	03-ARM'S LENGTH	\$235,000	\$38,916	17%	57.6	\$612	'6010
12-13-01-201-014	32835 COLUMBUS	6/27/2024	03-ARM'S LENGTH	\$248,000	\$41,715	17%	61.4	\$606	'6010
12-13-01-202-003	14428 PECK	12/19/2024	03-ARM'S LENGTH	\$240,000	\$44,696	19%	56.1	\$642	'6010
12-13-01-206-008	32546 BEECHWOOD	4/30/2024	03-ARM'S LENGTH	\$245,000	\$43,431	18%	55.2	\$666	'6010
12-13-01-206-013	32436 BEECHWOOD	9/27/2023	03-ARM'S LENGTH	\$235,000	\$36,803	16%	58.2	\$605	'6010
12-13-01-252-051	14567 COLPAERT	4/18/2024	03-ARM'S LENGTH	\$257,000	\$40,926	16%	56.3	\$685	'6010
12-13-01-254-029	14615 MASONIC	10/23/2024	03-ARM'S LENGTH	\$255,100	\$40,892	16%	56.9	\$673	'6010
12-13-01-277-005	14902 MURTHUM	10/24/2024	03-ARM'S LENGTH	\$245,000	\$39,578	16%	56.9	\$646	'6010
12-13-01-277-014	14815 COLPAERT	8/11/2023	03-ARM'S LENGTH	\$220,000	\$27,403	12%	56.4	\$585	'6010
12-13-01-278-007	14852 COLPAERT	11/26/2024	03-ARM'S LENGTH	\$255,000	\$42,363	17%	56.9	\$672	'6010
12-13-01-278-016	14861 MASONIC	8/31/2023	03-ARM'S LENGTH	\$223,600	\$29,013	13%	56.4	\$595	'6010
12-13-01-280-022	32039 HAYES	6/18/2024	03-ARM'S LENGTH	\$260,000	\$43,858	17%	67.7	\$576	'6010
12-13-01-326-017	31723 STRICKER	2/29/2024	03-ARM'S LENGTH	\$226,000	\$26,715	12%	67.0	\$506	'6010
12-13-01-327-005	31682 STRICKER	12/22/2023	03-ARM'S LENGTH	\$212,500	\$31,191	15%	64.3	\$495	'6010
12-13-01-327-022	31647 SHAWN	1/13/2025	03-ARM'S LENGTH	\$279,000	\$40,347	14%	67.6	\$619	'6010
12-13-01-381-023	31126 LOUISE	1/14/2025	03-ARM'S LENGTH	\$240,000	\$43,429	18%	61.4	\$586	'6010
12-13-01-403-016	31719 GLOEDE	1/25/2024	03-ARM'S LENGTH	\$225,000	\$34,710	15%	56.8	\$595	'6010
12-13-01-430-028	31665 HAYES	11/21/2024	03-ARM'S LENGTH	\$190,000	\$27,376	14%	56.8	\$502	'6010
12-13-01-451-025	31107 GARDENDALE	9/6/2023	03-ARM'S LENGTH	\$232,000	\$28,431	12%	55.6	\$626	'6010
12-13-01-452-032	31427 HARTFORD	9/13/2024	03-ARM'S LENGTH	\$237,000	\$37,804	16%	55.4	\$641	'6010
12-13-01-453-055	31119 REGAL	7/3/2023	03-ARM'S LENGTH	\$250,000	\$41,088	16%	58.8	\$637	'6010
12-13-01-455-003	31446 BEECHWOOD	12/27/2023	03-ARM'S LENGTH	\$260,000	\$41,521	16%	56.8	\$687	'6010
12-13-01-476-005	31442 GLOEDE	7/18/2023	03-ARM'S LENGTH	\$224,500	\$34,836	16%	56.8	\$593	'6010
12-13-02-126-008	32645 NORTHAMPTON	2/2/2024	03-ARM'S LENGTH	\$370,000	\$51,199	14%	87.1	\$637	'6020
12-13-02-128-004	32480 NORTHAMPTON	6/20/2023	03-ARM'S LENGTH	\$310,000	\$47,115	15%	88.0	\$528	'6020
12-13-02-129-016	32410 COVENTRY PLACE	5/17/2024	03-ARM'S LENGTH	\$283,000	\$43,901	16%	86.7	\$490	'6020
12-13-02-132-005	32848 CAMBRIDGE	1/10/2025	03-ARM'S LENGTH	\$320,000	\$40,212	13%	68.4	\$702	'6020
12-13-02-152-010	32007 CLAEYS	8/8/2024	03-ARM'S LENGTH	\$364,000	\$57,543	16%	86.7	\$630	'6020

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-02-177-002	32320 NEWCASTLE	6/5/2024	03-ARM'S LENGTH	\$492,000	\$71,299	14%	87.2	\$847	'6020
12-13-02-177-017	32229 CAMBRIDGE	10/1/2024	03-ARM'S LENGTH	\$320,000	\$60,877	19%	70.1	\$684	'6020
12-13-02-202-023	32851 RUGBY	9/22/2023	03-ARM'S LENGTH	\$275,000	\$40,213	15%	69.6	\$592	'6020
12-13-02-202-033	32711 RUGBY	5/8/2023	03-ARM'S LENGTH	\$258,000	\$33,374	13%	57.6	\$671	'6020
12-13-02-202-033	32711 RUGBY	6/7/2024	03-ARM'S LENGTH	\$265,000	\$40,374	15%	57.6	\$690	'6020
12-13-02-203-037	32629 DOVER	3/12/2024	03-ARM'S LENGTH	\$255,000	\$46,425	18%	56.2	\$681	'6020
12-13-02-205-005	32522 WHITLEY CIRCLE	11/22/2024	03-ARM'S LENGTH	\$257,400	\$45,322	18%	66.2	\$583	'6020
12-13-02-229-008	13470 PECK	4/18/2023	03-ARM'S LENGTH	\$215,000	\$33,959	16%	56.9	\$567	'6020
12-13-02-252-026	32201 WHITLEY CIRCLE	1/12/2024	03-ARM'S LENGTH	\$258,500	\$43,304	17%	58.6	\$662	'6020
12-13-02-253-005	32330 WHITLEY CIRCLE	4/7/2023	03-ARM'S LENGTH	\$265,000	\$36,059	14%	65.1	\$611	'6020
12-13-02-253-008	32317 GAINSBOROUGH	5/16/2023	03-ARM'S LENGTH	\$265,000	\$43,396	16%	65.1	\$611	'6020
12-13-02-254-017	12965 DURHAM	2/14/2025	03-ARM'S LENGTH	\$305,000	\$52,396	17%	57.6	\$794	'6020
12-13-02-255-008	32208 GAINSBOROUGH	10/25/2023	03-ARM'S LENGTH	\$312,000	\$50,926	16%	65.7	\$712	'6020
12-13-02-255-054	32203 DOVER	12/11/2023	03-ARM'S LENGTH	\$240,000	\$36,056	15%	56.4	\$638	'6020
12-13-02-276-022	13455 HAUPT	3/21/2025	03-ARM'S LENGTH	\$270,100	\$46,547	17%	64.5	\$629	'6020
12-13-02-277-001	13220 DARRYL	9/25/2024	03-ARM'S LENGTH	\$255,000	\$29,919	12%	70.2	\$545	'6020
12-13-02-279-013	13332 PERRY CIRCLE	9/17/2024	03-ARM'S LENGTH	\$267,100	\$49,397	18%	57.0	\$703	'6020
12-13-02-279-043	32001 SCHOENHERR	9/10/2024	03-ARM'S LENGTH	\$207,000	\$33,062	16%	59.1	\$525	'6020
12-13-02-327-031	31749 PALOMINO	12/10/2024	03-ARM'S LENGTH	\$281,000	\$42,821	15%	58.9	\$716	'6020
12-13-02-330-006	31506 MARILYN	4/12/2024	03-ARM'S LENGTH	\$275,000	\$32,105	12%	55.6	\$742	'6020
12-13-02-332-006	31512 PINTO	1/17/2025	03-ARM'S LENGTH	\$240,000	\$41,876	17%	55.6	\$648	'6020
12-13-02-332-026	31451 PALOMINO	6/3/2024	03-ARM'S LENGTH	\$242,000	\$30,800	13%	55.6	\$653	'6020
12-13-02-333-009	31626 PALOMINO	10/10/2023	03-ARM'S LENGTH	\$257,000	\$32,447	13%	76.5	\$504	'6020
12-13-02-377-004	31130 ROAN	2/5/2024	03-ARM'S LENGTH	\$250,000	\$46,273	19%	57.1	\$657	'6020
12-13-02-377-025	31036 PALOMINO	8/1/2023	03-ARM'S LENGTH	\$219,000	\$35,263	16%	61.0	\$538	'6020
12-13-02-451-021	12838 LUTZ	11/27/2023	03-ARM'S LENGTH	\$242,000	\$41,672	17%	64.7	\$561	'6020
12-13-02-476-023	31205 MOCERI CIRCLE	4/3/2023	03-ARM'S LENGTH	\$260,000	\$33,094	13%	63.3	\$616	'6020
12-13-02-476-024	31163 MOCERI CIRCLE	1/9/2024	03-ARM'S LENGTH	\$260,000	\$35,960	14%	58.1	\$672	'6020
12-13-02-477-009	31011 MOCERI CIRCLE	10/15/2024	03-ARM'S LENGTH	\$271,000	\$47,561	18%	72.1	\$564	'6020
12-13-02-479-019	13551 SEBASTIAN	8/30/2024	03-ARM'S LENGTH	\$279,900	\$40,030	14%	58.1	\$723	'6020
12-13-02-480-006	13548 SEBASTIAN	3/7/2025	03-ARM'S LENGTH	\$276,000	\$45,322	16%	58.1	\$713	'6020
12-13-03-107-042	32347 LINDERMAN	9/26/2024	03-ARM'S LENGTH	\$205,000	\$31,305	15%	38.1	\$807	'6031
12-13-03-129-004	8832 14 MILE	8/21/2023	03-ARM'S LENGTH	\$189,000	\$33,215	18%	36.8	\$771	'6031
12-13-03-129-019	32881 LORRAINE	9/29/2023	03-ARM'S LENGTH	\$230,000	\$41,697	18%	40.9	\$843	'6031
12-13-03-129-031	32912 SARATOGA	5/24/2024	03-ARM'S LENGTH	\$250,000	\$44,637	18%	60.2	\$623	'6031
12-13-03-201-026	11100 14 MILE	6/27/2024	03-ARM'S LENGTH	\$279,900	\$42,812	15%	55.7	\$754	'6030
12-13-03-228-009	32735 DESMOND	1/2/2024	03-ARM'S LENGTH	\$350,000	\$46,164	13%	85.2	\$617	'6030
12-13-03-230-004	32397 DESMOND	6/5/2024	03-ARM'S LENGTH	\$485,000	\$82,941	17%	87.2	\$834	'6030

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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-03-279-015	11375 MASONIC	7/14/2023	03-ARM'S LENGTH	\$237,000	\$34,238	14%	71.7	\$496	'6030
12-13-03-279-018	11409 MASONIC	6/26/2023	03-ARM'S LENGTH	\$285,100	\$47,618	17%	74.5	\$574	'6030
12-13-03-280-003	11560 JENNY	6/6/2023	03-ARM'S LENGTH	\$300,000	\$45,625	15%	96.5	\$466	'6030
12-13-03-282-006	11521 COLPAERT	2/14/2025	03-ARM'S LENGTH	\$300,000	\$40,324	13%	96.5	\$466	'6030
12-13-03-379-018	31231 SARATOGA	7/3/2024	03-ARM'S LENGTH	\$270,500	\$48,872	18%	62.6	\$649	'6030
12-13-03-380-010	31127 LUND	1/22/2025	03-ARM'S LENGTH	\$300,000	\$41,558	14%	56.4	\$797	'6030
12-13-03-381-019	31212 SARATOGA	11/28/2023	03-ARM'S LENGTH	\$225,000	\$32,546	14%	60.0	\$563	'6030
12-13-03-381-020	31200 SARATOGA	12/29/2023	03-ARM'S LENGTH	\$275,000	\$32,221	12%	60.0	\$688	'6030
12-13-03-402-013	31705 BRETZ	5/31/2023	03-ARM'S LENGTH	\$258,000	\$38,704	15%	70.5	\$549	'6030
12-13-03-408-005	31350 JAY	9/27/2024	03-ARM'S LENGTH	\$290,000	\$46,919	16%	62.4	\$697	'6030
12-13-03-426-014	11321 HANOVER	4/26/2024	03-ARM'S LENGTH	\$320,000	\$56,247	18%	70.3	\$683	'6030
12-13-03-426-015	31835 WELLSTON	2/20/2025	03-ARM'S LENGTH	\$265,000	\$42,610	16%	71.3	\$558	'6030
12-13-03-454-002	11122 MADELINE	12/23/2024	03-ARM'S LENGTH	\$260,000	\$47,396	18%	77.3	\$504	'6030
12-13-03-454-019	11281 CANTERBURY	3/25/2024	03-ARM'S LENGTH	\$259,000	\$34,369	13%	67.3	\$578	'6030
12-13-03-478-018	31278 WELLSTON	5/3/2023	03-ARM'S LENGTH	\$210,000	\$30,133	14%	60.2	\$523	'6030
12-13-03-479-011	11523 VILLA COURT	9/19/2023	03-ARM'S LENGTH	\$291,330	\$42,908	15%	68.0	\$643	'6030
12-13-03-480-006	11560 VILLA COURT	2/5/2025	03-ARM'S LENGTH	\$281,500	\$36,663	13%	68.0	\$621	'6030
12-13-03-482-009	11335 13 MILE	11/10/2023	03-ARM'S LENGTH	\$255,000	\$34,772	14%	65.2	\$587	'6030
12-13-04-102-012	5978 PECK	6/25/2024	03-ARM'S LENGTH	\$210,000	\$30,960	15%	38.4	\$820	'6040
12-13-04-105-002	32532 ST ANNES	1/6/2025	03-ARM'S LENGTH	\$270,000	\$42,884	16%	56.9	\$712	'6040
12-13-04-328-009	31634 ECKSTEIN	8/12/2024	03-ARM'S LENGTH	\$214,900	\$29,923	14%	42.1	\$766	'6040
12-13-05-129-007	32726 TUXEDO COURT	8/30/2024	03-ARM'S LENGTH	\$248,000	\$43,616	18%	55.2	\$674	'6050
12-13-05-132-054	32431 HOLDEN	3/7/2025	03-ARM'S LENGTH	\$230,000	\$41,885	18%	53.1	\$649	'6050
12-13-05-152-025	32105 ST VINCENT	6/26/2023	03-ARM'S LENGTH	\$440,000	\$79,406	18%	97.6	\$676	'6050
12-13-05-177-004	4704 AUDUBON	1/15/2025	03-ARM'S LENGTH	\$250,000	\$34,017	14%	58.8	\$637	'6050
12-13-05-204-024	5377 CASMERE	3/8/2024	03-ARM'S LENGTH	\$235,000	\$43,696	19%	55.2	\$639	'6050
12-13-05-205-011	5370 CASMERE	5/14/2024	03-ARM'S LENGTH	\$275,100	\$47,616	17%	55.2	\$748	'6050
12-13-05-304-012	31524 REID	11/17/2023	03-ARM'S LENGTH	\$217,600	\$27,704	13%	59.8	\$546	'6050
12-13-05-304-018	31821 WIXSON	5/5/2023	03-ARM'S LENGTH	\$260,100	\$30,083	12%	71.9	\$543	'6050
12-13-05-304-037	4429 HOLMES	4/10/2023	03-ARM'S LENGTH	\$227,500	\$37,165	16%	55.4	\$616	'6050
12-13-05-378-018	4505 LUTZ	5/8/2024	03-ARM'S LENGTH	\$200,000	\$26,258	13%	52.6	\$570	'6050
12-13-05-381-005	4638 BUCHANAN	7/31/2024	03-ARM'S LENGTH	\$285,000	\$46,994	16%	57.6	\$742	'6050
12-13-05-382-002	31124 BLAIR	11/15/2023	03-ARM'S LENGTH	\$210,000	\$25,196	12%	52.6	\$599	'6050
12-13-05-383-034	4583 13 MILE	7/14/2023	03-ARM'S LENGTH	\$215,500	\$37,041	17%	57.6	\$561	'6050
12-13-05-383-051	4863 13 MILE	4/2/2024	03-ARM'S LENGTH	\$215,000	\$34,028	16%	57.6	\$560	'6050
12-13-05-384-007	31308 COUSINO	5/17/2024	03-ARM'S LENGTH	\$236,500	\$43,965	19%	65.5	\$541	'6050
12-13-05-451-027	31375 PAGELS	11/27/2024	03-ARM'S LENGTH	\$225,000	\$41,771	19%	52.6	\$641	'6050

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-05-452-014	31340 PAGELS	3/21/2025	03-ARM'S LENGTH	\$235,500	\$40,448	17%	52.6	\$671	'6050
12-13-05-455-013	5232 BUCHANAN	8/9/2024	03-ARM'S LENGTH	\$195,000	\$32,658	17%	52.6	\$556	'6050
12-13-05-458-006	31148 LYONS CIRCLE E	12/8/2023	03-ARM'S LENGTH	\$225,000	\$39,301	17%	55.2	\$612	'6050
12-13-05-458-010	5216 LYONS CIRCLE S	5/16/2023	03-ARM'S LENGTH	\$245,000	\$34,815	14%	61.4	\$599	'6050
12-13-06-128-010	32654 WAREHAM	9/1/2023	03-ARM'S LENGTH	\$245,000	\$42,336	17%	63.8	\$576	'6060
12-13-06-129-002	32512 HAWTHORNE	10/16/2023	03-ARM'S LENGTH	\$220,000	\$40,585	18%	60.8	\$543	'6060
12-13-06-129-010	32451 WAREHAM	11/17/2023	03-ARM'S LENGTH	\$228,000	\$27,167	12%	77.4	\$442	'6060
12-13-06-179-001	32336 OAKVIEW	10/31/2023	03-ARM'S LENGTH	\$232,000	\$26,722	12%	66.3	\$525	'6060
12-13-06-201-026	32445 WARNER	8/17/2023	03-ARM'S LENGTH	\$205,000	\$31,013	15%	55.2	\$557	'6060
12-13-06-203-027	32640 WARNER	11/6/2023	03-ARM'S LENGTH	\$212,000	\$34,199	16%	55.6	\$572	'6060
12-13-06-203-027	32640 WARNER	9/5/2024	03-ARM'S LENGTH	\$216,000	\$38,199	18%	55.6	\$583	'6060
12-13-06-205-001	32656 REVERE	2/13/2025	03-ARM'S LENGTH	\$255,000	\$40,823	16%	64.5	\$593	'6060
12-13-06-229-013	3802 KENSINGTON	5/21/2024	03-ARM'S LENGTH	\$270,000	\$42,174	16%	74.9	\$540	'6060
12-13-06-230-024	3505 ARDEN	5/9/2024	03-ARM'S LENGTH	\$262,500	\$45,192	17%	55.9	\$705	'6060
12-13-06-254-001	2912 ARDEN	10/23/2023	03-ARM'S LENGTH	\$263,000	\$41,902	16%	81.3	\$485	'6060
12-13-06-256-008	3090 BRYSONS COVE	6/18/2024	03-ARM'S LENGTH	\$356,000	\$53,839	15%	78.4	\$681	'6060
12-13-06-351-004	2103 OTTER	6/23/2023	03-ARM'S LENGTH	\$265,000	\$46,369	17%	85.9	\$463	'6060
12-13-07-128-018	30450 WARNER	10/10/2023	03-ARM'S LENGTH	\$272,000	\$39,390	14%	70.1	\$582	'6070
12-13-07-129-001	30930 AUSTIN	6/2/2023	03-ARM'S LENGTH	\$262,500	\$33,101	13%	76.4	\$515	'6070
12-13-07-153-002	1932 SHADY	4/27/2023	03-ARM'S LENGTH	\$324,900	\$52,546	16%	60.7	\$803	'6070
12-13-07-177-037	30041 WARNER	9/18/2023	03-ARM'S LENGTH	\$275,000	\$43,570	16%	64.6	\$638	'6070
12-13-07-179-008	30216 WARNER	9/22/2023	03-ARM'S LENGTH	\$255,000	\$36,636	14%	57.6	\$664	'6070
12-13-07-179-010	30160 WARNER	12/28/2023	03-ARM'S LENGTH	\$255,000	\$36,298	14%	57.6	\$664	'6070
12-13-07-204-030	30533 OHMER	11/7/2023	03-ARM'S LENGTH	\$295,000	\$54,114	18%	68.4	\$647	'6070
12-13-07-226-020	30627 SCRIVO	2/28/2025	03-ARM'S LENGTH	\$280,000	\$51,847	19%	68.2	\$616	'6070
12-13-07-252-012	2747 CROMIE	10/11/2023	03-ARM'S LENGTH	\$285,000	\$46,728	16%	76.9	\$556	'6070
12-13-07-254-007	30214 UNDERWOOD	5/2/2023	03-ARM'S LENGTH	\$310,000	\$54,627	18%	67.3	\$691	'6070
12-13-07-255-017	30034 WOODHOUSE	3/28/2024	03-ARM'S LENGTH	\$280,500	\$46,011	16%	67.1	\$627	'6070
12-13-07-256-026	30253 GRUENBURG	6/6/2023	03-ARM'S LENGTH	\$269,900	\$34,426	13%	67.3	\$602	'6070
12-13-07-326-010	2336 COMMON	5/15/2023	03-ARM'S LENGTH	\$240,000	\$30,166	13%	60.7	\$593	'6070
12-13-07-327-021	29711 WARNER	1/30/2025	03-ARM'S LENGTH	\$297,000	\$50,204	17%	65.8	\$677	'6070
12-13-07-351-013	29289 MERRICK	2/6/2024	03-ARM'S LENGTH	\$245,000	\$37,233	15%	59.1	\$622	'6070
12-13-07-351-018	2226 GEOFFRY	7/17/2024	03-ARM'S LENGTH	\$300,000	\$47,403	16%	79.1	\$569	'6070
12-13-07-376-014	2583 EDWIN	5/2/2024	03-ARM'S LENGTH	\$300,000	\$45,651	15%	63.2	\$712	'6070
12-13-07-427-018	29831 TROPEA	6/27/2024	03-ARM'S LENGTH	\$360,000	\$67,086	19%	58.7	\$920	'6070
12-13-07-427-018	29831 TROPEA	8/30/2024	03-ARM'S LENGTH	\$360,000	\$67,086	19%	58.7	\$920	'6070

