

Analysis of Sales Neighborhood 17 6th Ward Higby-Elmwood						
Criteria: Exclusions Grantee Bank = Foreclosure Grantor Bank=NOM Grantee HUD/Fannie Mae/Land Bank/Coun ty/City=NOM, Vacant and value under \$10000.						
Neighborhood 17 June 30, 2015 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
1/2/2015		140,000	1051 S BROWN ST	MARKLE MARY E	DAILEY JOHN F & JEAN L	3-120000000
5/22/2015		122,500	1011 S DURAND ST	BRADLEY PAUL & SHARON	NORRIS JOSHUA	3-117200000
4/22/2015		115,400	1119 S BROWN ST	ROBERTSON EDITH C ESTATE	GRIFFITH SARA L	3-1218.7000
4/30/2015		115,000	1035 S DURAND ST	SNYDER JOHN & LEONORA TRUST	WESTRA BRUCE A	3-120900000
4/29/2015		99,900	1011 S THOMPSON ST	FEDERAL HOME LOAN MORTGAGE CORP	DANCEY DANIELLE B	3-115300000
5/22/2015		95,000	1000 S DURAND ST	ROARK BARBARA	ROARK THOMAS T SR & CARROL A	3-118500000
6/11/2015		79,000	1201 CARLTON BLVD	FILIP JOSEPH S		3-098600000
1/30/2015		75,000	1005 S HIGBY ST	LOWDER ELIZABETH A	COPE MARCUS C	3-119100000
2/2/2015		51,900	1415 W MORRELL ST	COVEY HENRY & SARAH	KOBB FAITH C	3-119700000
Total Sale Price		\$893,700	Average Sale Price:		\$99,300.00	
Neighborhood 17 2014 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
6/13/2014		155,010	1102 S DURAND ST	GENTRY FAMILY PARTNERSHIP	HILL DAVID A & TANA L	3-1218.A000
11/25/2014		135,000	1120 S HIGBY ST	MAUST JOEL D & HEATHER R	BARDIS ATHANASIOS & AMBER	3-1218.W000
6/5/2014		132,900	1103 S BROWN ST	TERRACE HILLS LLC	BETZER DAVID & JODETTE	3-1218.3000
10/2/2014		120,000	1215 S BROWN ST	HUFF BLAIR	MATTESON JACK	3-1218.1200
4/7/2014		119,000	1233 S BROWN ST	DENNIS ANITA J	MCKILLOP ANNE M	3-1218.1500
7/17/2014		103,500	1051 S DURAND ST	MANCINI CONNIE J ESTATE	DAILEY JOHN J & MARY J	3-1208.2000
10/10/2014		92,000	717 S HIGBY ST	MASON KATHLEEN ETAL	BULLINGER JEAN	3-095100000
10/14/2014		87,000	1031 S DURAND ST	POOLE MICHELE A (SEARS)	YUKICH HELEN ETAL	3-1209.2A00
3/31/2014		75,000	804 S THOMPSON ST	CLARK ELIZABETH J TRUST	WILLISTON MICHAEL B & ELIZABETH A	3-097900000
6/16/2014	NOM	74,500	806 S DURAND ST	US BANK NA TRUSTEE	JBNT 1983 LLC	3-095700000
10/3/2014		70,000	1011 S HIGBY ST	HORRIGAN EDWARD R ESTATE	MILLS RICHARD C & MARY T	3-119000000
7/9/2014		70,000	1032 S DURAND ST	FULLER LOUISE K ETAL	DENATO MARK J	3-1202.2000
9/22/2014		67,000	1017 S BROWN ST	HANDS DENNIS W & SHARI S	DOWELL LOGAN E & SARAH E	3-1201.2000
10/28/2014	Yes	100	1111 S BROWN ST	TUMEY PATRICIA L	TUMEY PATRICIA L LE	3-1218.5000
10/9/2014	Yes	100	1115 S HIGBY ST	HARRIS CECILIA M	HARRIS THOMAS J	3-1218.L000
9/19/2014	Yes	100	719 S DURAND ST	EGAN JAMES & LENORE	EGAN JAMES E & LENORE G LE	3-097300000
7/10/2014	Yes	100	1032 S DURAND ST	DENATO MARK J & CHRISTINE W	DENATO MARK J & CHRISTINE W ETAL	3-1202.2000
6/20/2014	Yes	100	806 S DURAND ST	JBNT 1983 LLC	BUTTERFIELD NICHOLAS J	3-095700000
7/14/2014	Yes	100	710 S HIGBY ST	HURST SHERI	HURST ERIC K & SHERI D	3-0939.1C00
3/17/2014	Yes	100	1020 S DURAND ST	BARCZAK MARILYN J	BARCZAK MARILYN J ETAL	3-1202.1000
