

<b>Analysis of Sales Neighborhood 20 6th Ward Durand-Franklin</b>						
<b>Criteria: Exclusions Grantee Bank = Foreclosure Grantor Bank=NOM Grantee HUD/Fannie Mae/Land Bank/Coun ty/City=NOM,</b>						
<b>Vacant and value \$1000 and less.</b>						
<b>Neighborhood 20 June 30, 2015 Raw</b>						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
3/31/2015	See Note 1	495,000	415 S THOMPSON ST	HOGWOOD PROPERTIES LLC	MACOMBER MICHAEL J ETAL	3-0733.1000
2/23/2015		277,500	609 S DURAND ST	BISBEE CLARK & KATHLEEN	THOMPSON JOSEPH B & FELICITY	3-0911.1000
1/30/2015		204,000	1300 W FRANKLIN ST	FINCH DOUGLAS C & STEPHANIE A	BRIGGS MARI L	3-071800000
4/22/2015		163,900	712 S WEBSTER ST	DESNOYER MARY ANN C ESTATE	SMITH BETHANY M	3-103500000
2/13/2015		157,117	604 S DURAND ST	OSB COMMUNITY BANK	BRENNAN MEGHAN E	3-092100000
1/30/2015		154,900	1004 CARLTON BLVD	SKROCKI AARON T & ASHLEY S	STODDARD CHARLES E & JANE C	3-087500000
1/13/2015		95,000	1109 W FRANKLIN ST	MARKOWSKI WANDA E TRUST	RAIZER STEPHEN J	3-087900000
2/26/2015		75,400	1205 W FRANKLIN ST	WEST FRANKLIN HOUSE LLC	DUNNIGAN BRIAN L & CANDICE C	3-089200000
4/3/2015		54,300	514 S BOWEN ST	SLAGOR ANDREW J & NICOLE E	FAIRCHILD DERRICK C	3-088300000
Note 1: The 415 S Thompson sale price was excluded as it was way beyond reasonable range based on the SEV/assessed/taxable value in the \$150k range.						
<b>Total Sale Price</b>		<b>\$1,182,117</b>	<b>Average Sale Price:</b>		<b>\$147,764.63</b>	
<b>Neighborhood 20 2014 Raw</b>						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
6/27/2014		\$215,000.00	1202 W FRANKLIN ST	STEGLER PATRICIA A TRUST	LUBANA PARAMJIT S	3-073200000
3/20/2014		\$154,000.00	1512 W WASHINGTON AVE	ST FRANCIS DE SALES INC	FAUST JOYLYN-RUTH T	3-068300000
12/19/2014		\$118,000.00	714 S WEBSTER ST	RUTT PAUL A & CONSTANCE M	LIENHARD AMY	3-103800000
3/19/2014	Yes F	\$109,675.00	312 S THOMPSON ST	WHEELER BRIAN M & KARESSA WEIR	PHH MORTGAGE CORPORATION	3-071500000
8/15/2014		\$86,750.00	1314 W WASHINGTON AVE	MOHAMMED RHONDA L	MASTERS LOUIS ETAL	3-112700000
11/26/2014		\$78,500.00	312 S THOMPSON ST	FANNIE MAE	SWEET BARRY R	3-071500000
10/8/2014	Yes	\$100.00	701 S DURAND ST	CROSS JOHN & ANN	CROSS JOHN J TRUST ETAL	3-096700000
7/22/2014	Yes	\$100.00	1312 W FRANKLIN ST	PINK THOMAS C & SANDRA L	PINK THOMAS C & SANDRA L LE	3-071900000
7/22/2014	Yes	\$100.00	1312 W FRANKLIN ST	PINK SANDRA L	PINK THOMAS C & SANDRA L	3-071900000
7/22/2014	Yes	\$100.00	1312 W FRANKLIN ST	PINK SANDRA L LIVING TRUST	PINK SANDRA L	3-071900000
11/20/2014	Yes	\$1.00	717 S BOWEN ST	COLLON MARY JO	CATHOLIC DIOCESE OF LANSING	3-103700000
3/31/2014	Yes	\$1.00	312 S THOMPSON ST	PHH MORTGAGE CORPORATION	FANNIE MAE	3-071500000
9/26/2013	Yes	\$100.00	604 S DURAND ST	PADBURY JUDITH TRUST	OSB COMMUNITY BANK	3-092100000
<b>Total Sale Price</b>		<b>\$652,250</b>	<b>Average Sale Price:</b>		<b>\$130,450.00</b>	
<b>Neighborhood 20 2013 Raw</b>						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
5/24/2013		190,000	301 S BROWN ST	DENTON PATRICIA L	STROUSE JONATHON	3-069100000
11/11/2013		179,900	1504 W WASHINGTON AVE	CURFMAN GREGORY E & SHIRLEE J	BENSON PATRICK J & JODY	3-068600000
1/24/2013	NOM	78,170	1215 W WASHINGTON AVE	FEDERAL NATIONAL MORTGAGE ASSN	MANAROLLA ANGELA	3-072300000
1/4/2013		68,000	401 S THOMPSON ST	FMM BUSHNELL GREAT LAKES LLC	OLIVER LYNARD & LUBERTHA	3-072600000
9/26/2013	Yes	100	604 S DURAND ST	PADBURY JUDITH TRUST	OSB COMMUNITY BANK	3-092100000
<b>Total Sale Price</b>		<b>\$437,900</b>	<b>Average Sale Price:</b>		<b>\$145,966.67</b>	
<b>Neighborhood 20 2012 Raw</b>						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
7/26/2012	NOM	208,900	1502 CARLTON BLVD	FEDERAL NATIONAL MORTGAGE ASSN	BUTTERFIELD JASON J & ERIN R	3-093800000
9/4/2012		129,765	710 S WEBSTER ST	FORS ROGER	WALTON ROBERT L	3-103400000
1/13/2012	NOM	110,000	511 S DURAND ST	FEDERAL HOME LOAN MORTGAGE CORP	WALZ TIMOTHY C & BETH A	3-090400000
7/18/2012	Yes F	100,215	1215 W WASHINGTON AVE	MANAROLLA ANGELA	FEDERAL NATIONAL MORTGAGE ASSN	3-072300000
12/28/2012	Yes Short	91,700	1215 W WASHINGTON AVE	MANAROLLA ANGELA	WOODS RYAN M & LINDSAY M	3-072300000
11/28/2012		79,000	1001 CARLTON BLVD	LEFERE FRANCES H TRUST	ARMSTRONG ROBERT H & PAMELA R	3-102900000
6/26/2012	NOM	75,000	407 S BROWN ST	FANNIE MAE	TUMLINSON WALTER & NANCY	3-069800000
6/26/2012	Duplicate	75,000	407 S BROWN ST	FANNIE MAE	TUMLINSON WALTER & NANCY	3-069700000
4/26/2012		64,000	711 S BOWEN ST	CROWLEY RICHARD ESTATE	PADBURY JUDITH	3-103300000
9/18/2012	NOM	50,000	S HIGBY ST	WALKER REALTY INC	DEVINE MARY JO	3-093100000
9/18/2012	NOM	50,000	S HIGBY ST	WALKER REALTY INC	DEVINE MARY JO	3-093000000
8/15/2012	Yes	100	509 S WISNER ST	MILLER EMANUAL G & DORCAS	MILLER DORCAS V TRUST	3-088000000
2/20/2012	Yes	1	S BROWN ST	JP MORGAN CHASE BANK NA	FANNIE MAE	3-069700000
2/20/2012	Yes	1	407 S BROWN ST	JP MORGAN CHASE BANK NA	FANNIE MAE	3-069800000
<b>Total Sale Price</b>		<b>\$481,665</b>	<b>Average Sale Price:</b>		<b>\$160,555.00</b>	
<b>Neighborhood 20 2011 Raw</b>						
Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number