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area
12-13-07-428-009	3803 COMMON	3/24/2025	03-ARM'S LENGTH	\$300,000	\$47,479	16%	59.6	\$756	'6070
12-13-07-428-010	3815 COMMON	11/16/2023	03-ARM'S LENGTH	\$275,000	\$47,583	17%	57.6	\$716	'6070
12-13-07-429-003	3458 COMMON	6/13/2023	03-ARM'S LENGTH	\$285,500	\$40,616	14%	58.6	\$731	'6070
12-13-07-431-012	3832 SHAMPO	10/29/2024	03-ARM'S LENGTH	\$255,000	\$37,628	15%	77.8	\$492	'6070
12-13-07-452-002	29422 NOTTINGHAM CIR W	7/7/2023	03-ARM'S LENGTH	\$275,000	\$37,646	14%	61.4	\$672	'6070
12-13-07-479-004	29334 LLOYD	1/13/2025	03-ARM'S LENGTH	\$300,000	\$45,611	15%	57.6	\$781	'6070
12-13-07-479-009	29232 LLOYD	9/17/2024	03-ARM'S LENGTH	\$255,000	\$38,326	15%	58.4	\$655	'6070
12-13-08-128-036	4843 ALGER	6/16/2023	03-ARM'S LENGTH	\$305,000	\$37,158	12%	61.1	\$748	'6080
12-13-08-180-016	30021 COUSINO	2/13/2025	03-ARM'S LENGTH	\$270,500	\$35,833	13%	59.3	\$684	'6080
12-13-08-251-005	30416 COUSINO	1/23/2024	03-ARM'S LENGTH	\$295,000	\$43,106	15%	57.8	\$766	'6080
12-13-08-251-009	30324 COUSINO	9/26/2023	03-ARM'S LENGTH	\$276,000	\$46,733	17%	58.0	\$714	'6080
12-13-08-302-010	29658 VAN LAAN	11/15/2024	03-ARM'S LENGTH	\$220,000	\$26,295	12%	59.6	\$554	'6080
12-13-08-304-029	29631 ORVYLLE	4/22/2024	03-ARM'S LENGTH	\$267,000	\$44,205	17%	55.2	\$725	'6080
12-13-08-304-038	29453 ORVYLLE	11/18/2024	03-ARM'S LENGTH	\$275,000	\$38,216	14%	57.4	\$718	'6080
12-13-08-304-039	29441 ORVYLLE	9/13/2023	03-ARM'S LENGTH	\$270,000	\$45,174	17%	60.0	\$675	'6080
12-13-08-328-016	29456 ORVYLLE	12/6/2023	03-ARM'S LENGTH	\$251,000	\$32,453	13%	63.2	\$596	'6080
12-13-08-328-021	4610 BURSSSENS	3/22/2024	03-ARM'S LENGTH	\$260,000	\$33,397	13%	61.3	\$636	'6080
12-13-08-328-046	4541 MARLOW	5/23/2023	03-ARM'S LENGTH	\$256,000	\$36,086	14%	57.0	\$674	'6080
12-13-08-329-027	4818 STILWELL	6/30/2023	03-ARM'S LENGTH	\$315,000	\$51,820	16%	56.4	\$837	'6080
12-13-08-330-010	4616 MARLOW	3/31/2025	03-ARM'S LENGTH	\$305,000	\$53,752	18%	56.4	\$811	'6080
12-13-08-376-011	4628 HAYMAN	11/25/2024	03-ARM'S LENGTH	\$225,000	\$40,305	18%	56.4	\$598	'6080
12-13-08-377-031	29023 RED MAPLE	4/29/2024	03-ARM'S LENGTH	\$285,000	\$33,873	12%	64.5	\$663	'6080
12-13-10-129-014	30524 LUND	1/9/2025	03-ARM'S LENGTH	\$352,500	\$44,915	13%	67.4	\$784	'6100
12-13-10-177-021	30211 FREDA	5/20/2024	03-ARM'S LENGTH	\$305,500	\$39,832	13%	67.3	\$681	'6100
12-13-10-202-009	11088 ROSSELO	12/7/2023	03-ARM'S LENGTH	\$249,000	\$42,912	17%	72.0	\$519	'6100
12-13-10-252-013	30255 CAMPBELL	6/27/2023	03-ARM'S LENGTH	\$365,000	\$45,408	12%	89.4	\$612	'6100
12-13-10-403-014	11242 IRENE	4/3/2024	03-ARM'S LENGTH	\$275,000	\$49,205	18%	69.5	\$594	'6104
12-13-10-426-006	11345 BRIARCLIFF	10/5/2023	03-ARM'S LENGTH	\$300,000	\$55,448	18%	62.4	\$721	'6104
12-13-10-426-037	11338 COMMON	10/16/2023	03-ARM'S LENGTH	\$257,000	\$30,118	12%	75.7	\$509	'6104
12-13-10-451-007	29232 LORRAINE	7/12/2024	03-ARM'S LENGTH	\$370,000	\$61,930	17%	106.0	\$524	'6104
12-13-10-476-001	11338 RACINE	8/31/2023	03-ARM'S LENGTH	\$255,000	\$36,122	14%	67.8	\$564	'6104
12-13-10-476-006	11390 RACINE	4/17/2023	03-ARM'S LENGTH	\$279,900	\$38,011	14%	57.2	\$735	'6104
12-13-10-478-027	29111 DESMOND	11/27/2023	03-ARM'S LENGTH	\$295,000	\$47,595	16%	60.0	\$738	'6104
12-13-11-101-013	11619 LYNCH COURT	2/9/2024	03-ARM'S LENGTH	\$295,000	\$42,920	15%	61.1	\$724	'6110
12-13-11-102-001	11604 LYNCH COURT	12/20/2024	03-ARM'S LENGTH	\$295,000	\$37,030	13%	65.0	\$681	'6110

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area
12-13-11-103-005	30550 BIRCH TREE	10/17/2024	03-ARM'S LENGTH	\$282,500	\$38,892	14%	60.3	\$702	'6110
12-13-11-103-010	30338 BIRCH TREE	6/5/2023	03-ARM'S LENGTH	\$295,000	\$53,662	18%	70.5	\$627	'6110
12-13-11-126-022	30629 ROAN	4/13/2023	03-ARM'S LENGTH	\$210,000	\$32,037	15%	55.2	\$571	'6110
12-13-11-128-013	30556 PINTO	10/11/2023	03-ARM'S LENGTH	\$225,000	\$28,930	13%	55.2	\$611	'6110
12-13-11-128-031	30419 PALOMINO	1/3/2025	03-ARM'S LENGTH	\$252,000	\$35,206	14%	73.0	\$518	'6110
12-13-11-129-024	30506 PALOMINO	7/9/2024	03-ARM'S LENGTH	\$257,700	\$35,731	14%	63.4	\$610	'6110
12-13-11-152-023	30133 ALETA	3/5/2025	03-ARM'S LENGTH	\$325,000	\$49,791	15%	84.8	\$575	'6110
12-13-11-154-015	30011 BLANCKE	5/28/2024	03-ARM'S LENGTH	\$295,000	\$41,811	14%	70.5	\$627	'6110
12-13-11-154-015	30011 BLANCKE	8/19/2024	03-ARM'S LENGTH	\$310,000	\$56,811	18%	70.5	\$659	'6110
12-13-11-155-002	30306 BLANCKE	6/30/2023	03-ARM'S LENGTH	\$280,000	\$48,925	17%	59.8	\$702	'6110
12-13-11-156-010	30124 BARBARY COURT	10/20/2023	03-ARM'S LENGTH	\$265,000	\$43,811	17%	61.7	\$644	'6110
12-13-11-156-030	30025 WAGNER	9/23/2024	03-ARM'S LENGTH	\$276,000	\$36,041	13%	61.1	\$677	'6110
12-13-11-178-017	30343 PALOMINO	9/11/2023	03-ARM'S LENGTH	\$238,000	\$29,563	12%	58.6	\$609	'6110
12-13-11-202-001	30956 IROQUOIS	4/28/2023	03-ARM'S LENGTH	\$227,500	\$41,407	18%	64.4	\$530	'6110
12-13-11-204-028	30252 NEWPORT	7/28/2023	03-ARM'S LENGTH	\$266,900	\$32,901	12%	56.2	\$712	'6110
12-13-11-204-061	13103 IOWA	2/25/2025	03-ARM'S LENGTH	\$250,000	\$32,950	13%	59.7	\$629	'6110
12-13-11-205-031	30729 RIDGEFIELD	8/31/2023	03-ARM'S LENGTH	\$262,000	\$40,007	15%	55.2	\$712	'6110
12-13-11-227-043	30521 EIFFEL	5/22/2023	03-ARM'S LENGTH	\$261,000	\$37,417	14%	51.5	\$760	'6110
12-13-11-227-046	30455 EIFFEL	4/20/2023	03-ARM'S LENGTH	\$236,000	\$39,276	17%	56.5	\$627	'6110
12-13-11-228-003	13318 ROSSELO	10/17/2024	03-ARM'S LENGTH	\$282,000	\$39,912	14%	52.6	\$804	'6110
12-13-11-251-006	30353 IROQUOIS	11/2/2023	03-ARM'S LENGTH	\$238,000	\$42,280	18%	58.7	\$608	'6110
12-13-11-251-012	30151 IROQUOIS	12/19/2023	03-ARM'S LENGTH	\$197,000	\$32,087	16%	58.5	\$505	'6110
12-13-11-252-037	13009 CROMIE	6/16/2023	03-ARM'S LENGTH	\$260,000	\$35,839	14%	59.3	\$658	'6110
12-13-11-277-008	13228 CROMIE	6/18/2024	03-ARM'S LENGTH	\$310,000	\$47,993	15%	57.4	\$811	'6110
12-13-11-277-010	13252 CROMIE	10/7/2024	03-ARM'S LENGTH	\$262,500	\$45,266	17%	60.2	\$654	'6110
12-13-11-277-022	30037 MOULIN	6/23/2023	03-ARM'S LENGTH	\$225,000	\$38,650	17%	52.4	\$644	'6110
12-13-11-278-006	30308 MOULIN	3/21/2025	03-ARM'S LENGTH	\$280,000	\$40,166	14%	58.7	\$715	'6110
12-13-11-278-024	30010 MOULIN	12/18/2024	03-ARM'S LENGTH	\$250,000	\$32,393	13%	68.3	\$549	'6110
12-13-11-303-010	29726 BONNIE	12/3/2024	03-ARM'S LENGTH	\$250,000	\$44,127	18%	62.0	\$604	'5120
12-13-11-303-033	29665 WAGNER	9/29/2023	03-ARM'S LENGTH	\$224,000	\$34,406	15%	55.2	\$609	'5120
12-13-11-353-002	11818 IRENE	6/5/2023	03-ARM'S LENGTH	\$235,000	\$29,302	12%	59.2	\$595	'5120
12-13-11-377-031	29243 PINTO	5/29/2024	03-ARM'S LENGTH	\$260,500	\$44,202	17%	57.6	\$678	'5120
12-13-11-378-039	29347 PALOMINO	8/10/2023	03-ARM'S LENGTH	\$250,000	\$39,387	16%	57.6	\$651	'5120
12-13-11-379-002	29472 PALOMINO	12/9/2024	03-ARM'S LENGTH	\$271,000	\$43,652	16%	63.6	\$639	'5120

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-11-403-006	12936 COMMON	12/8/2023	03-ARM'S LENGTH	\$191,100	\$22,480	12%	55.2	\$519	'5120
12-13-11-427-018	29576 DOVER	9/13/2024	03-ARM'S LENGTH	\$245,000	\$35,606	15%	56.0	\$656	'5120
12-13-11-455-001	29376 FAIRFIELD	10/23/2023	03-ARM'S LENGTH	\$245,000	\$41,709	17%	65.2	\$563	'5120
12-13-11-456-011	13012 GEOFFRY	2/14/2024	03-ARM'S LENGTH	\$255,000	\$31,557	12%	55.2	\$693	'5120
12-13-12-103-017	30546 SUTHERLAND	9/4/2024	03-ARM'S LENGTH	\$220,000	\$31,205	14%	58.1	\$568	'5120
12-13-12-127-024	14283 LA CHENE	5/13/2024	03-ARM'S LENGTH	\$255,000	\$37,126	15%	56.4	\$678	'5120
12-13-12-151-011	13750 CASTLE	10/1/2024	03-ARM'S LENGTH	\$297,900	\$41,076	14%	67.7	\$660	'5120
12-13-12-151-023	13703 IOWA	9/20/2023	03-ARM'S LENGTH	\$260,000	\$41,020	16%	64.1	\$609	'5120
12-13-12-153-025	30243 FLANDERS	10/7/2024	03-ARM'S LENGTH	\$226,000	\$33,653	15%	62.1	\$546	'5120
12-13-12-202-002	14732 13 MILE	8/26/2024	03-ARM'S LENGTH	\$260,000	\$39,177	15%	59.0	\$661	'5120
12-13-12-202-004	14756 13 MILE	2/26/2024	03-ARM'S LENGTH	\$257,000	\$40,232	16%	72.7	\$531	'5120
12-13-12-202-024	30737 PRIMROSE	7/28/2023	03-ARM'S LENGTH	\$285,000	\$37,885	13%	66.6	\$642	'5120
12-13-12-204-028	30769 MARROCCO	1/24/2025	03-ARM'S LENGTH	\$320,000	\$54,248	17%	69.1	\$695	'5120
12-13-12-227-006	14879 ALGER	5/31/2023	03-ARM'S LENGTH	\$269,900	\$31,792	12%	77.7	\$521	'5120
12-13-12-279-001	30504 GLENWOOD	5/31/2024	03-ARM'S LENGTH	\$280,000	\$40,589	14%	67.5	\$622	'5120
12-13-12-279-014	30210 ROSENBUSCH	6/21/2023	03-ARM'S LENGTH	\$229,500	\$37,406	16%	62.8	\$548	'5120
12-13-12-279-019	30108 ROSENBUSCH	5/22/2023	03-ARM'S LENGTH	\$235,000	\$29,706	13%	58.2	\$606	'5120
12-13-12-279-039	30029 HAYES	11/7/2023	03-ARM'S LENGTH	\$245,000	\$30,236	12%	58.2	\$631	'5120
12-13-12-327-021	14135 EDISON	4/7/2023	03-ARM'S LENGTH	\$260,000	\$46,524	18%	71.6	\$545	'5120
12-13-12-351-012	29335 MALVINA	8/15/2023	03-ARM'S LENGTH	\$211,000	\$36,392	17%	58.1	\$545	'5120
12-13-12-353-018	29111 MALVINA	11/22/2023	03-ARM'S LENGTH	\$220,000	\$30,336	14%	65.3	\$505	'5120
12-13-12-376-027	29251 BON MAR	3/28/2024	03-ARM'S LENGTH	\$273,000	\$36,447	13%	59.5	\$688	'5120
12-13-12-376-034	14135 IVANHOE	1/17/2025	03-ARM'S LENGTH	\$265,000	\$38,973	15%	59.6	\$667	'5120
12-13-12-376-042	14325 IVANHOE	12/26/2024	03-ARM'S LENGTH	\$270,000	\$38,341	14%	59.6	\$680	'5120
12-13-12-402-014	14619 BON BRAE	9/5/2023	03-ARM'S LENGTH	\$338,000	\$60,661	18%	73.0	\$695	'5120
12-13-12-403-011	14649 BADE	1/14/2025	03-ARM'S LENGTH	\$275,000	\$43,879	16%	57.6	\$716	'5120
12-13-12-404-031	14605 IVANHOE	10/10/2023	03-ARM'S LENGTH	\$275,000	\$41,124	15%	58.6	\$704	'5120
12-13-12-404-037	14719 IVANHOE	7/31/2024	03-ARM'S LENGTH	\$270,000	\$37,390	14%	59.1	\$686	'5120
12-13-12-451-038	14743 TALBOT	8/22/2023	03-ARM'S LENGTH	\$282,500	\$39,832	14%	77.8	\$545	'5120
AVERAGES				\$265,306	\$40,803	15%	62.9	\$638	

**LAND TABLES:** (01100) (01101) (01200) (01110) (01111) (01120) (01130) (01140) (01210) (01211) (01220) (01221) (01230) (01240) (01241) (01300) (01400) (02100) (02200) (02300) (02400) (03101) (03200) (03300) (03400) (04100) (04300) (05100) (05101) (05200) (05300) (05301) (05400) (05401) (06100) (06200) (06201) (06202) (06300) (06400) (07100) (07101) (07200) (07300) (07400) (07401) (07402) (08100) (08300) (08400) (01010) (01020) (01021) (01030) (01040)