12/31/2014	Yes	1	1005 S HIGBY ST	LOWDER ELIZABETH A ETAL	LOWDER ELIZABETH A	3-119100000
Total Sale Price		\$1,226,410	Average Sale Price:		\$102,200.83	
Neighborhood 17 2013 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
9/11/2013	Yes F	210,534	806 S DURAND ST	WEITH ANDREAS S	US BANK NA TRUSTEE	3-095700000
12/26/2013		153,000	714 S DURAND ST	MASTERS LOUIS ETAL	CLARK DARCY J & CYNTHIA M	3-094900000
4/26/2013		128,000	1123 S BROWN ST	PICKETT DECKER JUANITA TRUST	LAMARRE ROGER JR & CAROL	3-1218.8000
10/16/2013	Yes F	109,935	1011 S THOMPSON ST	HANNA JAMES & BEVERLY	FEDERAL HOME LOAN MORTGAGE	3-115300000
4/30/2013	NOM	107,100	720 S THOMPSON ST	FANNIE MAE	KNUTSON STEPHEN E	3-097400000
2/14/2013		94,500	716 S WISNER ST	O'CONNELL JULIET M LE	ZONTS CODY ETAL	3-099500000
10/28/2013		87,550	900 S THOMPSON ST	HILL FORREST W & FLORENCE M TRUST	SCRIBNER NANCY L	3-116200000
1/7/2013		82,500	911 S HIGBY ST	SYRJAMAKI LUCILLE C TRUST	CRAWFORD TAMRA L	3-119500000
6/10/2013		77,200	714 S DURAND ST	RICHERT SALLY L TRUST	MASTERS LOUIS ETAL	3-094900000
10/23/2013		66,000	1030 S DURAND ST	DESNOYER VERONICA	STELLINGWORTH SHARON	3-1202.3000
6/4/2013	Yes	100	1005 S HIGBY ST	LOWDER ELIZABETH A	LOWDER ELIZABETH A ETAL	3-119100000
6/26/2013	Yes	100	800 S DURAND ST	BARBER JOHN H	BARBER JOHN H ETAL	3-095600000
1/7/2013	Yes	100	911 S HIGBY ST	SYRJAMAKI ELMER M TRUST	SYRJAMAKI LUCILLE C TRUST	3-119500000
Total Sale Price		\$688,750	Average Sale Price:		\$98,392.86	
Neighborhood 17 2012 Raw						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
1/11/2012	Yes F	131,412	720 S THOMPSON ST	CRYDERMAN BRENT & JOANN	FLAGSTAR BANK FSB	3-097400000
2/3/2012	NOM	115,500	800 S DURAND ST	TCF NATIONAL BANK	BARBER JOHN H	3-095600000
3/27/2012		109,900	1111 S HIGBY ST	TOWN BARBARA J	VALK CHARLES H & DONNA M	3-1218.N000
4/30/2012	NOM	98,000	1124 S HIGBY ST	FEDERAL HOME LOAN MORTGAGE CORP	BALTODANO KATHARINA E	3-1218.X000
12/27/2012		90,000	1124 S DURAND ST	MADDALENA ROBERT C & PAULA	MANCHESTER RONALD O	3-1218.F000

2010	\$103,462.50	<p style="text-align: center;">6th Ward Neighborhood 17 Higby-Elmwood 2010-June 30, 2015 Property Sales Average Values</p> <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Year</th> <th>Average Value</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>\$103,462.50</td> </tr> <tr> <td>2011</td> <td>\$98,392.86</td> </tr> <tr> <td>2012</td> <td>\$87,182.14</td> </tr> <tr> <td>2013</td> <td>\$98,392.86</td> </tr> <tr> <td>2014</td> <td>\$102,200.83</td> </tr> <tr> <td>2015</td> <td>\$99,300.00</td> </tr> </tbody> </table>				Year	Average Value	2010	\$103,462.50	2011	\$98,392.86	2012	\$87,182.14	2013	\$98,392.86	2014	\$102,200.83	2015	\$99,300.00
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Average decrease then increases in 2010-2014 due to recovery from housing bubble. Nothing to do with demolition program as this area is part of the more affluent areas of Jackson.																			