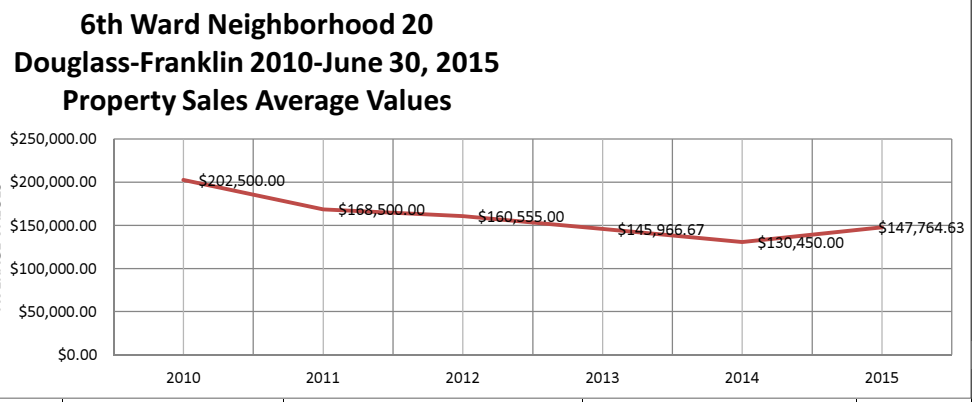
8/31/2011	Yes F	340,644	1502 CARLTON BLVD	BRINTLEY LACESHA	FEDERAL NATIONAL MORTGAGE ASSN	3-093800000
8/3/2011	Yes F	241,027	407 S BROWN ST	HENDRICKSON THOMAS J	JP MORGAN CHASE BANK NA	3-069800000
8/3/2011	Yes F	241,027	S BROWN ST	HENDRICKSON THOMAS J	JP MORGAN CHASE BANK NA	3-069700000
9/8/2011		168,500	415 S THOMPSON ST	SCHNEIDER RICHARD H ESTATE	HOGWOOD PROPERTIES LLC	3-0733.1000
1/12/2011	Yes F	155,819	511 S DURAND ST	KEEP JEROLD B & DANA L	FEDERAL HOME LOAN MORTGAGE CORP	3-090400000
1/6/2011	NOM	82,900	1515 W FRANKLIN ST	AMERICAN GENERAL FINANCIAL SVCS	KIELHORN NICHOLAS M	3-092900000