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-13-101-034	28671 MALVINA	3/28/2025	03-ARM'S LENGTH	\$280,000	\$45,673	16.31%	79.5	\$528	'5140
12-13-13-131-007	14255 WEIER	11/8/2023	03-ARM'S LENGTH	\$310,250	\$58,992	19.01%	59.6	\$781	'5140
12-13-13-155-020	28024 MALVINA	9/12/2024	03-ARM'S LENGTH	\$241,000	\$31,734	13.17%	57.6	\$627	'5140
12-13-13-155-039	13800 IRVINGTON	6/14/2023	03-ARM'S LENGTH	\$243,000	\$39,211	16.14%	70.3	\$518	'5140
12-13-13-156-025	28239 SUTHERLAND	2/5/2024	03-ARM'S LENGTH	\$275,000	\$28,512	10.37%	60.2	\$685	'5140
12-13-13-180-017	14213 IRVINGTON	10/30/2023	03-ARM'S LENGTH	\$296,550	\$46,796	15.78%	88.0	\$505	'5140
12-13-13-182-012	14211 MARTIN	11/8/2024	03-ARM'S LENGTH	\$295,000	\$54,601	18.51%	59.6	\$743	'5140
12-13-13-182-014	14235 MARTIN	12/2/2024	03-ARM'S LENGTH	\$295,000	\$52,589	17.83%	59.6	\$743	'5140
12-13-13-301-007	13674 MARTIN	10/11/2024	03-ARM'S LENGTH	\$213,500	\$22,604	10.59%	56.2	\$570	'5140
12-13-13-302-034	27895 SUTHERLAND	12/17/2024	03-ARM'S LENGTH	\$290,000	\$33,398	11.52%	58.3	\$746	'5140
12-13-13-303-022	13741 ARNOLD	7/17/2024	03-ARM'S LENGTH	\$237,500	\$28,874	12.16%	61.4	\$580	'5140
12-13-13-305-028	27943 FLANDERS	9/5/2024	03-ARM'S LENGTH	\$245,000	\$43,883	17.91%	65.5	\$561	'5140
12-13-13-326-010	14144 MARTIN	8/23/2024	03-ARM'S LENGTH	\$205,000	\$23,447	11.44%	56.2	\$547	'5140
12-13-13-326-025	14141 MELVA	12/18/2024	03-ARM'S LENGTH	\$269,000	\$46,055	17.12%	56.2	\$718	'5140
12-13-13-328-006	14110 JOYCE	7/20/2023	03-ARM'S LENGTH	\$234,000	\$33,663	14.39%	58.9	\$596	'5140
12-13-13-329-026	27353 PLEASANT	1/18/2024	03-ARM'S LENGTH	\$215,000	\$22,772	10.59%	57.6	\$560	'5140
12-13-13-351-003	13636 BETH	12/23/2024	03-ARM'S LENGTH	\$245,000	\$39,982	16.32%	65.6	\$560	'5140
12-13-13-354-010	27106 SUTHERLAND	8/25/2023	03-ARM'S LENGTH	\$235,000	\$27,756	11.81%	65.1	\$542	'5140
12-13-13-377-007	27314 PLEASANT	9/25/2024	03-ARM'S LENGTH	\$240,000	\$43,682	18.20%	61.1	\$589	'5140
12-13-13-377-017	27118 PLEASANT	3/1/2024	03-ARM'S LENGTH	\$230,000	\$39,767	17.29%	58.6	\$589	'5140
12-13-13-377-026	27323 CRESTWOOD	5/28/2024	03-ARM'S LENGTH	\$239,000	\$45,029	18.84%	60.9	\$589	'5140
12-13-13-377-027	27311 CRESTWOOD	1/29/2024	03-ARM'S LENGTH	\$237,000	\$39,996	16.88%	61.6	\$577	'5140
12-13-13-377-029	27241 CRESTWOOD	2/16/2024	03-ARM'S LENGTH	\$245,000	\$40,347	16.47%	61.8	\$595	'5140
12-13-13-378-017	27012 CRESTWOOD	10/18/2024	03-ARM'S LENGTH	\$245,000	\$42,192	17.22%	77.5	\$474	'5140
12-13-13-402-008	14545 HOERNING	6/21/2024	03-ARM'S LENGTH	\$139,000	\$18,688	13.44%	78.9	\$264	'5140
12-13-14-177-012	12303 MARTIN	7/24/2024	03-ARM'S LENGTH	\$274,730	\$39,319	14.31%	120.0	\$343	'5140
12-13-14-201-012	28721 NEWPORT	10/31/2023	03-ARM'S LENGTH	\$227,500	\$37,736	16.59%	56.7	\$602	'5140
12-13-14-202-011	28718 NEWPORT	8/13/2024	03-ARM'S LENGTH	\$223,000	\$28,699	12.87%	55.2	\$606	'5140
12-13-14-253-016	28345 SUBURBAN	2/1/2024	03-ARM'S LENGTH	\$211,500	\$26,604	12.58%	55.8	\$568	'5140
12-13-14-253-020	28291 SUBURBAN	2/5/2024	03-ARM'S LENGTH	\$206,100	\$21,270	10.32%	55.8	\$554	'5140
12-13-14-254-041	28021 MAVIS	6/7/2023	03-ARM'S LENGTH	\$285,000	\$38,209	13.41%	59.3	\$722	'5140
12-13-14-277-002	28314 MAVIS	4/27/2023	03-ARM'S LENGTH	\$280,000	\$42,960	15.34%	60.3	\$697	'5140
12-13-14-277-016	13143 IRVINGTON	5/31/2024	03-ARM'S LENGTH	\$287,000	\$51,684	18.01%	61.8	\$697	'5140
12-13-14-327-008	27768 MARILYN	4/22/2024	03-ARM'S LENGTH	\$220,000	\$37,788	17.18%	55.2	\$598	'5140
12-13-14-328-005	27774 ROAN	9/29/2023	03-ARM'S LENGTH	\$291,500	\$32,446	11.13%	57.8	\$757	'5140
12-13-14-351-019	27443 SHACKETT	10/23/2024	03-ARM'S LENGTH	\$220,000	\$28,347	12.89%	59.8	\$552	'5140

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-14-351-021	27419 SHACKETT	8/9/2024	03-ARM'S LENGTH	\$250,000	\$44,236	17.69%	60.2	\$623	'5140
12-13-14-352-011	27240 SHACKETT	3/27/2025	03-ARM'S LENGTH	\$226,000	\$35,871	15.87%	57.9	\$586	'5140
12-13-14-353-033	27085 BONNIE	1/16/2025	03-ARM'S LENGTH	\$265,000	\$42,967	16.21%	58.4	\$680	'5140
12-13-14-354-030	27215 WAGNER	12/4/2024	03-ARM'S LENGTH	\$210,000	\$39,097	18.62%	55.2	\$571	'5140
12-13-14-376-020	27363 MARILYN	12/19/2024	03-ARM'S LENGTH	\$232,000	\$26,184	11.29%	55.2	\$630	'5140
12-13-14-377-008	27352 MARILYN	7/17/2023	03-ARM'S LENGTH	\$200,000	\$32,686	16.34%	55.2	\$543	'5140
12-13-14-378-030	27269 PALOMINO	2/28/2025	03-ARM'S LENGTH	\$232,500	\$37,141	15.97%	57.3	\$609	'5140
12-13-14-379-019	27220 PALOMINO	3/11/2025	03-ARM'S LENGTH	\$240,000	\$34,953	14.56%	71.3	\$505	'5140
12-13-14-402-015	12855 RAY	3/15/2024	03-ARM'S LENGTH	\$275,000	\$40,666	14.79%	57.5	\$717	'5140
12-13-14-402-016	12867 RAY	7/26/2024	03-ARM'S LENGTH	\$235,000	\$38,485	16.38%	62.9	\$560	'5140
12-13-14-403-002	12928 MARTIN	4/19/2024	03-ARM'S LENGTH	\$235,000	\$41,915	17.84%	58.6	\$602	'5140
12-13-14-426-015	13323 YVONNE	7/15/2024	03-ARM'S LENGTH	\$300,500	\$34,234	11.39%	57.6	\$782	'5140
12-13-14-426-030	27607 YVETTE	12/8/2023	03-ARM'S LENGTH	\$252,499	\$32,881	13.02%	76.1	\$497	'5140
12-13-14-429-004	27730 YVETTE	4/28/2023	03-ARM'S LENGTH	\$274,750	\$38,887	14.15%	76.9	\$536	'5140
12-13-14-431-022	13203 CAROL	1/12/2024	03-ARM'S LENGTH	\$261,000	\$36,200	13.87%	57.6	\$680	'5140
12-13-14-452-004	27358 NEWPORT	4/2/2024	03-ARM'S LENGTH	\$260,000	\$26,448	10.17%	57.6	\$677	'5140
12-13-14-452-015	27156 NEWPORT	10/31/2023	03-ARM'S LENGTH	\$266,000	\$32,023	12.04%	57.6	\$692	'5140
12-13-14-452-033	27305 FAIRFIELD	5/22/2023	03-ARM'S LENGTH	\$273,000	\$46,361	16.98%	57.5	\$712	'5140
12-13-14-454-002	27436 DOVER	5/24/2023	03-ARM'S LENGTH	\$215,000	\$38,653	17.98%	57.8	\$558	'5140
12-13-14-454-018	12942 BAIRD	3/20/2024	03-ARM'S LENGTH	\$224,500	\$27,171	12.10%	57.9	\$582	'5140
12-13-14-454-029	13110 CAROL	10/30/2023	03-ARM'S LENGTH	\$281,400	\$46,978	16.69%	62.2	\$678	'5140
12-13-14-478-009	27352 CLARPOINTE	4/7/2023	03-ARM'S LENGTH	\$180,000	\$18,948	10.53%	55.2	\$489	'5140
12-13-15-101-013	8103 STANLEY	10/4/2023	03-ARM'S LENGTH	\$217,000	\$23,349	10.76%	51.7	\$629	'6150
12-13-15-103-013	8150 MARIAN	10/23/2024	03-ARM'S LENGTH	\$190,000	\$20,934	11.02%	37.6	\$758	'6150
12-13-15-107-003	8240 MARIAN	5/3/2024	03-ARM'S LENGTH	\$230,000	\$31,798	13.83%	51.7	\$667	'6150
12-13-15-109-009	8290 GERALD	6/14/2023	03-ARM'S LENGTH	\$210,000	\$36,565	17.41%	35.6	\$885	'6150
12-13-15-151-015	8141 LINDA	11/27/2023	03-ARM'S LENGTH	\$215,000	\$30,913	14.38%	55.0	\$586	'6150
12-13-15-155-009	28005 MARCIA	3/26/2024	03-ARM'S LENGTH	\$204,001	\$38,529	18.89%	60.8	\$503	'6150
12-13-15-155-010	8100 DARLENE	9/8/2023	03-ARM'S LENGTH	\$255,000	\$43,377	17.01%	71.6	\$534	'6150
12-13-15-155-016	8196 DARLENE	10/30/2024	03-ARM'S LENGTH	\$260,000	\$47,873	18.41%	59.7	\$654	'6150
12-13-15-176-026	28351 LORRAINE	5/31/2023	03-ARM'S LENGTH	\$221,900	\$24,099	10.86%	55.0	\$605	'6150
12-13-15-177-005	8434 LINDA	6/8/2023	03-ARM'S LENGTH	\$230,000	\$28,294	12.30%	55.2	\$625	'6150
12-13-15-178-005	8474 CHRISTINE	6/8/2023	03-ARM'S LENGTH	\$225,000	\$36,548	16.24%	55.2	\$611	'6150
12-13-15-178-035	8515 FRANCINE	3/15/2024	03-ARM'S LENGTH	\$240,000	\$42,631	17.76%	54.5	\$660	'6150
12-13-15-179-008	8422 FRANCINE	12/6/2024	03-ARM'S LENGTH	\$227,000	\$39,257	17.29%	55.2	\$617	'6150
12-13-15-179-016	8395 DARLENE	2/19/2025	03-ARM'S LENGTH	\$220,000	\$26,435	12.02%	55.2	\$598	'6150
12-13-15-205-011	28668 ALINE	1/15/2025	03-ARM'S LENGTH	\$292,000	\$54,015	18.50%	55.2	\$793	'6150
12-13-15-226-014	11473 EDGETON	6/14/2024	03-ARM'S LENGTH	\$225,000	\$33,888	15.06%	57.6	\$586	'6150

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-15-227-017	11438 EDGETON	8/1/2023	03-ARM'S LENGTH	\$232,000	\$28,098	12.11%	85.1	\$409	'6150
12-13-15-229-008	11474 GERALD	7/14/2023	03-ARM'S LENGTH	\$227,000	\$40,856	18.00%	55.6	\$612	'6150
12-13-15-229-012	11522 GERALD	8/23/2023	03-ARM'S LENGTH	\$215,000	\$22,687	10.55%	55.2	\$584	'6150
12-13-15-229-013	11534 GERALD	10/28/2024	03-ARM'S LENGTH	\$235,000	\$43,447	18.49%	55.2	\$638	'6150
12-13-15-229-034	28612 DESMOND	5/30/2023	03-ARM'S LENGTH	\$210,000	\$25,533	12.16%	59.1	\$533	'6150
12-13-15-252-017	28170 LOS OLAS	11/2/2023	03-ARM'S LENGTH	\$232,000	\$37,999	16.38%	52.8	\$659	'6150
12-13-15-252-024	28451 PALM BEACH	3/18/2024	03-ARM'S LENGTH	\$225,500	\$33,190	14.72%	52.8	\$640	'6150
12-13-15-252-033	28341 PALM BEACH	1/25/2024	03-ARM'S LENGTH	\$238,500	\$43,868	18.39%	52.8	\$677	'6150
12-13-15-252-040	28157 PALM BEACH	1/27/2025	03-ARM'S LENGTH	\$220,000	\$25,499	11.59%	52.8	\$625	'6150
12-13-15-253-008	28376 PALM BEACH	3/14/2024	03-ARM'S LENGTH	\$239,900	\$38,093	15.88%	52.8	\$681	'6150
12-13-15-253-023	11100 GERALD	8/31/2023	03-ARM'S LENGTH	\$250,000	\$31,206	12.48%	63.0	\$596	'6150
12-13-15-253-050	11171 IRVINGTON	3/19/2024	03-ARM'S LENGTH	\$238,000	\$43,188	18.15%	56.7	\$630	'6150
12-13-15-254-027	28317 NEWLAND	6/20/2023	03-ARM'S LENGTH	\$249,000	\$28,614	11.49%	57.6	\$648	'6150
12-13-15-254-027	28317 NEWLAND	3/17/2025	03-ARM'S LENGTH	\$270,000	\$49,614	18.38%	57.6	\$703	'6150
12-13-15-254-028	28305 NEWLAND	8/11/2023	03-ARM'S LENGTH	\$276,000	\$39,141	14.18%	57.6	\$718	'6150
12-13-15-254-029	28273 NEWLAND	2/6/2025	03-ARM'S LENGTH	\$274,500	\$40,454	14.74%	57.6	\$714	'6150
12-13-15-255-022	28231 ALINE	8/24/2023	03-ARM'S LENGTH	\$286,000	\$41,222	14.41%	57.6	\$744	'6150
12-13-15-256-006	11084 IRVINGTON	6/30/2023	03-ARM'S LENGTH	\$230,000	\$23,645	10.28%	55.0	\$627	'6150
12-13-15-256-029	11095 MARTIN	11/4/2024	03-ARM'S LENGTH	\$227,500	\$33,383	14.67%	55.0	\$620	'6150
12-13-15-256-041	11227 MARTIN	8/30/2024	03-ARM'S LENGTH	\$266,000	\$37,932	14.26%	55.0	\$725	'6150
12-13-15-278-017	11457 HANFORD	5/30/2023	03-ARM'S LENGTH	\$236,000	\$37,174	15.75%	55.2	\$641	'6150
12-13-15-279-004	28112 GILBERT	6/16/2023	03-ARM'S LENGTH	\$234,900	\$32,377	13.78%	67.3	\$524	'6150
12-13-15-279-012	11516 HANFORD	8/3/2023	03-ARM'S LENGTH	\$240,000	\$39,422	16.43%	55.2	\$652	'6150
12-13-15-281-021	11447 MARTIN	7/28/2023	03-ARM'S LENGTH	\$217,500	\$33,376	15.35%	55.0	\$593	'6150
12-13-15-281-022	11457 MARTIN	5/15/2023	03-ARM'S LENGTH	\$225,000	\$32,448	14.42%	55.0	\$614	'6150
12-13-15-327-004	8436 BUSKO	3/28/2024	03-ARM'S LENGTH	\$164,000	\$21,067	12.85%	41.4	\$595	'4160
12-13-15-328-014	8435 FARNUM	1/23/2024	03-ARM'S LENGTH	\$168,000	\$27,660	16.46%	41.4	\$609	'4160
12-13-15-377-001	8404 STOUT	5/11/2023	03-ARM'S LENGTH	\$155,000	\$26,034	16.80%	41.4	\$562	'4160
12-13-15-377-004	8436 STOUT	7/7/2023	03-ARM'S LENGTH	\$110,000	\$14,298	13.00%	41.4	\$399	'4160
12-13-16-227-041	7567 MARIAN	12/11/2024	03-ARM'S LENGTH	\$158,000	\$22,409	14.18%	35.3	\$672	'6160
12-13-16-228-038	7527 ANNA	10/9/2023	03-ARM'S LENGTH	\$175,000	\$26,839	15.34%	42.1	\$624	'6160
12-13-16-229-025	7237 GERALD	8/3/2023	03-ARM'S LENGTH	\$155,000	\$26,893	17.35%	42.1	\$552	'6160
12-13-16-478-011	27437 BALDWIN	7/17/2023	03-ARM'S LENGTH	\$174,600	\$24,389	13.97%	36.8	\$712	'4160
12-13-16-481-009	27167 WINSLOW	3/3/2025	03-ARM'S LENGTH	\$153,000	\$26,881	17.57%	38.9	\$590	'4160
12-13-16-483-008	27156 TOWNSEND	4/10/2023	03-ARM'S LENGTH	\$158,000	\$16,576	10.49%	76.2	\$311	'4160
12-13-16-484-007	27142 BALDWIN	7/18/2023	03-ARM'S LENGTH	\$137,000	\$20,883	15.24%	36.8	\$559	'4160
12-13-16-485-007	27188 SEYBURN	2/15/2024	03-ARM'S LENGTH	\$180,000	\$32,853	18.25%	38.3	\$706	'4160

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-17-128-025	4737 MARIAN	1/8/2024	03-ARM'S LENGTH	\$220,000	\$40,035	18.20%	56.3	\$587	'6170
12-13-17-131-003	28832 MILTON	3/3/2025	03-ARM'S LENGTH	\$240,000	\$34,921	14.55%	55.2	\$652	'6170
12-13-17-176-014	28303 CUNNINGHAM	4/12/2023	03-ARM'S LENGTH	\$240,000	\$41,059	17.11%	55.2	\$652	'6170
12-13-17-178-010	28148 CUNNINGHAM	9/4/2024	03-ARM'S LENGTH	\$239,900	\$42,057	17.53%	57.2	\$629	'6170
12-13-17-180-007	28048 EATON	6/12/2023	03-ARM'S LENGTH	\$395,000	\$57,042	14.44%	58.6	\$1,011	'6170
12-13-17-201-006	28831 AUDREY	12/21/2023	03-ARM'S LENGTH	\$239,000	\$29,933	12.52%	55.2	\$649	'6170
12-13-17-202-014	28630 AUDREY	11/21/2023	03-ARM'S LENGTH	\$250,000	\$43,610	17.44%	55.2	\$679	'6170
12-13-17-202-050	28417 PATRICIA	3/19/2025	03-ARM'S LENGTH	\$269,900	\$48,186	17.85%	64.5	\$628	'6170
12-13-17-203-016	28612 PATRICIA	2/16/2024	03-ARM'S LENGTH	\$225,000	\$29,906	13.29%	55.2	\$611	'6170
12-13-17-204-012	28638 PANAMA	7/19/2023	03-ARM'S LENGTH	\$240,000	\$31,963	13.32%	58.1	\$620	'6170
12-13-17-204-029	28605 GROBBEL	7/28/2023	03-ARM'S LENGTH	\$270,000	\$46,533	17.23%	62.3	\$650	'6170
12-13-17-251-006	5136 GERALD	6/6/2023	03-ARM'S LENGTH	\$268,000	\$46,818	17.47%	61.0	\$659	'6170
12-13-17-252-029	5181 ELMER	5/24/2023	03-ARM'S LENGTH	\$290,000	\$52,456	18.09%	94.8	\$459	'6170
12-13-17-253-003	5070 ELMER	8/17/2023	03-ARM'S LENGTH	\$225,000	\$26,892	11.95%	107.0	\$315	'6170
12-13-17-253-007	5148 ELMER	12/2/2024	03-ARM'S LENGTH	\$185,000	\$32,424	17.53%	65.0	\$427	'6170
12-13-17-278-011	5675 ELMER	7/28/2023	03-ARM'S LENGTH	\$295,000	\$48,035	16.28%	107.0	\$414	'6170
12-13-17-304-005	4054 SUDBURY	4/21/2023	03-ARM'S LENGTH	\$243,800	\$32,654	13.39%	55.4	\$660	'6170
12-13-17-304-019	4031 GARBOR	5/17/2023	03-ARM'S LENGTH	\$245,000	\$44,478	18.15%	72.8	\$505	'6170
12-13-17-306-009	27510 BRISTOL	12/15/2023	03-ARM'S LENGTH	\$225,000	\$24,101	10.71%	54.8	\$616	'6170
12-13-17-327-017	27649 MILTON	12/28/2023	03-ARM'S LENGTH	\$125,000	\$16,213	12.97%	70.0	\$268	'6170
12-13-17-352-010	27251 HAVERHILL	8/1/2023	03-ARM'S LENGTH	\$225,000	\$41,690	18.53%	68.4	\$494	'6170
12-13-17-352-012	27227 HAVERHILL	12/4/2024	03-ARM'S LENGTH	\$217,500	\$36,676	16.86%	55.7	\$586	'6170
12-13-17-376-005	4659 BUCKINGHAM	6/13/2023	03-ARM'S LENGTH	\$200,000	\$25,221	12.61%	57.6	\$520	'6170
12-13-17-377-014	27160 MERIDETH	10/24/2023	03-ARM'S LENGTH	\$220,000	\$27,478	12.49%	72.2	\$457	'6170
12-13-17-379-001	4542 STRATFORD	7/12/2024	03-ARM'S LENGTH	\$269,000	\$39,710	14.76%	55.0	\$734	'6170
12-13-17-379-004	4578 STRATFORD	9/27/2024	03-ARM'S LENGTH	\$220,000	\$38,857	17.66%	60.2	\$548	'6170
12-13-17-380-011	27176 PEMBROKE	12/6/2024	03-ARM'S LENGTH	\$242,500	\$27,692	11.42%	75.0	\$485	'6170
12-13-17-380-021	27397 MILTON	5/19/2023	03-ARM'S LENGTH	\$193,500	\$33,059	17.08%	70.0	\$415	'6170
12-13-17-401-030	27709 AUDREY	6/5/2023	03-ARM'S LENGTH	\$290,000	\$43,287	14.93%	72.8	\$598	'6170
12-13-17-452-014	27416 AUDREY	9/19/2023	03-ARM'S LENGTH	\$292,000	\$49,443	16.93%	63.9	\$686	'6170
12-13-17-452-041	27357 GROBBEL	6/20/2023	03-ARM'S LENGTH	\$242,000	\$37,626	15.55%	61.6	\$589	'6170
12-13-18-128-003	28962 JAMES	2/12/2025	03-ARM'S LENGTH	\$268,000	\$36,899	13.77%	58.8	\$683	'6180
12-13-18-128-005	28938 JAMES	9/11/2023	03-ARM'S LENGTH	\$273,000	\$38,182	13.99%	58.8	\$696	'6180
12-13-18-179-006	28362 JAMES	4/8/2024	03-ARM'S LENGTH	\$255,000	\$35,184	13.80%	55.9	\$684	'6180
12-13-18-179-010	28314 JAMES	8/30/2023	03-ARM'S LENGTH	\$265,000	\$43,582	16.45%	58.8	\$676	'6180
12-13-18-180-002	28467 ST LOUISE	10/20/2023	03-ARM'S LENGTH	\$280,000	\$41,605	14.86%	64.3	\$653	'6180
12-13-18-253-022	28253 NORWOOD	4/12/2024	03-ARM'S LENGTH	\$280,000	\$49,619	17.72%	100.0	\$420	'6180

**City of Warren  
2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-18-277-005	28142 LIBERTY	12/29/2023	03-ARM'S LENGTH	\$269,900	\$31,673	11.74%	58.8	\$688	'6180
12-13-18-279-012	28128 WEXFORD	10/29/2024	03-ARM'S LENGTH	\$240,000	\$34,174	14.24%	60.2	\$598	'6180
12-13-18-328-037	27611 JAMES	6/26/2023	03-ARM'S LENGTH	\$300,000	\$54,498	18.17%	60.2	\$748	'6180
12-13-18-328-042	27526 DAVID GIVENS	8/20/2024	03-ARM'S LENGTH	\$310,000	\$57,947	18.69%	60.2	\$773	'6180
12-13-18-427-020	27839 LIBERTY	8/9/2024	03-ARM'S LENGTH	\$313,000	\$38,333	12.25%	82.0	\$572	'6180
12-13-18-428-015	27514 LIBERTY	2/15/2024	03-ARM'S LENGTH	\$250,000	\$42,395	16.96%	58.6	\$640	'6180
12-13-18-451-012	27275 DOWLAND	1/25/2024	03-ARM'S LENGTH	\$213,000	\$23,612	11.09%	61.2	\$522	'6180
12-13-18-453-013	27254 VIRGINIA	8/1/2023	03-ARM'S LENGTH	\$276,000	\$50,732	18.38%	60.9	\$680	'6180
12-13-18-476-009	27316 THOMAS	4/20/2023	03-ARM'S LENGTH	\$254,500	\$33,410	13.13%	60.9	\$627	'6180
12-13-18-476-009	27316 THOMAS	1/4/2024	03-ARM'S LENGTH	\$264,250	\$43,160	16.33%	60.9	\$651	'6180
12-13-18-476-028	27359 LIBERTY	8/22/2023	03-ARM'S LENGTH	\$245,000	\$30,477	12.44%	62.7	\$586	'6180
AVERAGES				\$238,735	\$35,922	14.98%	60.0	\$608	
<p><b>LAND TABLES:</b> (01310) (01311) (01330) (01341) (01410) (01420) (01430) (01440) (01441) (01510) (01520) (01530) (01540) (01541) (01620) (01640) (01710) (01711) (01720) (01730) (01740) (01810) (01811) (01820) (01821) (01830) (01840) (01421) (01531)</p>									

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EFF	ECF Area
12-13-19-204-039	3337 BERNICE	10/31/2023	03-ARM'S LENGTH	\$203,000	\$34,773	17%	67.4	\$482	'6200
12-13-19-276-006	3522 BERNICE	2/9/2024	03-ARM'S LENGTH	\$225,000	\$49,453	22%	66.8	\$539	'6200
12-13-19-403-006	25810 VIRGINIA	8/7/2023	03-ARM'S LENGTH	\$190,000	\$16,376	9%	57.8	\$526	'1190
12-13-19-403-015	25775 THOMAS	8/24/2023	03-ARM'S LENGTH	\$200,000	\$30,188	15%	69.5	\$461	'1190
12-13-19-403-017	25751 THOMAS	10/17/2024	03-ARM'S LENGTH	\$190,000	\$20,188	11%	56.5	\$538	'1190
12-13-19-428-003	25740 THOMAS	6/29/2023	03-ARM'S LENGTH	\$202,000	\$29,094	14%	70.0	\$462	'1190
12-13-19-429-019	25750 WEXFORD	5/31/2023	03-ARM'S LENGTH	\$194,000	\$21,274	11%	58.6	\$530	'1190
12-13-20-128-043	4771 BERNICE	3/12/2024	03-ARM'S LENGTH	\$205,000	\$28,610	14%	67.0	\$490	'6200
12-13-20-130-008	26660 CRYSTAL	3/10/2025	03-ARM'S LENGTH	\$180,000	\$17,632	10%	67.8	\$425	'6200
12-13-20-130-015	26516 CRYSTAL	10/16/2023	03-ARM'S LENGTH	\$217,000	\$32,894	15%	67.8	\$512	'6200
12-13-20-177-001	4710 BERNICE	2/24/2025	03-ARM'S LENGTH	\$205,000	\$22,913	11%	61.9	\$530	'6200
12-13-20-301-039	4320 FRAZHO	11/13/2024	03-ARM'S LENGTH	\$132,000	\$14,928	11%	84.4	\$250	'4200
12-13-20-302-016	4354 BAYLISS	4/22/2024	03-ARM'S LENGTH	\$119,000	\$10,784	9%	72.5	\$263	'4200
12-13-20-302-016	4354 BAYLISS	10/18/2024	03-ARM'S LENGTH	\$129,150	\$20,934	16%	72.5	\$285	'4200
12-13-20-302-028	4327 MARR	1/12/2024	03-ARM'S LENGTH	\$130,000	\$17,809	14%	72.5	\$287	'4200
12-13-20-351-004	4254 ORR	10/4/2024	03-ARM'S LENGTH	\$154,000	\$39,091	25%	72.5	\$340	'4200
12-13-20-356-005	4504 KIEFER	12/5/2024	03-ARM'S LENGTH	\$168,200	\$27,695	16%	62.0	\$434	'4200
12-13-20-426-002	25828 PINEVIEW	3/7/2025	03-ARM'S LENGTH	\$235,000	\$52,291	22%	70.2	\$536	'4200
12-13-20-426-024	25740 PINEVIEW	12/16/2024	03-ARM'S LENGTH	\$240,240	\$35,076	15%	113.7	\$338	'4200
12-13-20-454-014	25175 PINEVIEW	9/18/2024	03-ARM'S LENGTH	\$380,000	\$84,629	22%	121.7	\$500	'4200
12-13-21-303-016	25591 PETER KALTZ	10/31/2023	03-ARM'S LENGTH	\$175,000	\$73,206	42%	68.0	\$412	'4210
12-13-21-304-013	6217 ENGLEMAN	10/18/2023	03-ARM'S LENGTH	\$185,000	\$18,045	10%	77.2	\$384	'4210
12-13-22-255-005	11204 MARSHA PLACE	6/13/2023	03-ARM'S LENGTH	\$193,000	\$34,478	18%	59.6	\$518	'4220
12-13-22-428-001	11300 JONAS	8/16/2024	03-ARM'S LENGTH	\$201,500	\$46,580	23%	65.5	\$492	'4220
12-13-22-451-036	25124 LORRAINE	10/4/2024	03-ARM'S LENGTH	\$278,500	\$26,187	9%	105.3	\$423	'4220
12-13-23-102-016	11615 STAMFORD	11/15/2024	03-ARM'S LENGTH	\$192,000	\$21,101	11%	69.3	\$444	'5230
12-13-23-102-024	11783 MC KINLEY	9/22/2023	03-ARM'S LENGTH	\$195,000	\$22,805	12%	59.1	\$528	'5230
12-13-23-252-003	26322 NEWPORT	12/13/2024	03-ARM'S LENGTH	\$252,000	\$30,259	12%	72.9	\$553	'5230
12-13-23-276-021	13264 CHAMPAIGN	10/25/2024	03-ARM'S LENGTH	\$240,000	\$55,241	23%	70.3	\$547	'5230
12-13-23-278-032	13263 FRAZHO	9/11/2023	03-ARM'S LENGTH	\$138,250	\$29,303	21%	79.2	\$279	'5240
12-13-23-302-029	11759 HAROLD	4/20/2023	03-ARM'S LENGTH	\$190,000	\$25,951	14%	55.0	\$553	'2230
12-13-23-305-018	11914 ENGLEMAN	7/13/2023	03-ARM'S LENGTH	\$185,000	\$26,478	14%	55.4	\$534	'2230
12-13-23-306-027	25739 WAGNER	1/3/2024	03-ARM'S LENGTH	\$176,000	\$36,790	21%	55.0	\$512	'2230
12-13-23-306-034	25617 WAGNER	12/12/2023	03-ARM'S LENGTH	\$190,000	\$31,581	17%	55.0	\$553	'2230

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-23-326-024	25817 MARILYN	7/20/2023	03-ARM'S LENGTH	\$175,000	\$16,950	10%	55.0	\$509	'2230
12-13-23-326-031	25707 MARILYN	8/26/2024	03-ARM'S LENGTH	\$190,000	\$26,640	14%	55.0	\$553	'2230
12-13-23-376-017	25104 WAGNER	3/20/2024	03-ARM'S LENGTH	\$160,000	\$19,592	12%	55.0	\$465	'2230
12-13-23-377-039	25059 ROAN	2/19/2025	03-ARM'S LENGTH	\$185,000	\$17,475	9%	55.2	\$536	'2230
12-13-23-380-014	25354 PALOMINO	5/21/2024	03-ARM'S LENGTH	\$195,000	\$33,977	17%	58.9	\$530	'2230
12-13-23-428-005	13450 BRAINWOOD	8/18/2023	03-ARM'S LENGTH	\$220,000	\$53,923	25%	103.0	\$342	'2230
12-13-23-429-015	13461 BRAINBRIDGE	6/26/2023	03-ARM'S LENGTH	\$168,725	\$24,554	15%	51.5	\$524	'2230
12-13-24-154-010	13734 HERBERT	9/15/2023	03-ARM'S LENGTH	\$155,000	\$32,334	21%	70.6	\$351	'5240
12-13-24-154-023	13845 FRAZHO	1/24/2025	03-ARM'S LENGTH	\$190,000	\$31,802	17%	63.2	\$481	'5240B
12-13-24-302-019	13653 BRAINBRIDGE	10/10/2023	03-ARM'S LENGTH	\$160,000	\$32,455	20%	47.0	\$545	'5240
12-13-24-426-003	14820 FRAZHO	12/27/2023	03-ARM'S LENGTH	\$139,900	\$15,572	11%	92.0	\$243	'5240
12-13-24-426-022	14815 ALVIN	1/12/2024	03-ARM'S LENGTH	\$160,000	\$16,074	10%	63.6	\$403	'5240B
12-13-24-427-001	14860 FRAZHO	1/12/2024	03-ARM'S LENGTH	\$160,000	\$34,650	22%	62.0	\$413	'5240
12-13-24-429-013	25816 ROSEBUSCH	3/26/2024	03-ARM'S LENGTH	\$135,000	\$29,339	22%	47.9	\$451	'5240
12-13-24-429-020	25656 ROSEBUSCH	7/12/2024	03-ARM'S LENGTH	\$132,000	\$24,773	19%	47.9	\$441	'5240
12-13-24-429-033	25855 HAYES	7/19/2023	03-ARM'S LENGTH	\$123,000	\$13,204	11%	43.2	\$455	'5240
12-13-24-479-016	25170 ROSEBUSCH	12/4/2024	03-ARM'S LENGTH	\$150,000	\$26,889	18%	52.0	\$462	'5240
12-13-24-479-021	25132 ROSEBUSCH	11/28/2023	03-ARM'S LENGTH	\$164,900	\$24,814	15%	53.0	\$498	'5240
<b>AVERAGES</b>				\$185,642	\$29,993	<b>16%</b>	66.8	<b>\$455</b>	
<b>LAND TABLES:</b> (01910) (01911) (01920) (01930) (01940) (02010) (02011) (02020) (02030) (02040) (02110) (02130) (02220) (02240) (02241) (02242) (02310) (02320) (02330) (02340) (02342) (02410) (02410) (02411) (02430) (02440)									

City of Warren  
2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EFF	ECF Area
12-13-25-128-005	24945 MELODY	10/3/2023	03-ARM'S LENGTH	\$175,000	\$40,303	23%	70.6	\$397	'3250B
12-13-25-128-020	24701 COTTAGE	5/31/2024	03-ARM'S LENGTH	\$165,000	\$22,608	14%	63.8	\$414	'3250B
12-13-25-129-010	24810 MELODY	5/19/2023	03-ARM'S LENGTH	\$175,000	\$36,937	21%	62.0	\$451	'3250B
12-13-25-153-033	13881 STEPHENS	10/6/2023	03-ARM'S LENGTH	\$140,000	\$22,978	16%	82.0	\$273	'3250
12-13-25-176-021	24205 PRAIRIE LANE	7/18/2024	03-ARM'S LENGTH	\$160,000	\$18,893	12%	91.5	\$280	'3250B
12-13-25-180-001	14244 MERRIWEATHER	5/2/2023	03-ARM'S LENGTH	\$170,000	\$30,798	18%	72.4	\$376	'3250B
12-13-25-201-009	24915 LAUREN	12/13/2024	03-ARM'S LENGTH	\$95,000	\$18,039	19%	41.4	\$368	'3250
12-13-25-202-029	24807 BOLAM	10/1/2024	03-ARM'S LENGTH	\$86,575	\$7,949	9%	51.7	\$268	'3250
12-13-25-226-027	14907 SHIRLEY	4/13/2023	03-ARM'S LENGTH	\$140,500	\$35,376	25%	67.6	\$333	'3250
12-13-25-253-029	24332 BOLAM	5/18/2023	03-ARM'S LENGTH	\$105,000	\$18,556	18%	41.4	\$406	'3250
12-13-25-253-034	24665 COLUMBUS	4/14/2023	03-ARM'S LENGTH	\$137,000	\$27,402	20%	135.0	\$162	'3250B
12-13-25-253-051	24325 COLUMBUS	7/29/2024	03-ARM'S LENGTH	\$150,000	\$29,100	19%	59.3	\$405	'3250
12-13-25-254-002	14676 CHESTERFIELD	9/7/2023	03-ARM'S LENGTH	\$140,000	\$31,751	23%	57.5	\$389	'3250
12-13-25-254-006	24650 COLUMBUS	7/11/2023	03-ARM'S LENGTH	\$120,000	\$13,455	11%	45.0	\$427	'3250
12-13-25-254-007	24640 COLUMBUS	4/8/2024	03-ARM'S LENGTH	\$125,000	\$15,565	12%	45.0	\$444	'3250
12-13-25-256-013	14357 STEPHENS	6/28/2024	03-ARM'S LENGTH	\$122,000	\$15,077	12%	43.1	\$452	'3250
12-13-25-256-015	14369 STEPHENS	8/25/2023	03-ARM'S LENGTH	\$122,000	\$20,126	16%	49.0	\$398	'3250
12-13-25-259-006	24244 COLUMBUS	8/21/2024	03-ARM'S LENGTH	\$171,900	\$22,863	13%	67.5	\$407	'3250B
12-13-25-260-004	24238 STEWART	8/16/2024	03-ARM'S LENGTH	\$127,000	\$30,063	24%	64.9	\$313	'3250
12-13-25-260-016	24081 BERRY	8/28/2024	03-ARM'S LENGTH	\$135,000	\$17,166	13%	69.0	\$313	'3250
12-13-25-279-001	14852 ELEANOR	1/10/2024	03-ARM'S LENGTH	\$150,000	\$37,422	25%	58.1	\$413	'3250
12-13-25-304-012	23812 BLACKETT	6/26/2024	03-ARM'S LENGTH	\$95,000	\$9,772	10%	51.5	\$295	'3250
12-13-25-304-030	23875 WILLARD	1/10/2025	03-ARM'S LENGTH	\$120,000	\$24,072	20%	51.5	\$373	'3250
12-13-25-354-001	23498 WILLARD	1/27/2025	03-ARM'S LENGTH	\$109,000	\$24,103	22%	41.2	\$423	'3250
12-13-25-376-019	23456 WELLINGTON	9/9/2024	03-ARM'S LENGTH	\$145,000	\$33,286	23%	60.0	\$387	'3250
12-13-25-377-022	23175 LAWSON	7/12/2024	03-ARM'S LENGTH	\$144,000	\$30,753	21%	82.2	\$280	'3250
12-13-25-378-010	23094 LAWSON	8/1/2024	03-ARM'S LENGTH	\$119,000	\$15,041	13%	77.0	\$247	'3250
12-13-25-402-003	23636 GRABAR	3/13/2025	03-ARM'S LENGTH	\$138,650	\$27,665	20%	61.4	\$361	'3250
12-13-25-403-014	23608 LAUREN	8/14/2023	03-ARM'S LENGTH	\$156,450	\$36,023	23%	63.6	\$394	'3250B
12-13-25-404-062	23692 BOLAM	4/2/2024	03-ARM'S LENGTH	\$190,000	\$23,739	12%	72.6	\$419	'3250
12-13-25-405-057	23523 STEWART	1/31/2025	03-ARM'S LENGTH	\$100,000	\$13,140	13%	35.8	\$447	'3250
12-13-25-426-004	23848 STEWART	4/24/2024	03-ARM'S LENGTH	\$99,500	\$17,204	17%	39.4	\$405	'3250
12-13-25-451-006	23236 GRABAR	6/20/2023	03-ARM'S LENGTH	\$122,000	\$24,256	20%	61.4	\$318	'3250
12-13-25-453-008	23180 LAUREN	12/14/2023	03-ARM'S LENGTH	\$135,000	\$29,786	22%	57.2	\$378	'3250
12-13-25-453-041	23207 BOLAM	3/27/2025	03-ARM'S LENGTH	\$139,900	\$26,051	19%	159.4	\$140	'3250