<b>Total Sale Price</b>		<b>\$168,500</b>	<b>Average Sale Price:</b>		<b>\$168,500.00</b>	
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**Neighborhood 20 2010 Raw**

Sale Date	Excluded	Sale Price	Address	Grantor	Grantee	Parcel Number
8/20/2010		430,000	1415 W WASHINGTON AVE	DAVENPORT STEVEN L & LAURA C	LINCOLN MARK J & JACQUELINE M	3-070400000
6/15/2010		236,000	1004 CARLTON BLVD	CHUA MARIA C	SKROCKI AARON T & ASHLEY S	3-087500000
10/22/2010	NOM	166,000	603 S HIGBY ST	CNB LENDING SERVICES LLC	PHELPS JUSTIN R & HILARY A	3-091900000
11/22/2010		144,000	1314 W WASHINGTON AVE	EVA JOHN A	MOHAMMED RHONDA L	3-112700000
4/30/2010		118,000	605 S WISNER ST	KELLEY MARY JO	ORLOSKE GEORGE & ROSEMARY	3-088800000
3/19/2010	NOM	70,000	1510 CARLTON BLVD	FEDERAL HOME LOAN MORTGAGE CORP	SANDEFUR SARA J	3-093700000
5/24/2010	NOM	8,000	301 S BROWN ST	ANDERSON STEVEN W	DENTON PATRICIA L	3-069100000
8/9/2010	Yes	100	510 S THOMPSON ST	STOWELL PAUL B	STOWELL PAUL B LE	3-090500000
4/30/2010	Yes	100	605 S WISNER ST	KELLEY MARY JO & MICHAEL J	KELLEY MARY JO	3-088800000
4/9/2010	Yes	1	1314 W WASHINGTON AVE	EVA BETH A	EVA JOHN A	3-112700000

<b>Total Sale Price</b>		<b>\$810,000</b>	<b>Average Sale Price:</b>		<b>\$202,500.00</b>	
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2010	\$202,500.00
2011	\$168,500.00
2012	\$160,555.00
2013	\$145,966.67
2014	\$130,450.00
2015	\$147,764.63

**Average decrease 2010-2014 due to continued weak sales/price recovery from housing bubble. Nothing to do with demolition program as this area is part of the more affluent areas of Jackson.**