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area
12-13-25-454-016	23074 BOLAM	7/26/2024	03-ARM'S LENGTH	\$110,000	\$16,117	15%	39.2	\$449	'3250
12-13-25-455-021	23094 COLUMBUS	10/21/2024	03-ARM'S LENGTH	\$92,000	\$10,871	12%	35.8	\$412	'3250
12-13-25-476-016	23138 STEWART	10/10/2024	03-ARM'S LENGTH	\$99,900	\$12,455	12%	36.1	\$443	'3250
12-13-26-126-006	24821 WAGNER	10/4/2023	03-ARM'S LENGTH	\$170,000	\$87,428	51%	92.6	\$294	'2260
12-13-26-129-017	24501 ANTOINETTE	1/21/2025	03-ARM'S LENGTH	\$140,000	\$16,891	12%	70.6	\$317	'2260
12-13-26-129-019	24459 ANTOINETTE	2/7/2024	03-ARM'S LENGTH	\$162,000	\$40,853	25%	70.6	\$367	'2260
12-13-26-129-025	24301 ANTOINETTE	8/22/2023	03-ARM'S LENGTH	\$220,000	\$40,744	19%	94.1	\$374	'2260
12-13-26-226-007	13274 10 MILE	11/20/2024	03-ARM'S LENGTH	\$155,000	\$17,143	11%	72.0	\$344	'2260
12-13-26-301-026	12109 AVONDALE	12/19/2024	03-ARM'S LENGTH	\$182,000	\$31,515	17%	120.9	\$241	'2260
12-13-26-326-005	23796 WAGNER	10/11/2023	03-ARM'S LENGTH	\$168,000	\$29,095	17%	75.0	\$359	'2260
12-13-27-252-012	11222 EDGEMONT	4/4/2024	03-ARM'S LENGTH	\$150,000	\$21,725	14%	54.6	\$440	'2280
12-13-27-252-057	11233 OCALLA	9/1/2023	03-ARM'S LENGTH	\$140,000	\$29,342	21%	54.6	\$410	'2280
12-13-27-253-016	11216 UNITY	5/16/2023	03-ARM'S LENGTH	\$145,000	\$14,939	10%	73.4	\$316	'2280
12-13-27-303-027	8119 ESSEX	9/7/2023	03-ARM'S LENGTH	\$85,000	\$7,237	9%	33.9	\$401	'2280
12-13-27-308-027	8275 TIMKEN	3/31/2025	03-ARM'S LENGTH	\$96,000	\$17,880	19%	67.8	\$227	'2280
12-13-27-327-010	8436 CHAPP	11/20/2024	03-ARM'S LENGTH	\$98,000	\$15,464	16%	41.5	\$378	'2280
12-13-27-327-029	8507 JEWETT	6/17/2024	03-ARM'S LENGTH	\$95,000	\$18,783	20%	41.4	\$368	'2280
12-13-27-330-013	8694 STEPHENS	12/5/2024	03-ARM'S LENGTH	\$192,000	\$43,274	23%	69.2	\$444	'2280
12-13-27-351-020	8031 LOZIER	2/28/2025	03-ARM'S LENGTH	\$105,000	\$15,374	15%	37.8	\$445	'2280
12-13-27-357-013	8300 LOZIER	10/31/2023	03-ARM'S LENGTH	\$96,000	\$8,985	9%	37.8	\$407	'2280
12-13-27-379-018	8411 PAIGE	4/30/2024	03-ARM'S LENGTH	\$95,000	\$9,544	10%	37.8	\$402	'2280
12-13-27-379-030	8509 PAIGE	5/11/2023	03-ARM'S LENGTH	\$105,000	\$16,178	15%	37.8	\$445	'2280
12-13-27-381-008	8660 TIMKEN	1/8/2025	03-ARM'S LENGTH	\$83,500	\$13,588	16%	36.8	\$363	'2280
12-13-27-382-021	8619 REPUBLIC	8/7/2023	03-ARM'S LENGTH	\$105,000	\$14,079	13%	37.8	\$445	'2280
12-13-27-384-026	8653 PAIGE	5/10/2023	03-ARM'S LENGTH	\$92,000	\$20,614	22%	37.8	\$390	'2280
12-13-27-385-003	8620 PAIGE	3/7/2024	03-ARM'S LENGTH	\$91,000	\$10,021	11%	37.8	\$385	'2280
12-13-27-403-004	11028 JEWETT	9/6/2024	03-ARM'S LENGTH	\$90,000	\$12,030	13%	34.0	\$423	'2280
12-13-27-403-012	11124 JEWETT	12/22/2023	03-ARM'S LENGTH	\$75,500	\$10,094	13%	32.2	\$375	'2280
12-13-27-403-015	11019 ESSEX	5/4/2023	03-ARM'S LENGTH	\$73,000	\$8,572	12%	34.0	\$343	'2280
12-13-27-453-015	11108 REPUBLIC	9/6/2024	03-ARM'S LENGTH	\$85,000	\$7,308	9%	33.1	\$411	'2280
12-13-27-460-002	11212 PAIGE	5/2/2024	03-ARM'S LENGTH	\$72,000	\$6,458	9%	31.5	\$366	'2280
12-13-28-127-008	6430 10 MILE	4/12/2024	03-ARM'S LENGTH	\$132,675	\$14,170	11%	100.6	\$211	'4210
12-13-28-127-009	6354 GARDEN COURT	4/1/2024	03-ARM'S LENGTH	\$144,380	\$32,213	22%	60.0	\$385	'4210
12-13-28-431-003	7520 READY	12/22/2023	03-ARM'S LENGTH	\$97,000	\$14,848	15%	38.3	\$405	'2280
12-13-28-478-014	7211 CONTINENTAL	10/18/2024	03-ARM'S LENGTH	\$70,000	\$14,151	20%	37.8	\$296	'2280
12-13-29-102-024	4354 10 MILE	5/7/2024	03-ARM'S LENGTH	\$235,000	\$35,092	15%	84.5	\$445	'4200

**City of Warren  
2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-29-103-050	24575 CUNNINGHAM	3/21/2025	03-ARM'S LENGTH	\$109,000	\$11,974	11%	73.5	\$237	'4200
12-13-29-401-005	23754 BEIERMAN	4/14/2023	03-ARM'S LENGTH	\$103,000	\$14,065	14%	43.0	\$383	'1290
12-13-29-401-010	23614 BEIERMAN	5/2/2023	03-ARM'S LENGTH	\$134,900	\$16,051	12%	93.0	\$232	'1290
12-13-29-452-025	23191 HILL	7/6/2023	03-ARM'S LENGTH	\$180,000	\$38,534	21%	87.4	\$330	'1290
12-13-29-453-014	23104 HILL	1/9/2025	03-ARM'S LENGTH	\$105,000	\$17,362	17%	44.4	\$379	'1290
12-13-30-277-007	3785 NORBERT	11/12/2024	03-ARM'S LENGTH	\$157,000	\$34,642	22%	96.2	\$261	'1300
12-13-30-277-011	3905 NORBERT	6/23/2023	03-ARM'S LENGTH	\$226,000	\$23,617	10%	96.2	\$376	'1300
12-13-30-302-025	23863 DORMONT	1/19/2024	03-ARM'S LENGTH	\$127,000	\$23,291	18%	51.7	\$393	'1300
12-13-30-304-024	23881 MARLIN	8/3/2023	03-ARM'S LENGTH	\$100,000	\$11,609	12%	35.4	\$452	'1300
12-13-30-327-031	23862 WOODROW WILSON	7/14/2023	03-ARM'S LENGTH	\$145,000	\$22,403	15%	70.8	\$328	'1300
12-13-30-354-011	2128 LOS ANGELES	5/31/2023	03-ARM'S LENGTH	\$140,000	\$15,893	11%	60.9	\$368	'1300
12-13-30-430-022	3685 STOLZENFELD	12/27/2024	03-ARM'S LENGTH	\$133,000	\$24,836	19%	81.9	\$260	'1300
12-13-30-431-022	3729 BART	1/17/2025	03-ARM'S LENGTH	\$140,000	\$21,971	16%	78.1	\$287	'1300
12-13-30-431-033	3979 BART	8/30/2024	03-ARM'S LENGTH	\$123,000	\$14,953	12%	76.4	\$257	'1300
12-13-30-451-002	3112 BART	8/31/2023	03-ARM'S LENGTH	\$110,000	\$16,471	15%	45.8	\$385	'1300
12-13-30-451-030	3201 CAPITOL	1/31/2024	03-ARM'S LENGTH	\$97,000	\$17,749	18%	77.9	\$199	'1300
12-13-30-453-016	3594 LOS ANGELES	12/24/2024	03-ARM'S LENGTH	\$116,000	\$15,477	13%	94.6	\$196	'1300
12-13-30-476-031	4025 CAPITOL	1/22/2025	03-ARM'S LENGTH	\$132,000	\$20,728	16%	77.9	\$271	'1300
<b>AVERAGES</b>				\$128,655	\$21,843	<b>16%</b>	61.4	<b>\$356</b>	
<b>LAND TABLES:</b> (02510) (02520) (02530) (02540) (02610) (02610) (02621) (02630) (02720) (02730) (02740) (02741) (02742) (02810) (02840) (02841) (02910) (02920) (02930) (02940) (03020) (03021) (03030) (03040)									

City of Warren  
2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EFF	ECF Area
12-13-31-155-003	2120 PEARL	11/30/2023	03-ARM'S LENGTH	\$110,000	\$17,020	15%	46.4	\$356	'1310
12-13-31-155-006	2144 PEARL	3/1/2024	03-ARM'S LENGTH	\$85,000	\$17,028	20%	41.2	\$309	'1310
12-13-31-157-024	2195 MICHAEL	3/21/2025	03-ARM'S LENGTH	\$170,000	\$21,809	13%	83.0	\$307	'1310
12-13-31-202-018	3562 DALLAS	7/25/2023	03-ARM'S LENGTH	\$160,000	\$26,123	16%	67.0	\$358	'1310B
12-13-31-253-020	3474 JARVIS	5/1/2024	03-ARM'S LENGTH	\$189,900	\$34,541	18%	77.0	\$370	'1310B
12-13-31-402-047	3525 POPLAR	2/28/2024	03-ARM'S LENGTH	\$86,500	\$7,971	9%	62.8	\$206	'1310
12-13-31-429-027	3765 WASMUND	6/21/2023	03-ARM'S LENGTH	\$135,000	\$27,926	21%	125.4	\$161	'1310
12-13-31-452-007	3064 ALVINA	9/16/2024	03-ARM'S LENGTH	\$85,000	\$9,736	11%	51.5	\$248	'1310
12-13-31-476-004	3564 WASMUND 1	10/20/2023	03-ARM'S LENGTH	\$217,000	\$38,511	18%	124.1	\$262	'1310
12-13-31-476-028	3715 ALVINA	4/19/2023	03-ARM'S LENGTH	\$153,000	\$21,548	14%	92.3	\$249	'1310B
12-13-32-128-013	22328 IRA	12/7/2023	03-ARM'S LENGTH	\$115,000	\$9,976	9%	55.2	\$312	'1320
12-13-32-151-043	4127 GARRICK	12/5/2024	03-ARM'S LENGTH	\$224,500	\$27,829	12%	110.1	\$306	'1320B
12-13-32-206-023	22723 PANAMA	8/18/2023	03-ARM'S LENGTH	\$125,000	\$17,578	14%	51.9	\$361	'1320B
12-13-32-206-035	22349 PANAMA	10/13/2023	03-ARM'S LENGTH	\$103,100	\$8,300	8%	103.8	\$149	'1320
12-13-32-253-042	21711 HILL	1/13/2025	03-ARM'S LENGTH	\$172,000	\$25,766	15%	74.4	\$347	'1320B
12-13-32-255-027	22105 CYMAN	8/28/2023	03-ARM'S LENGTH	\$172,500	\$19,632	11%	83.3	\$311	'1320
12-13-32-255-028	22085 CYMAN	7/10/2024	03-ARM'S LENGTH	\$191,500	\$39,472	21%	83.3	\$345	'1320
12-13-32-255-029	22045 CYMAN	9/19/2023	03-ARM'S LENGTH	\$200,000	\$29,219	15%	83.3	\$360	'1320
12-13-32-256-003	22218 CYMAN	7/25/2024	03-ARM'S LENGTH	\$173,000	\$20,336	12%	83.6	\$310	'1320
12-13-32-380-014	21125 DOEPFER	11/1/2024	03-ARM'S LENGTH	\$125,000	\$23,740	19%	75.0	\$250	'1320
12-13-32-401-010	21687 AUDREY	3/18/2024	03-ARM'S LENGTH	\$165,000	\$16,583	10%	73.2	\$338	'1320B
12-13-32-401-034	21371 AUDREY	10/11/2024	03-ARM'S LENGTH	\$162,000	\$16,889	10%	65.8	\$369	'1320
12-13-32-402-021	21442 AUDREY	12/14/2023	03-ARM'S LENGTH	\$80,000	\$8,370	10%	38.1	\$315	'1320
12-13-32-403-014	21516 ATLANTIC	3/14/2025	03-ARM'S LENGTH	\$100,000	\$18,960	19%	45.5	\$329	'1320
12-13-32-454-008	21124 CURIE	9/9/2024	03-ARM'S LENGTH	\$165,000	\$30,686	19%	69.5	\$356	'1320B
12-13-32-457-035	20785 CURIE	11/16/2023	03-ARM'S LENGTH	\$149,000	\$12,677	9%	69.5	\$322	'1320B
12-13-33-209-015	7244 FORD	10/13/2023	03-ARM'S LENGTH	\$80,000	\$6,424	8%	37.5	\$320	'2330
12-13-33-256-009	7068 PACKARD	9/29/2023	03-ARM'S LENGTH	\$83,000	\$14,391	17%	36.6	\$340	'4330
12-13-33-257-005	7036 HUDSON	8/11/2023	03-ARM'S LENGTH	\$91,000	\$18,821	21%	36.6	\$373	'4330
12-13-33-257-029	7067 STUDEBAKER	8/22/2023	03-ARM'S LENGTH	\$66,000	\$13,910	21%	36.6	\$270	'4330
12-13-33-257-047	7012 HUDSON	11/30/2023	03-ARM'S LENGTH	\$90,000	\$13,346	15%	73.3	\$184	'4330
12-13-33-258-019	7276 STUDEBAKER	2/14/2024	03-ARM'S LENGTH	\$90,000	\$10,817	12%	36.6	\$369	'2330
12-13-33-277-021	7583 HUDSON	4/10/2024	03-ARM'S LENGTH	\$87,500	\$16,845	19%	36.6	\$358	'2330
12-13-33-279-001	7502 STUDEBAKER	10/27/2023	03-ARM'S LENGTH	\$80,000	\$13,669	17%	36.6	\$328	'2330
12-13-33-403-015	7228 TOEPFER	8/2/2023	03-ARM'S LENGTH	\$69,000	\$7,920	11%	32.0	\$323	'2330

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-33-456-017	7061 RIVARD	8/8/2024	03-ARM'S LENGTH	\$71,500	\$10,628	15%	32.9	\$326	'2330
12-13-33-476-039	7625 FISHER	5/30/2023	03-ARM'S LENGTH	\$95,000	\$13,754	14%	47.0	\$303	'2330
12-13-33-478-007	7516 JACKSON	8/9/2024	03-ARM'S LENGTH	\$111,000	\$9,568	9%	47.0	\$354	'2330
12-13-34-105-019	8065 HUPP	10/31/2024	03-ARM'S LENGTH	\$77,695	\$11,832	15%	36.3	\$321	'2340
12-13-34-109-026	8299 FORD	12/13/2024	03-ARM'S LENGTH	\$111,100	\$19,193	17%	73.3	\$228	'2340
12-13-34-134-018	8720 FORD	5/10/2023	03-ARM'S LENGTH	\$93,000	\$16,283	18%	36.6	\$381	'2340
12-13-34-134-033	8723 HUPP	12/7/2023	03-ARM'S LENGTH	\$88,000	\$13,771	16%	36.6	\$360	'2340
12-13-34-158-011	8300 HUDSON	8/2/2023	03-ARM'S LENGTH	\$125,000	\$12,665	10%	54.9	\$341	'2340
12-13-34-184-037	21816 MAC ARTHUR	5/12/2023	03-ARM'S LENGTH	\$99,900	\$18,324	18%	68.1	\$220	'2340
12-13-34-228-006	11400 MAXWELL	4/7/2023	03-ARM'S LENGTH	\$76,000	\$10,820	14%	40.9	\$279	'2340
12-13-34-228-036	11427 CADILLAC	3/1/2024	03-ARM'S LENGTH	\$72,000	\$6,913	10%	40.9	\$264	'2340
12-13-34-229-026	11562 CADILLAC	1/11/2024	03-ARM'S LENGTH	\$80,000	\$7,231	9%	40.9	\$293	'2340
12-13-34-229-037	11433 HUPP	6/14/2024	03-ARM'S LENGTH	\$80,000	\$10,186	13%	44.4	\$270	'2340
12-13-34-254-020	11041 CHALMERS	10/25/2024	03-ARM'S LENGTH	\$76,500	\$14,052	18%	37.1	\$309	'2340
12-13-34-256-001	11204 HUPP	2/4/2025	03-ARM'S LENGTH	\$135,000	\$18,774	14%	81.5	\$248	'2340
12-13-34-303-036	8095 PROSPECT	2/5/2024	03-ARM'S LENGTH	\$87,000	\$12,449	14%	38.4	\$340	'2340
12-13-34-303-043	8155 PROSPECT	12/6/2024	03-ARM'S LENGTH	\$75,000	\$10,057	13%	37.1	\$303	'2340
12-13-34-326-029	21625 MAC ARTHUR	5/6/2024	03-ARM'S LENGTH	\$102,000	\$12,675	12%	48.2	\$317	'2340
12-13-34-330-023	8589 SHERMAN	6/12/2023	03-ARM'S LENGTH	\$110,000	\$12,537	11%	64.4	\$256	'2340
12-13-34-357-034	8329 RIVARD	2/18/2025	03-ARM'S LENGTH	\$75,000	\$6,462	9%	42.1	\$267	'2340
12-13-34-358-038	8250 RIVARD	5/10/2023	03-ARM'S LENGTH	\$83,000	\$12,274	15%	52.6	\$237	'2340
12-13-34-376-004	8430 SHERMAN	7/18/2023	03-ARM'S LENGTH	\$147,000	\$14,010	10%	66.7	\$331	'2340
12-13-34-453-022	11203 JACKSON	7/18/2023	03-ARM'S LENGTH	\$135,000	\$26,218	19%	62.7	\$323	'2340
12-13-34-476-017	11417 SHERMAN	2/5/2025	03-ARM'S LENGTH	\$75,000	\$8,863	12%	29.5	\$381	'2340
12-13-35-102-017	22819 NAGEL	6/23/2023	03-ARM'S LENGTH	\$85,000	\$11,160	13%	41.2	\$309	'2350
12-13-35-232-015	22625 OAKLANE	1/24/2024	03-ARM'S LENGTH	\$92,000	\$13,596	15%	67.3	\$205	'2350
12-13-35-281-004	13436 ST ANDREWS	8/23/2024	03-ARM'S LENGTH	\$45,500	\$5,154	11%	39.8	\$171	'2350
12-13-35-287-021	13549 TOEPFER	9/28/2023	03-ARM'S LENGTH	\$97,500	\$15,751	16%	40.0	\$366	'2350
12-13-35-403-025	12769 PROSPECT	10/30/2024	03-ARM'S LENGTH	\$88,000	\$12,281	14%	36.1	\$366	'2350
12-13-35-404-001	21360 WALTHAM	3/20/2024	03-ARM'S LENGTH	\$85,000	\$10,813	13%	40.3	\$316	'2350
12-13-35-406-009	13033 COUWLIER	6/28/2024	03-ARM'S LENGTH	\$97,500	\$20,584	21%	60.9	\$240	'2350
12-13-35-406-013	13004 TOEPFER	6/12/2023	03-ARM'S LENGTH	\$75,000	\$12,012	16%	50.8	\$222	'2350
12-13-35-410-020	13069 SARSFIELD	10/6/2023	03-ARM'S LENGTH	\$89,000	\$14,891	17%	39.1	\$341	'2350
12-13-35-432-007	13432 COUWLIER	4/16/2024	03-ARM'S LENGTH	\$120,000	\$11,913	10%	62.3	\$289	'2350
12-13-35-432-009	13514 COUWLIER	2/4/2025	03-ARM'S LENGTH	\$174,700	\$24,750	14%	77.8	\$337	'2350
12-13-35-434-025	13415 SHERMAN	7/31/2023	03-ARM'S LENGTH	\$70,677	\$6,867	10%	36.1	\$294	'2350
12-13-35-453-021	12840 GEORGIANA	11/17/2023	03-ARM'S LENGTH	\$85,095	\$13,457	16%	39.5	\$323	'2350
12-13-35-477-011	13494 SARSFIELD	8/23/2024	03-ARM'S LENGTH	\$90,000	\$13,415	15%	44.6	\$303	'2350

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area
12-13-36-130-006	14040 HENDRICKS	1/30/2024	03-ARM'S LENGTH	\$78,000	\$9,543	12%	37.8	\$310	'3360
12-13-36-133-038	14299 MARSHALL	4/28/2023	03-ARM'S LENGTH	\$135,000	\$22,913	17%	75.2	\$269	'3360
12-13-36-134-007	14252 MARSHALL	7/23/2024	03-ARM'S LENGTH	\$85,000	\$15,153	18%	37.6	\$339	'3360
12-13-36-134-014	14320 MARSHALL	2/23/2024	03-ARM'S LENGTH	\$88,000	\$10,751	12%	37.6	\$351	'3360
12-13-36-134-026	14267 HENDRICKS	7/19/2024	03-ARM'S LENGTH	\$87,000	\$16,053	18%	37.6	\$347	'3360
12-13-36-134-029	14291 HENDRICKS	2/28/2025	03-ARM'S LENGTH	\$77,000	\$12,808	17%	37.6	\$307	'3360
12-13-36-177-009	21930 ELROY	6/4/2024	03-ARM'S LENGTH	\$80,000	\$15,296	19%	49.4	\$243	'3360
12-13-36-177-011	21912 ELROY	7/3/2023	03-ARM'S LENGTH	\$102,000	\$11,613	11%	49.4	\$310	'3360
12-13-36-201-009	14363 KNOX	1/30/2025	03-ARM'S LENGTH	\$102,000	\$13,987	14%	54.6	\$280	'3360
12-13-36-201-012	14381 KNOX	6/28/2024	03-ARM'S LENGTH	\$95,000	\$17,479	18%	54.6	\$261	'3360
12-13-36-202-024	14378 MARSHALL	6/20/2024	03-ARM'S LENGTH	\$97,000	\$17,792	18%	54.6	\$267	'3360
12-13-36-202-046	14395 HENDRICKS	12/22/2023	03-ARM'S LENGTH	\$87,000	\$8,503	10%	55.5	\$235	'3360
12-13-36-203-021	14387 LEONARD	5/21/2024	03-ARM'S LENGTH	\$116,500	\$16,622	14%	62.2	\$281	'3360
12-13-36-252-013	21806 NUMMER	11/20/2024	03-ARM'S LENGTH	\$110,000	\$14,095	13%	55.2	\$299	'3360
12-13-36-301-022	13679 COUWLIER	11/19/2024	03-ARM'S LENGTH	\$105,000	\$20,505	20%	40.6	\$388	'3360
12-13-36-302-018	13922 COUWLIER	8/28/2024	03-ARM'S LENGTH	\$115,000	\$13,712	12%	60.9	\$283	'3360
12-13-36-384-001	20832 ELROY	7/2/2024	03-ARM'S LENGTH	\$100,000	\$20,750	21%	72.9	\$206	'3360
12-13-36-404-005	21138 NUMMER	12/4/2024	03-ARM'S LENGTH	\$159,000	\$22,766	14%	69.0	\$346	'3360
12-13-36-404-012	21165 LA SALLE	11/25/2024	03-ARM'S LENGTH	\$112,000	\$20,310	18%	69.0	\$244	'3360
12-13-36-406-015	21312 DEXTER	5/9/2024	03-ARM'S LENGTH	\$93,000	\$19,227	21%	36.3	\$385	'3360
12-13-36-452-006	20950 NUMMER	1/11/2024	03-ARM'S LENGTH	\$157,900	\$31,500	20%	69.0	\$343	'3360
<b>AVERAGES</b>				\$109,655	\$16,084	<b>15%</b>	55.9	<b>\$302</b>	
<b>LAND TABLES:</b> (03110) (03120) (03130) (03140) (03210) (03220) (03230) (03240) (03320) (03340) (03410) (03420) (03430) (03440) (03510) (03520) (03530) (03540) (03610) (03620) (03630) (03640)									

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area
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**407 CLASS (RESIDENTIAL CONDO)**

LAND-TO-VALUE % ALLOCATION; VALUATION BY SITE VALUE

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-10-377-005	29131 LONGVIEW #5	8/23/2023	03-ARM'S LENGTH	\$75,000	\$4,200	6%	6%	\$4,500	'00022 407	SITE VALUE	
12-13-10-377-007	29131 LONGVIEW #7	2/7/2025	03-ARM'S LENGTH	\$74,000	\$4,200	6%	6%	\$4,440	'00022 407	SITE VALUE	
12-13-10-377-015	29161 LONGVIEW #15	9/22/2023	03-ARM'S LENGTH	\$68,600	\$4,200	6%	6%	\$4,116	'00022 407	SITE VALUE	
12-13-10-377-016	29161 LONGVIEW #16	9/15/2023	03-ARM'S LENGTH	\$60,000	\$4,200	7%	6%	\$3,600	'00022 407	SITE VALUE	
12-13-10-381-004	29098 LUND	10/11/2024	03-ARM'S LENGTH	\$75,000	\$4,200	6%	6%	\$4,500	'00024 407	SITE VALUE	
12-13-10-381-005	29100 LUND	3/18/2024	03-ARM'S LENGTH	\$73,500	\$4,200	6%	6%	\$4,410	'00024 407	SITE VALUE	
12-13-10-381-006	29108 LUND	6/7/2024	03-ARM'S LENGTH	\$70,000	\$4,200	6%	6%	\$4,200	'00024 407	SITE VALUE	
12-13-10-381-016	29150 LUND	3/22/2024	03-ARM'S LENGTH	\$66,000	\$4,200	6%	6%	\$3,960	'00024 407	SITE VALUE	
12-13-10-381-022	29180 LUND	8/31/2023	03-ARM'S LENGTH	\$65,000	\$4,200	6%	6%	\$3,900	'00024 407	SITE VALUE	
12-13-10-381-032	29126 LUND	5/13/2024	03-ARM'S LENGTH	\$76,000	\$4,200	6%	6%	\$4,560	'00024 407	SITE VALUE	
12-13-12-476-048	29101 HAYES #A31	11/17/2023	03-ARM'S LENGTH	\$77,600	\$4,200	5%	6%	\$4,656	'00034 407	SITE VALUE	
12-13-12-477-016	29281 HAYES #16	12/15/2023	03-ARM'S LENGTH	\$70,000	\$4,200	6%	6%	\$4,200	'00030 407	SITE VALUE	
12-13-12-477-038	29313 HAYES #38	11/27/2024	03-ARM'S LENGTH	\$65,000	\$4,200	6%	6%	\$3,900	'00030 407	SITE VALUE	
12-13-12-477-042	29201 HAYES #42	11/12/2024	03-ARM'S LENGTH	\$71,000	\$4,200	6%	6%	\$4,260	'00030 407	SITE VALUE	
12-13-12-477-065	29233 HAYES #65	12/20/2024	03-ARM'S LENGTH	\$75,000	\$4,200	6%	6%	\$4,500	'00030 407	SITE VALUE	
12-13-12-477-075	29249 HAYES #75	7/24/2023	03-ARM'S LENGTH	\$76,000	\$4,200	6%	6%	\$4,560	'00030 407	SITE VALUE	
12-13-12-477-114	29312 GLOEDE #114	7/3/2023	03-ARM'S LENGTH	\$75,000	\$4,200	6%	6%	\$4,500	'00030 407	SITE VALUE	
12-13-12-477-139	29200 GLOEDE #139	12/18/2023	03-ARM'S LENGTH	\$77,000	\$4,200	5%	6%	\$4,620	'00030 407	SITE VALUE	
12-13-12-477-143	29208 GLOEDE #143	10/9/2024	03-ARM'S LENGTH	\$67,000	\$4,200	6%	6%	\$4,020	'00030 407	SITE VALUE	
12-13-12-477-153	29224 GLOEDE #153	1/24/2025	03-ARM'S LENGTH	\$67,000	\$4,200	6%	6%	\$4,020	'00030 407	SITE VALUE	
12-13-12-477-155	29224 GLOEDE #155	3/31/2025	03-ARM'S LENGTH	\$75,000	\$4,200	6%	6%	\$4,500	'00030 407	SITE VALUE	
12-13-12-477-170	29248 GLOEDE #170	8/9/2023	03-ARM'S LENGTH	\$69,900	\$4,200	6%	6%	\$4,194	'00030 407	SITE VALUE	
12-13-20-380-010	4973 10 MILE #10	5/11/2023	03-ARM'S LENGTH	\$63,000	\$4,200	7%	6%	\$3,780	'00044 407	SITE VALUE	
12-13-20-380-047	4925 10 MILE #47	11/17/2023	03-ARM'S LENGTH	\$63,000	\$4,200	7%	6%	\$3,780	'00044 407	SITE VALUE	
12-13-20-380-056	4913 10 MILE #56	9/11/2023	03-ARM'S LENGTH	\$69,500	\$4,200	6%	6%	\$4,170	'00044 407	SITE VALUE	
<b>SITE VALUE USED FOR LAND TABLES: 00022, 00024, 00034, 00030, 00087, 00044, 00046</b>							6%	\$4,234			
								<b>USE \$4,200</b>			

City of Warren  
2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-10-181-055	30161 LORRAINE #3	11/13/2024	03-ARM'S LENGTH	\$101,000	\$5,600	6%	5%	\$5,050	'00171 407		SITE VALUE
12-13-10-181-057	8703 KENNEDY CIRCLE #1	11/1/2023	03-ARM'S LENGTH	\$135,000	\$5,600	4%	5%	\$6,750	'00017 407		SITE VALUE
12-13-10-181-059	8703 KENNEDY CIRCLE #3	8/30/2024	03-ARM'S LENGTH	\$110,000	\$5,600	5%	5%	\$5,500	'00171 407		SITE VALUE
12-13-10-181-086	8697 KENNEDY CIRCLE #2	4/18/2023	03-ARM'S LENGTH	\$107,000	\$5,600	5%	5%	\$5,350	'00171 407		SITE VALUE
12-13-10-181-086	8697 KENNEDY CIRCLE #2	11/28/2023	03-ARM'S LENGTH	\$100,000	\$5,600	6%	5%	\$5,000	'00171 407		SITE VALUE
12-13-10-181-094	8685 KENNEDY CIRCLE #2	9/18/2024	03-ARM'S LENGTH	\$109,000	\$5,600	5%	5%	\$5,450	'00171 407		SITE VALUE
12-13-10-329-006	29948 CITY CENTER #3	9/8/2023	03-ARM'S LENGTH	\$106,900	\$5,600	5%	5%	\$5,345	'00181 407		SITE VALUE
12-13-10-329-010	29972 CITY CENTER #2	10/13/2023	03-ARM'S LENGTH	\$102,000	\$5,600	5%	5%	\$5,100	'00181 407		SITE VALUE
12-13-10-329-011	29972 CITY CENTER #3	7/17/2024	03-ARM'S LENGTH	\$107,000	\$5,600	5%	5%	\$5,350	'00181 407		SITE VALUE
12-13-10-329-014	29960 CITY CENTER #3	3/3/2025	03-ARM'S LENGTH	\$116,390	\$5,600	5%	5%	\$5,820	'00181 407		SITE VALUE
12-13-10-329-015	29960 CITY CENTER #2	6/16/2023	03-ARM'S LENGTH	\$112,000	\$5,600	5%	5%	\$5,600	'00181 407		SITE VALUE
12-13-10-329-015	29960 CITY CENTER #2	6/17/2024	03-ARM'S LENGTH	\$115,500	\$5,600	5%	5%	\$5,775	'00181 407		SITE VALUE
12-13-10-329-020	29888 CITY CENTER #1	9/6/2023	03-ARM'S LENGTH	\$80,000	\$5,600	7%	5%	\$4,000	'00018 407		SITE VALUE
12-13-10-329-021	29852 CITY CENTER #1	2/9/2024	03-ARM'S LENGTH	\$128,763	\$5,600	4%	5%	\$6,438	'00018 407		SITE VALUE
12-13-10-329-024	29852 CITY CENTER #4	2/6/2025	03-ARM'S LENGTH	\$130,000	\$5,600	4%	5%	\$6,500	'00018 407		SITE VALUE
12-13-10-329-029	29864 CITY CENTER #4	3/20/2024	03-ARM'S LENGTH	\$110,000	\$5,600	5%	5%	\$5,500	'00018 407		SITE VALUE
12-13-10-329-032	29864 CITY CENTER #1	10/16/2023	03-ARM'S LENGTH	\$125,000	\$5,600	4%	5%	\$6,250	'00018 407		SITE VALUE
12-13-10-329-034	29804 CITY CENTER #2	11/14/2023	03-ARM'S LENGTH	\$99,000	\$5,600	6%	5%	\$4,950	'00181 407		SITE VALUE
12-13-10-329-076	29732 CITY CENTER #4	4/22/2024	03-ARM'S LENGTH	\$137,000	\$5,600	4%	5%	\$6,850	'00018 407		SITE VALUE
12-13-10-329-078	29720 CITY CENTER #3	10/11/2023	03-ARM'S LENGTH	\$114,900	\$5,600	5%	5%	\$5,745	'00181 407		SITE VALUE
12-13-10-329-091	29660 CITY CENTER #2	11/27/2024	03-ARM'S LENGTH	\$95,000	\$5,600	6%	5%	\$4,750	'00181 407		SITE VALUE
12-13-10-329-105	29636 CITY CENTER #4	1/3/2024	03-ARM'S LENGTH	\$105,000	\$5,600	5%	5%	\$5,250	'00018 407		SITE VALUE
12-13-10-329-106	29636 CITY CENTER #3	12/14/2023	03-ARM'S LENGTH	\$85,900	\$5,600	7%	5%	\$4,295	'00181 407		SITE VALUE
12-13-10-329-113	29612 CITY CENTER #1	8/25/2023	03-ARM'S LENGTH	\$118,000	\$5,600	5%	5%	\$5,900	'00018 407		SITE VALUE
12-13-19-303-025	2252 FRAZHO	10/16/2024	03-ARM'S LENGTH	\$122,000	\$5,600	5%	5%	\$6,100	'00086 407		SITE VALUE
12-13-24-403-010	25780 LIRA LANE	12/28/2023	03-ARM'S LENGTH	\$97,500	\$5,600	6%	5%	\$4,875	'00053 407		SITE VALUE
12-13-24-403-019	25670 LIRA LANE	1/17/2025	03-ARM'S LENGTH	\$95,000	\$5,600	6%	5%	\$4,750	'00053 407		SITE VALUE
12-13-24-403-026	25666 LIRA LANE	3/11/2024	03-ARM'S LENGTH	\$90,000	\$5,600	6%	5%	\$4,500	'00053 407		SITE VALUE
12-13-24-404-005	25957 VILLAGE LANE	1/21/2025	03-ARM'S LENGTH	\$123,000	\$5,600	5%	5%	\$6,150	'00088 407		SITE VALUE
12-13-24-404-017	25777 VILLAGE LANE	10/11/2023	03-ARM'S LENGTH	\$115,000	\$5,600	5%	5%	\$5,750	'00088 407		SITE VALUE
12-13-24-404-024	25679 VILLAGE LANE	1/19/2024	03-ARM'S LENGTH	\$97,000	\$5,600	6%	5%	\$4,850	'00088 407		SITE VALUE
12-13-24-404-024	25679 VILLAGE LANE	11/19/2024	03-ARM'S LENGTH	\$115,000	\$5,600	5%	5%	\$5,750	'00088 407		SITE VALUE
12-13-24-405-101	25990 SANTINA LANE	4/4/2023	03-ARM'S LENGTH	\$141,000	\$5,600	4%	5%	\$7,050	'00089 407		SITE VALUE
12-13-24-405-107	25918 SANTINA LANE	10/16/2024	03-ARM'S LENGTH	\$130,000	\$5,600	4%	5%	\$6,500	'00089 407		SITE VALUE

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area	
12-13-30-127-030	2618 SEATON CIRCUIT S	11/27/2024	03-ARM'S LENGTH	\$125,000	\$5,600	4%	5%	\$6,250	'00048 407	SITE VALUE
12-13-30-127-062	2762 SEATON CIRCUIT W	5/12/2023	03-ARM'S LENGTH	\$125,000	\$5,600	4%	5%	\$6,250	'00048 407	SITE VALUE
12-13-30-127-077	2852 SEATON CIRCUIT W	5/25/2023	03-ARM'S LENGTH	\$122,000	\$5,600	5%	5%	\$6,100	'00048 407	SITE VALUE
12-13-30-127-119	3020 SEATON CIRCUIT N	11/26/2024	03-ARM'S LENGTH	\$136,000	\$5,600	4%	5%	\$6,800	'00048 407	SITE VALUE
12-13-30-129-018	2685 WHITEHALL COURT	1/31/2025	03-ARM'S LENGTH	\$112,000	\$5,600	5%	5%	\$5,600	'00049 407	SITE VALUE
12-13-30-129-045	24989 GREENHILL	12/21/2023	03-ARM'S LENGTH	\$120,000	\$5,600	5%	5%	\$6,000	'00049 407	SITE VALUE
12-13-30-129-064	24850 CHALK FARM W	8/4/2023	03-ARM'S LENGTH	\$122,000	\$5,600	5%	5%	\$6,100	'00049 407	SITE VALUE
12-13-30-152-004	24017 WEDGEWOOD CIRCLE	7/26/2024	03-ARM'S LENGTH	\$135,000	\$5,600	4%	5%	\$6,750	'00083 407	SITE VALUE
12-13-30-152-005	24026 WEDGEWOOD CIRCLE	9/29/2023	03-ARM'S LENGTH	\$128,000	\$5,600	4%	5%	\$6,400	'00083 407	SITE VALUE
12-13-30-152-029	24106 WEDGEWOOD CIRCLE	6/13/2024	03-ARM'S LENGTH	\$135,000	\$5,600	4%	5%	\$6,750	'00083 407	SITE VALUE
12-13-30-152-033	24100 WEDGEWOOD CIRCLE	9/6/2023	03-ARM'S LENGTH	\$125,000	\$5,600	4%	5%	\$6,250	'00083 407	SITE VALUE
12-13-30-152-051	24174 WEDGEWOOD CIRCLE	8/18/2023	03-ARM'S LENGTH	\$119,000	\$5,600	5%	5%	\$5,950	'00083 407	SITE VALUE
12-13-30-179-001	24484 GREENHILL	12/14/2023	03-ARM'S LENGTH	\$126,000	\$5,600	4%	5%	\$6,300	'00051 407	SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00012, 00016, 00161, 00015, 00151, 00021, 00017, 00171, 00018, 00181, 00089, 00088, 00053, 00083, 00048, 00049, 00050, 00051						5%		\$5,283		
								USE \$5,600		

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-29-130-007	4712 10 MILE	12/19/2024	03-ARM'S LENGTH	\$85,000	\$6,300	7%	7.5%	\$6,375	'00047 407		SITE VALUE
12-13-29-130-010	4680 10 MILE	5/12/2023	03-ARM'S LENGTH	\$80,000	\$6,300	8%	7.5%	\$6,000	'00047 407		SITE VALUE
<b>SITE VALUE USED FOR LAND TABLES: 00037, 00052, 00047, 00100</b>						7.64%		\$6,188			
								<b>USE \$6,300</b>			

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-03-485-001	31017 HOOVER	5/20/2024	03-ARM'S LENGTH	\$142,000	\$7,000	5%	5%	\$7,100	'00010 407		SITE VALUE
12-13-03-485-028	31189 HOOVER	4/28/2023	03-ARM'S LENGTH	\$140,000	\$7,000	5%	5%	\$7,000	'00010 407		SITE VALUE
12-13-18-177-009	28018 UNIVERSAL	8/22/2024	03-ARM'S LENGTH	\$120,000	\$7,000	6%	5%	\$6,000	'00043 407		SITE VALUE
12-13-18-177-030	28060 UNIVERSAL	3/3/2025	03-ARM'S LENGTH	\$150,000	\$7,000	5%	5%	\$7,500	'00043 407		SITE VALUE
12-13-18-177-046	28092 UNIVERSAL	11/25/2024	03-ARM'S LENGTH	\$138,500	\$7,000	5%	5%	\$6,925	'00043 407		SITE VALUE
12-13-18-177-047	28096 UNIVERSAL	5/17/2023	03-ARM'S LENGTH	\$108,000	\$7,000	6%	5%	\$5,400	'00043 407		SITE VALUE
12-13-18-177-080	28268 UNIVERSAL	8/11/2023	03-ARM'S LENGTH	\$145,000	\$7,000	5%	5%	\$7,250	'00043 407		SITE VALUE
12-13-18-177-094	28128 UNIVERSAL	8/13/2024	03-ARM'S LENGTH	\$125,000	\$7,000	6%	5%	\$6,250	'00043 407		SITE VALUE
12-13-20-205-007	26883 VILLA CALABRESE	8/9/2023	03-ARM'S LENGTH	\$119,900	\$7,000	6%	5%	\$5,995	'00066 407		SITE VALUE
12-13-20-205-012	26823 VILLA CALABRESE	11/7/2024	03-ARM'S LENGTH	\$125,000	\$7,000	6%	5%	\$6,250	'00066 407		SITE VALUE
12-13-20-256-015	26183 ALBERT J	10/25/2024	03-ARM'S LENGTH	\$156,000	\$7,000	4%	5%	\$7,800	'00045 407		SITE VALUE
12-13-20-256-034	26361 ALBERT J	4/23/2024	03-ARM'S LENGTH	\$152,000	\$7,000	5%	5%	\$7,600	'00045 407		SITE VALUE
12-13-20-256-092	5461 LAURA	1/19/2024	03-ARM'S LENGTH	\$140,000	\$7,000	5%	5%	\$7,000	'00045 407		SITE VALUE
12-13-20-256-117	5304 CHRISTI	11/9/2023	03-ARM'S LENGTH	\$155,000	\$7,000	5%	5%	\$7,750	'00045 407		SITE VALUE
12-13-20-256-132	5345 CHRISTI	2/24/2025	03-ARM'S LENGTH	\$150,000	\$7,000	5%	5%	\$7,500	'00045 407		SITE VALUE
12-13-20-428-014	5423 CLEMSON	7/17/2024	03-ARM'S LENGTH	\$156,000	\$7,000	4%	5%	\$7,800	'00057 407		SITE VALUE
12-13-20-428-016	5401 CLEMSON	2/5/2024	03-ARM'S LENGTH	\$155,000	\$7,000	5%	5%	\$7,750	'00057 407		SITE VALUE
12-13-20-428-018	5410 CLEMSON	7/26/2024	03-ARM'S LENGTH	\$155,000	\$7,000	5%	5%	\$7,750	'00057 407		SITE VALUE
12-13-20-428-078	5437 PRINCETON	10/25/2024	03-ARM'S LENGTH	\$155,000	\$7,000	5%	5%	\$7,750	'00057 407		SITE VALUE
12-13-20-428-114	25143 JOANNE SMITH	2/9/2024	03-ARM'S LENGTH	\$145,000	\$7,000	5%	5%	\$7,250	'00057 407		SITE VALUE
12-13-20-428-115	25137 JOANNE SMITH	3/15/2024	03-ARM'S LENGTH	\$135,000	\$7,000	5%	5%	\$6,750	'00057 407		SITE VALUE
12-13-20-428-131	25029 JOANNE SMITH	5/13/2024	03-ARM'S LENGTH	\$138,000	\$7,000	5%	5%	\$6,900	'00057 407		SITE VALUE
12-13-22-478-016	11374 CELTIC MANOR	8/28/2023	03-ARM'S LENGTH	\$140,000	\$7,000	5%	5%	\$7,000	'00068 407		SITE VALUE
12-13-23-433-015	25642 CRIMSON COURT	3/8/2024	03-ARM'S LENGTH	\$149,000	\$7,000	5%	5%	\$7,450	'00067 407		SITE VALUE
<b>SITE VALUE USED FOR LAND TABLES: 00010, 00054, 00033, 00043, 00091, 00066, 00045, 00057, 00068, 00067</b>						5%		\$7,072			
								<b>USE \$7,000</b>			

**City of Warren**  
**2026 Residential Land Analysis**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-02-101-017	32965 MAPLE LANE CIR	5/8/2023	03-ARM'S LENGTH	\$130,000	\$7,700	6%	5%	\$6,500	'00003 407		SITE VALUE
12-13-02-101-026	32987 MAPLE LANE CIR	9/13/2023	03-ARM'S LENGTH	\$135,000	\$7,700	6%	5%	\$6,750	'00003 407		SITE VALUE
12-13-02-101-045	32994 PINE VIEW COURT	4/26/2024	03-ARM'S LENGTH	\$155,000	\$7,700	5%	5%	\$7,750	'00003 407		SITE VALUE
12-13-02-102-040	32556 BARCLAY SQUARE	8/28/2024	03-ARM'S LENGTH	\$156,000	\$7,700	5%	5%	\$7,800	'00002 407		SITE VALUE
12-13-02-102-122	32357 BARCLAY SQUARE	4/28/2023	03-ARM'S LENGTH	\$159,000	\$7,700	5%	5%	\$7,950	'00003 407		SITE VALUE
12-13-02-102-129	11819 MEADOW LANE	8/16/2024	03-ARM'S LENGTH	\$165,000	\$7,700	5%	5%	\$8,250	'00003 407		SITE VALUE
12-13-02-102-164	32705 SUNRISE DRIVE	6/10/2024	03-ARM'S LENGTH	\$136,500	\$7,700	6%	5%	\$6,825	'00003 407		SITE VALUE
12-13-02-102-171	32612 MEADOWBROOK LANE	11/4/2024	03-ARM'S LENGTH	\$135,000	\$7,700	6%	5%	\$6,750	'00003 407		SITE VALUE
12-13-02-102-180	32753 MEADOWBROOK LANE	5/12/2023	03-ARM'S LENGTH	\$131,000	\$7,700	6%	5%	\$6,550	'00003 407		SITE VALUE
12-13-02-102-202	32616 VALLEY DRIVE	9/30/2024	03-ARM'S LENGTH	\$162,000	\$7,700	5%	5%	\$8,100	'00003 407		SITE VALUE
12-13-02-102-205	32622 VALLEY DRIVE	6/14/2024	03-ARM'S LENGTH	\$166,000	\$7,700	5%	5%	\$8,300	'00003 407		SITE VALUE
12-13-02-102-211	32720 VALLEY DRIVE	5/19/2023	03-ARM'S LENGTH	\$136,000	\$7,700	6%	5%	\$6,800	'00003 407		SITE VALUE
12-13-02-102-213	32724 VALLEY DRIVE	3/7/2025	03-ARM'S LENGTH	\$177,250	\$7,700	4%	5%	\$8,863	'00003 407		SITE VALUE
12-13-02-102-224	32862 SUNRISE DRIVE	8/30/2024	03-ARM'S LENGTH	\$170,000	\$7,700	5%	5%	\$8,500	'00003 407		SITE VALUE
12-13-02-102-238	32811 VALLEY DRIVE	7/1/2024	03-ARM'S LENGTH	\$172,500	\$7,700	4%	5%	\$8,625	'00003 407		SITE VALUE
12-13-02-102-244	32731 VALLEY DRIVE	2/16/2024	03-ARM'S LENGTH	\$135,000	\$7,700	6%	5%	\$6,750	'00003 407		SITE VALUE
12-13-02-102-261	32625 VALLEY DRIVE	1/26/2024	03-ARM'S LENGTH	\$158,000	\$7,700	5%	5%	\$7,900	'00003 407		SITE VALUE
12-13-02-102-265	32617 VALLEY DRIVE	10/31/2024	03-ARM'S LENGTH	\$110,000	\$7,700	7%	5%	\$5,500	'00003 407		SITE VALUE
12-13-10-107-005	30623 WASHINGTON	12/15/2023	03-ARM'S LENGTH	\$145,000	\$7,700	5%	5%	\$7,250	'00026 407		SITE VALUE
12-13-10-107-010	30767 WASHINGTON	8/31/2023	03-ARM'S LENGTH	\$142,000	\$7,700	5%	5%	\$7,100	'00026 407		SITE VALUE
12-13-10-107-013	30791 WASHINGTON	1/17/2025	03-ARM'S LENGTH	\$163,000	\$7,700	5%	5%	\$8,150	'00026 407		SITE VALUE
12-13-10-327-008	8758 COMMUNITY BLVD	10/31/2024	03-ARM'S LENGTH	\$141,000	\$7,700	5%	5%	\$7,050	'00019 407		SITE VALUE
12-13-10-327-045	8748 COMMON	9/21/2023	03-ARM'S LENGTH	\$156,900	\$7,700	5%	5%	\$7,845	'00019 407		SITE VALUE
12-13-10-327-049	8724 COMMON	5/17/2024	03-ARM'S LENGTH	\$175,000	\$7,700	4%	5%	\$8,750	'00019 407		SITE VALUE
12-13-10-327-080	29978 TERRACE COURT	3/7/2024	03-ARM'S LENGTH	\$162,800	\$7,700	5%	5%	\$8,140	'00019 407		SITE VALUE
12-13-10-327-086	30025 CITY CENTER	10/24/2023	03-ARM'S LENGTH	\$144,000	\$7,700	5%	5%	\$7,200	'00019 407		SITE VALUE
12-13-10-327-089	29473 CITY CENTER	3/21/2025	03-ARM'S LENGTH	\$160,000	\$7,700	5%	5%	\$8,000	'00019 407		SITE VALUE
12-13-10-327-099	29618 TERRACE COURT	10/29/2024	03-ARM'S LENGTH	\$184,000	\$7,700	4%	5%	\$9,200	'00019 407		SITE VALUE
12-13-10-327-103	29666 TERRACE COURT	1/26/2024	03-ARM'S LENGTH	\$162,000	\$7,700	5%	5%	\$8,100	'00019 407		SITE VALUE
12-13-10-331-013	29599 PARK PLACE	11/7/2024	03-ARM'S LENGTH	\$150,000	\$7,700	5%	5%	\$7,500	'00020 407		SITE VALUE
12-13-10-331-014	29615 PARK PLACE	12/5/2024	03-ARM'S LENGTH	\$141,000	\$7,700	5%	5%	\$7,050	'00020 407		SITE VALUE
12-13-10-331-029	29871 PARK PLACE	2/6/2025	03-ARM'S LENGTH	\$152,900	\$7,700	5%	5%	\$7,645	'00020 407		SITE VALUE
12-13-10-331-030	29887 PARK PLACE	11/13/2023	03-ARM'S LENGTH	\$150,000	\$7,700	5%	5%	\$7,500	'00020 407		SITE VALUE
12-13-10-331-033	29935 PARK PLACE	5/31/2024	03-ARM'S LENGTH	\$168,000	\$7,700	5%	5%	\$8,400	'00020 407		SITE VALUE
12-13-10-332-024	8744 PHOENIX COURT	12/13/2024	03-ARM'S LENGTH	\$140,000	\$7,700	6%	5%	\$7,000	'00025 407		SITE VALUE

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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area	
12-13-10-332-040	8729 TUCSON	9/19/2024	03-ARM'S LENGTH	\$167,000	\$7,700	5%	5%	\$8,350	'00025 407	SITE VALUE
12-13-10-332-055	8728 TUCSON	8/12/2024	03-ARM'S LENGTH	\$167,000	\$7,700	5%	5%	\$8,350	'00025 407	SITE VALUE
12-13-13-306-018	13726 VILLA POINTE	5/8/2023	03-ARM'S LENGTH	\$152,700	\$7,700	5%	5%	\$7,635	'00035 407	SITE VALUE
12-13-13-306-019	13714 VILLA POINTE	3/11/2025	03-ARM'S LENGTH	\$173,000	\$7,700	4%	5%	\$8,650	'00035 407	SITE VALUE
12-13-13-306-027	13628 VILLA POINTE	12/28/2023	03-ARM'S LENGTH	\$153,000	\$7,700	5%	5%	\$7,650	'00035 407	SITE VALUE
12-13-20-103-004	26900 DANIELA	2/26/2025	03-ARM'S LENGTH	\$175,500	\$7,700	4%	5%	\$8,775	'00060 407	SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00003, 00002, 00006, 00026, 00019, 00020, 00025, 00035, 00036, 00040, 00041, 00060								5%	\$7,701	USE \$7,700

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-03-302-060	31706 BEAR CREEK	9/15/2023	03-ARM'S LENGTH	\$180,000	\$8,400	5%	5%	\$9,000	'00007 407		SITE VALUE
12-13-03-302-089	31782 IVY LANE	11/22/2023	03-ARM'S LENGTH	\$160,000	\$8,400	5%	5%	\$8,000	'00007 407		SITE VALUE
12-13-03-302-138	31621 GREEN MEADOW LN	12/6/2024	03-ARM'S LENGTH	\$142,500	\$8,400	6%	5%	\$7,125	'00007 407		SITE VALUE
12-13-03-328-038	8691 EDGEWATER LANE	3/11/2024	03-ARM'S LENGTH	\$172,000	\$8,400	5%	5%	\$8,600	'00007 407		SITE VALUE
12-13-03-328-042	8715 EDGEWATER LANE	8/10/2023	03-ARM'S LENGTH	\$180,000	\$8,400	5%	5%	\$9,000	'00007 407		SITE VALUE
12-13-03-328-045	8709 EDGEWATER LANE	5/31/2023	03-ARM'S LENGTH	\$175,000	\$8,400	5%	5%	\$8,750	'00007 407		SITE VALUE
12-13-03-328-062	31407 PINE TREE	9/27/2023	03-ARM'S LENGTH	\$165,000	\$8,400	5%	5%	\$8,250	'00007 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00007, 00008, 00093, 00055, 00069, 00082, 00079								5%	\$8,389	USE \$8,400	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-11-351-020	29396 HOOVER	6/28/2023	03-ARM'S LENGTH	\$74,000	\$4,900	7%	6%	\$4,440	'00027 407		SITE VALUE
12-13-11-351-044	29464 HOOVER	4/8/2024	03-ARM'S LENGTH	\$82,000	\$4,900	6%	6%	\$4,920	'00027 407		SITE VALUE
12-13-11-351-063	29514 HOOVER	7/28/2023	03-ARM'S LENGTH	\$88,000	\$4,900	6%	6%	\$5,280	'00027 407		SITE VALUE
12-13-11-351-064	29512 HOOVER	4/13/2023	03-ARM'S LENGTH	\$87,500	\$4,900	6%	6%	\$5,250	'00027 407		SITE VALUE
12-13-11-351-094	29566 HOOVER	12/13/2024	03-ARM'S LENGTH	\$69,000	\$4,900	7%	6%	\$4,140	'00027 407		SITE VALUE
12-13-11-351-174	29238 HOOVER	2/21/2025	03-ARM'S LENGTH	\$80,000	\$4,900	6%	6%	\$4,800	'00027 407		SITE VALUE
12-13-11-351-178	29236 HOOVER	11/22/2024	03-ARM'S LENGTH	\$85,000	\$4,900	6%	6%	\$5,100	'00027 407		SITE VALUE
12-13-11-351-198	29306 HOOVER	11/26/2024	03-ARM'S LENGTH	\$93,000	\$4,900	5%	6%	\$5,580	'00027 407		SITE VALUE
12-13-11-351-199	29300 HOOVER	5/8/2024	03-ARM'S LENGTH	\$82,500	\$4,900	6%	6%	\$4,950	'00027 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00027								6%	\$4,940	USE \$4,900	

City of Warren  
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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area
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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-02-304-005	31400 HOOVER	5/24/2023	03-ARM'S LENGTH	\$177,000	\$9,100	5%	5%	\$8,850	'00072 407		SITE VALUE
12-13-08-333-019	29670 BEECH NUT	7/17/2024	03-ARM'S LENGTH	\$205,000	\$9,100	4%	5%	\$10,250	'00014 407		SITE VALUE
12-13-08-333-050	29735 RED OAK	9/25/2023	03-ARM'S LENGTH	\$190,000	\$9,100	5%	5%	\$9,500	'00014 407		SITE VALUE
12-13-08-333-051	29703 RED OAK	10/19/2023	03-ARM'S LENGTH	\$193,000	\$9,100	5%	5%	\$9,650	'00014 407		SITE VALUE
12-13-08-333-088	29600 WHITE OAK	8/9/2024	03-ARM'S LENGTH	\$205,000	\$9,100	4%	5%	\$10,250	'00014 407		SITE VALUE
12-13-12-356-007	29011 SCARBOROUGH	4/3/2024	03-ARM'S LENGTH	\$155,000	\$9,100	6%	5%	\$7,750	'00031 407		SITE VALUE
12-13-12-356-010	29035 SCARBOROUGH	12/20/2024	03-ARM'S LENGTH	\$150,000	\$9,100	6%	5%	\$7,500	'00031 407		SITE VALUE
12-13-12-356-045	29197 YORKSHIRE LANE	5/30/2024	03-ARM'S LENGTH	\$152,000	\$9,100	6%	5%	\$7,600	'00031 407		SITE VALUE
12-13-12-356-048	29223 YORKSHIRE LANE	9/18/2024	03-ARM'S LENGTH	\$224,000	\$9,100	4%	5%	\$11,200	'00031 407		SITE VALUE
12-13-12-357-009	13953 SOMERSET LANE	3/21/2025	03-ARM'S LENGTH	\$194,000	\$9,100	5%	5%	\$9,700	'00032 407		SITE VALUE
12-13-12-357-028	29417 SCARBOROUGH	2/26/2025	03-ARM'S LENGTH	\$172,500	\$9,100	5%	5%	\$8,625	'00032 407		SITE VALUE
12-13-12-357-048	13832 BARCROFT WAY	8/23/2023	03-ARM'S LENGTH	\$155,000	\$9,100	6%	5%	\$7,750	'00032 407		SITE VALUE
12-13-12-357-111	13820 BARCROFT WAY	4/12/2024	03-ARM'S LENGTH	\$191,100	\$9,100	5%	5%	\$9,555	'00032 407		SITE VALUE
12-13-12-357-116	29363 SCARBOROUGH	7/6/2023	03-ARM'S LENGTH	\$215,500	\$9,100	4%	5%	\$10,775	'00032 407		SITE VALUE
12-13-14-301-062	27797 HOLLYWOOD	8/29/2023	03-ARM'S LENGTH	\$155,000	\$9,100	6%	5%	\$7,750	'00038 407		SITE VALUE

SITE VALUES USED FOR LAND TABLES: 00072, 00014, 00031, 00032, 00038, 00090 5% \$9,114  
USE \$9,100

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-01-201-017	14478 14 MILE	7/10/2023	03-ARM'S LENGTH	\$165,000	\$9,800	6%	5%	\$8,250	'00001 407		SITE VALUE
12-13-03-330-010	31466 CREEK SIDE	6/22/2023	03-ARM'S LENGTH	\$195,000	\$9,800	5%	5%	\$9,750	'00009 407		SITE VALUE
12-13-03-330-014	31526 CREEK SIDE	11/13/2023	03-ARM'S LENGTH	\$189,900	\$9,800	5%	5%	\$9,495	'00009 407		SITE VALUE
12-13-03-330-023	8672 VILLA LANE	5/15/2024	03-ARM'S LENGTH	\$195,000	\$9,800	5%	5%	\$9,750	'00009 407		SITE VALUE
12-13-12-430-019	15176 GRANADA PLAZA	1/26/2024	03-ARM'S LENGTH	\$216,000	\$9,800	5%	5%	\$10,800	'00029 407		SITE VALUE
12-13-12-430-027	15178 GRANADA PLAZA	1/12/2024	03-ARM'S LENGTH	\$215,000	\$9,800	5%	5%	\$10,750	'00029 407		SITE VALUE

SITE VALUE USED FOR LAND TABLES: 00001, 00009, 00023, 00028, 00029, 00103 5% \$9,799  
USE \$9,800

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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-02-155-022	32090 MARK ADAM LANGE	7/13/2023	03-ARM'S LENGTH	\$183,000	\$10,500	6%	6%	\$10,065	'00005 407		SITE VALUE
12-13-02-155-042	32035 MARK ADAM LANGE	3/10/2025	03-ARM'S LENGTH	\$155,000	\$10,500	7%	6%	\$8,525	'00005 407		SITE VALUE
12-13-02-155-050	31965 MARK ADAM LANGE	4/5/2024	03-ARM'S LENGTH	\$175,900	\$10,500	6%	6%	\$9,675	'00005 407		SITE VALUE
12-13-02-155-054	31925 MARK ADAM LANGE	2/12/2025	03-ARM'S LENGTH	\$186,000	\$10,500	6%	6%	\$10,230	'00005 407		SITE VALUE
12-13-02-155-065	32180 MARK ADAM LANGE	10/11/2024	03-ARM'S LENGTH	\$248,000	\$10,500	4%	6%	\$13,640	'00005 407		SITE VALUE
12-13-02-155-066	32172 MARK ADAM LANGE	6/1/2023	03-ARM'S LENGTH	\$235,000	\$10,500	4%	6%	\$12,925	'00005 407		SITE VALUE
12-13-02-155-069	32136 MARK ADAM LANGE	3/21/2024	03-ARM'S LENGTH	\$195,000	\$10,500	5%	6%	\$10,725	'00005 407		SITE VALUE
12-13-02-302-010	11633 KENNETH	4/11/2024	03-ARM'S LENGTH	\$170,000	\$10,500	6%	6%	\$9,350	'00004 407		SITE VALUE
12-13-02-302-013	31751 RAYMOND	10/2/2024	03-ARM'S LENGTH	\$210,000	\$10,500	5%	6%	\$11,550	'00004 407		SITE VALUE
12-13-02-302-039	31754 RAYMOND	6/5/2023	03-ARM'S LENGTH	\$165,000	\$10,500	6%	6%	\$9,075	'00004 407		SITE VALUE
12-13-02-302-044	31806 RAYMOND	4/29/2024	03-ARM'S LENGTH	\$185,000	\$10,500	6%	6%	\$10,175	'00004 407		SITE VALUE
12-13-14-432-005	13513 ANGELA	5/2/2024	03-ARM'S LENGTH	\$200,000	\$10,500	5%	6%	\$11,000	'00039 407		SITE VALUE
12-13-14-432-006	13527 ANGELA	6/18/2024	03-ARM'S LENGTH	\$163,000	\$10,500	6%	6%	\$8,965	'00039 407		SITE VALUE
12-13-14-432-007	13531 ANGELA	1/30/2024	03-ARM'S LENGTH	\$153,000	\$10,500	7%	6%	\$8,415	'00039 407		SITE VALUE
12-13-19-229-011	3825 DORA	3/5/2025	03-ARM'S LENGTH	\$234,000	\$10,500	4%	6%	\$12,870	'00062 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00075, 00005, 00004, 00074, 00011,00061, 00056, 00059							6%	\$10,479			
00039, 00062, 00073, 00185								USE \$10,500			

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-06-231-009	3795 ELVERA LANE	3/21/2025	03-ARM'S LENGTH	\$265,000	\$12,600	5%	5%	\$13,250	'00084 407		SITE VALUE
12-13-10-153-042	30354 MADISON	7/28/2023	03-ARM'S LENGTH	\$219,900	\$12,600	6%	5%	\$10,995	'00071 407		SITE VALUE
12-13-10-153-048	30409 MADISON	10/25/2024	03-ARM'S LENGTH	\$255,000	\$12,600	5%	5%	\$12,750	'00071 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00084, 00071, 00085							5%	\$12,332			
								USE \$12,600			

City of Warren  
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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEf	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-10-256-010	30124 MIRAGE COURT	11/25/2024	03-ARM'S LENGTH	\$285,000	\$14,000	5%	5%	\$14,250	'00070 407		SITE VALUE
12-13-10-256-012	30140 MIRAGE COURT	7/14/2023	03-ARM'S LENGTH	\$345,000	\$14,000	4%	5%	\$17,250	'00070 407		SITE VALUE
12-13-17-103-013	4451 FIRETHORN COURT	9/18/2023	03-ARM'S LENGTH	\$265,000	\$14,000	5%	5%	\$13,250	'00065 407		SITE VALUE
12-13-17-103-016	4469 FIRETHORN COURT	3/14/2025	03-ARM'S LENGTH	\$307,000	\$14,000	5%	5%	\$15,350	'00065 407		SITE VALUE
12-13-17-103-041	4439 GLENOAKS COURT	9/24/2024	03-ARM'S LENGTH	\$260,000	\$14,000	5%	5%	\$13,000	'00065 407		SITE VALUE
12-13-17-103-057	4478 GLENOAKS COURT	6/29/2023	03-ARM'S LENGTH	\$265,000	\$14,000	5%	5%	\$13,250	'00065 407		SITE VALUE
12-13-17-103-077	4466 LARKSPUR COURT	5/30/2023	03-ARM'S LENGTH	\$265,000	\$14,000	5%	5%	\$13,250	'00065 407		SITE VALUE
12-13-17-103-115	4408 THORNWOOD COURT	7/20/2023	03-ARM'S LENGTH	\$285,000	\$14,000	5%	5%	\$14,250	'00065 407		SITE VALUE
12-13-17-103-121	4413 SPRUCE COURT	10/17/2024	03-ARM'S LENGTH	\$247,600	\$14,000	6%	5%	\$12,380	'00065 407		SITE VALUE
12-13-17-103-143	4428 WISTERIA COURT	6/14/2024	03-ARM'S LENGTH	\$320,000	\$14,000	4%	5%	\$16,000	'00065 407		SITE VALUE
12-13-17-103-145	4444 WISTERIA COURT	3/31/2025	03-ARM'S LENGTH	\$260,000	\$14,000	5%	5%	\$13,000	'00065 407		SITE VALUE
12-13-17-103-148	4471 WISTERIA COURT	10/16/2024	03-ARM'S LENGTH	\$265,000	\$14,000	5%	5%	\$13,250	'00065 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00070, 00065, 00063						5%		\$14,040			
								USE \$14,000			

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-08-299-023	29886 HERITAGE PARKWAY	12/18/2023	03-ARM'S LENGTH	\$260,000	\$19,000	7%	8%	\$20,800	'00099 407		Site Value
12-13-08-299-029	29940 HERITAGE PARKWAY	3/21/2025	03-ARM'S LENGTH	\$230,000	\$19,000	8%	8%	\$18,400	'00099 407		Site Value
12-13-08-299-041	30042 HERITAGE PARKWAY	10/12/2023	03-ARM'S LENGTH	\$235,000	\$19,000	8%	8%	\$18,800	'00099 407		Site Value
12-13-08-299-065	30009 HERITAGE PARKWAY	1/23/2025	03-ARM'S LENGTH	\$230,000	\$19,000	8%	8%	\$18,400	'00099 407		Site Value
12-13-08-299-068	29985 HERITAGE PARKWAY	10/20/2023	03-ARM'S LENGTH	\$240,000	\$19,000	8%	8%	\$19,200	'00099 407		Site Value
12-13-08-299-116	29941 FOXRUN CIRCLE	7/14/2023	03-ARM'S LENGTH	\$235,000	\$19,000	8%	8%	\$18,800	'00099 407		Site Value
12-13-08-299-249	29659 FOX RUN CIRCLE	6/23/2023	03-ARM'S LENGTH	\$240,000	\$19,000	8%	8%	\$19,200	'00099 407		Site Value
SITE VALUE USED FOR LAND TABLES: 00099, 00184						8%		\$19,086			
								USE \$19,000			

City of Warren  
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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-08-403-020	29517 WOODPARK CIRCLE	8/25/2023	03-ARM'S LENGTH	\$245,000	\$21,000	9%	8%	\$19,600	'00098 407		SITE VALUE
12-13-08-403-024	29499 WOODPARK CIRCLE	5/23/2024	03-ARM'S LENGTH	\$250,000	\$21,000	8%	8%	\$20,000	'00098 407		SITE VALUE
12-13-08-403-028	29481 WOODPARK CIRCLE	6/28/2024	03-ARM'S LENGTH	\$247,000	\$21,000	9%	8%	\$19,760	'00098 407		SITE VALUE
12-13-08-403-034	29437 WOODPARK CIRCLE	1/15/2025	03-ARM'S LENGTH	\$250,000	\$21,000	8%	8%	\$20,000	'00098 407		SITE VALUE
12-13-08-403-041	29405 WOODPARK CIRCLE	3/21/2024	03-ARM'S LENGTH	\$248,000	\$21,000	8%	8%	\$19,840	'00098 407		SITE VALUE
12-13-08-403-041	29405 WOODPARK CIRCLE	3/17/2025	03-ARM'S LENGTH	\$253,900	\$21,000	8%	8%	\$20,312	'00098 407		SITE VALUE
12-13-08-403-049	29369 WOODPARK CIRCLE	8/14/2024	03-ARM'S LENGTH	\$235,800	\$21,000	9%	8%	\$18,864	'00098 407		SITE VALUE
12-13-08-403-077	29388 WOODPARK CIRCLE	1/11/2024	03-ARM'S LENGTH	\$250,000	\$21,000	8%	8%	\$20,000	'00098 407		SITE VALUE
12-13-08-403-079	29400 WOODPARK CIRCLE	9/11/2024	03-ARM'S LENGTH	\$250,000	\$21,000	8%	8%	\$20,000	'00098 407		SITE VALUE
12-13-08-403-089	29472 WOODPARK CIRCLE	3/14/2025	03-ARM'S LENGTH	\$243,000	\$21,000	9%	8%	\$19,440	'00098 407		SITE VALUE
12-13-08-403-100	29514 WOODPARK CIRCLE	11/1/2023	03-ARM'S LENGTH	\$245,000	\$21,000	9%	8%	\$19,600	'00098 407		SITE VALUE
12-13-23-403-005	25065 INDEPENDENCE TRAIL	11/22/2025	03-ARM'S LENGTH	\$236,000	\$21,000	9%	8%	\$18,880	'00081 407		SITE VALUE
12-13-23-403-042	12995 HERITAGE NORTH	1/2/2025	03-ARM'S LENGTH	\$355,000	\$21,000	6%	8%	\$28,400	'00081 407		SITE VALUE
12-13-23-403-092	25244 INDEPENDENCE TRAIL	4/10/2023	03-ARM'S LENGTH	\$293,000	\$21,000	7%	8%	\$23,440	'00081 407		SITE VALUE
12-13-23-403-130	12977 HERITAGE SOUTH	1/2/2025	03-ARM'S LENGTH	\$341,500	\$21,000	6%	8%	\$27,320	'00081 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00098, 00081, 00096, 00102							8%	\$21,030	USE \$21,000		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-08-206-066	30250 BERGHWAY TRAIL	5/4/2023	03-ARM'S LENGTH	\$352,000	\$30,000	9%	9%	\$31,680	'00095 407		SITE VALUE
12-13-08-206-069	30268 BERGHWAY TRAIL	2/2/2024	03-ARM'S LENGTH	\$300,000	\$30,000	10%	9%	\$27,000	'00095 407		SITE VALUE
12-13-08-206-203	30535 BERGHWAY TRAIL	4/6/2023	03-ARM'S LENGTH	\$347,000	\$30,000	9%	9%	\$31,230	'00095 407		SITE VALUE
12-13-08-206-211	30487 BERGHWAY TRAIL	11/7/2024	03-ARM'S LENGTH	\$350,000	\$30,000	9%	9%	\$31,500	'00095 407		SITE VALUE
12-13-08-206-220	30433 BERGHWAY TRAIL	10/17/2024	03-ARM'S LENGTH	\$319,900	\$30,000	9%	9%	\$28,791	'00095 407		SITE VALUE
12-13-08-206-243	30295 BERGHWAY TRAIL	8/15/2024	03-ARM'S LENGTH	\$375,000	\$30,000	8%	9%	\$33,750	'00095 407		SITE VALUE
12-13-08-206-275	30304 BERGHWAY TRAIL	10/30/2023	03-ARM'S LENGTH	\$364,900	\$30,000	8%	9%	\$32,841	'00095 407		SITE VALUE
12-13-08-206-280	30334 BERGHWAY TRAIL	10/22/2024	03-ARM'S LENGTH	\$295,000	\$30,000	10%	9%	\$26,550	'00095 407		SITE VALUE
12-13-08-206-285	5152 HAWKSEYE TRACE	10/26/2023	03-ARM'S LENGTH	\$350,000	\$30,000	9%	9%	\$31,500	'00095 407		SITE VALUE
12-13-08-206-326	5277 HAWKSEYE TRACE	12/4/2024	03-ARM'S LENGTH	\$340,000	\$30,000	9%	9%	\$30,600	'00095 407		SITE VALUE
12-13-08-206-333	5193 HAWKSEYE TRACE	2/25/2025	03-ARM'S LENGTH	\$287,000	\$30,000	10%	9%	\$25,830	'00095 407		SITE VALUE
12-13-08-206-355	30526 BERGHWAY TRAIL	2/16/2024	03-ARM'S LENGTH	\$325,000	\$30,000	9%	9%	\$29,250	'00095 407		SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00095, 00182, 00092, 00080, 00097, 00078, 00076							9%	\$30,044	USE \$30,000		

City of Warren  
2026 Residential Land Analysis

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land Residual	LAND RATIO	Effec. Front	\$ EEF	ECF Area		
Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-03-233-002	32444 PINE RIDGE	4/18/2023	03-ARM'S LENGTH	\$330,000	\$35,000	11%	10%	\$33,000	'00064	407	SITE VALUE
12-13-03-233-030	11245 MARTHA	8/15/2023	03-ARM'S LENGTH	\$385,000	\$35,000	9%	10%	\$38,500	'00064	407	SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00064, 00077						10%		\$35,750			
								USE \$35,000			

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-08-205-003	5186 TRAILWOOD LANE	10/27/2023	03-ARM'S LENGTH	\$434,990	\$37,000	9%	9%	\$39,149	'00094	407	SITE VALUE
12-13-08-205-007	5098 TRAILWOOD LANE	4/25/2023	03-ARM'S LENGTH	\$407,990	\$37,000	9%	9%	\$36,719	'00094	407	SITE VALUE
12-13-08-205-015	29091 TRAILWOOD DRIVE	4/12/2023	03-ARM'S LENGTH	\$409,900	\$37,000	9%	9%	\$36,891	'00094	407	SITE VALUE
12-13-08-205-025	29311 TRAILWOOD DRIVE	4/13/2023	03-ARM'S LENGTH	\$390,000	\$37,000	9%	9%	\$35,100	'00094	407	SITE VALUE
12-13-08-205-027	29355 TRAILWOOD DRIVE	11/9/2023	03-ARM'S LENGTH	\$424,990	\$37,000	9%	9%	\$38,249	'00094	407	SITE VALUE
12-13-08-205-038	29597 TRAILWOOD DRIVE	11/14/2023	03-ARM'S LENGTH	\$419,900	\$37,000	9%	9%	\$37,791	'00094	407	SITE VALUE
12-13-08-205-063	5145 MECKLER LANE	12/8/2023	03-ARM'S LENGTH	\$419,990	\$37,000	9%	9%	\$37,799	'00094	407	SITE VALUE
12-13-08-205-078	5085 RIDGE LANE	5/10/2023	03-ARM'S LENGTH	\$414,990	\$37,000	9%	9%	\$37,349	'00094	407	SITE VALUE
12-13-08-205-088	5168 RIDGE LANE	6/20/2023	03-ARM'S LENGTH	\$409,990	\$37,000	9%	9%	\$36,899	'00094	407	SITE VALUE
12-13-08-205-090	5124 RIDGE LANE	9/26/2024	03-ARM'S LENGTH	\$375,000	\$37,000	10%	9%	\$33,750	'00094	407	SITE VALUE
12-13-08-205-097	5133 TRAILWOOD LANE	5/15/2023	03-ARM'S LENGTH	\$409,990	\$37,000	9%	9%	\$36,899	'00094	407	SITE VALUE
12-13-08-205-106	5325 BRADMORE LANE	11/12/2024	03-ARM'S LENGTH	\$425,000	\$37,000	9%	9%	\$38,250	'00094	407	SITE VALUE
12-13-08-205-168	5160 CUTTY LANE	12/5/2023	03-ARM'S LENGTH	\$410,000	\$37,000	9%	9%	\$36,900	'00094	407	SITE VALUE
12-13-08-205-182	5273 CUTTY LANE	1/8/2025	03-ARM'S LENGTH	\$409,000	\$37,000	9%	9%	\$36,810	'00094	407	SITE VALUE
SITE VALUE USED FOR LAND TABLES: 00094						9%		\$37,040			
								USE \$37,000			

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	CURRENT VALUE	CURRENT RATIO	2026 TARGET	2026 VALUE	LAND TABLE	Class	Rate Group 1
12-13-06-299-004	3749 HEAVENLY LANE	11/8/2023	03-ARM'S LENGTH	\$260,000	\$15,400	6%	6%	\$15,600	'00101	407	SITE VALUE
12-13-06-299-015	32132 HEAVENLY COURT	4/28/2023	03-ARM'S LENGTH	\$255,000	\$15,400	6%	6%	\$15,300	'00101	407	SITE VALUE
SITE VALUE USED FOR LAND TABLE: 00101						6%		\$15,450			
								USE \$15,400			