

2026 COMMERCIAL LAND VALUE NEIGH #001 EAST FRONT ST COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels In Sale	Land Table				
58-0025-0015-07-1	711 E FRONT ST	12/15/23	\$347,700	WD	03-ARM'S LENGTH	\$347,700	\$136,100	39.14	\$417,617	\$91,640	\$161,557	146.2	167.0	0.61	0.61	\$627	\$149,494	\$3.43	160.00	00001	3417/3229		EAST FRONT ST. COMMERCIAL				
32-0013-0005-00-0	612 ST JOE AVE BSV	10/29/24	\$987,500			\$987,500				\$517,890	\$517,890	240.0	280.0	1.60	1.60	\$2,158	\$323,681	\$9.43	240.00								
45-0028-0048-00-6	5909 RED ARROW STVNS	08/16/24	\$365,000			\$365,000				\$90,817	\$90,817	240.0	120.0	0.51	0.51	\$378	\$178,073	\$4.70	240.00								
56-0019-0126-01-4	RED ARROW HGHY BRDGMN	05/23/24	\$600,000			\$600,000				\$347,069	\$347,069	200.0	435.0	1.97	1.97	\$1,735	\$176,177	\$2.45	200.00								
56-0340-0006-01-6	4164 LAKE ST BRDGMN	06/23/23	\$229,900			\$229,900				\$31,723	\$31,723	30.0	65.0	0.20	0.20	\$1,057	\$158,615	\$6.34	65.00								
76-0900-0020-00-7	815 MYRTLE ST JO	06/28/24	\$549,000			\$549,000				\$218,734	\$218,734	200.0	125.0	0.66	0.66	\$1,094	\$331,415	\$7.65	200.00								
76-3000-0010-00-1	2522 NILES AVE ST JO	07/11/23	\$223,900			\$223,900				\$39,823	\$39,823	120.0	175.0	0.47	0.47	\$332	\$84,730	\$1.95	120.00								
76-3030-0001-00-3	225 VAIL ST JO	03/26/25	\$360,000			\$360,000				\$110,890	\$110,890	95.0	115.0	0.31	0.31	\$1,167	\$357,710	\$8.19	95.00								
76-7130-0006-00-3	820 HIGHLAND ST JO	02/16/24	\$325,000			\$325,000				\$77,926	\$77,926	125.0	150.0	0.42	0.42	\$623	\$185,538	\$4.26	125.00								
58-0800-0018-01-6	708 E FRONT ST	09/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$120,500	17.21	\$484,286	\$378,464	\$162,750	147.3	249.0	0.76	0.76	\$2,570	\$501,277	\$11.51	132.00	00001	3412/0300		EAST FRONT ST. COMMERCIAL				
Totals:			\$4,688,000			\$4,758,000	\$256,600		\$901,903	\$1,904,976	\$1,677,443	1,543.5		7.51	7.51												
						Sale. Ratio=>	5.39							Average			Average										
						Std. Dev.=>	15.51							per FF=>	\$1,234	Average		per Net Acre=>	253,726.16	Average		per SqFt=>	\$5.82				

2026 COMMERCIAL LAND ANALYSIS NEIGH 002 DOWNTOWN COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page
32-0340-0122-00-2	120 E FERRY ST BSV	05/12/23	\$100,000			\$100,000				\$6,127	\$6,127	33.0	62.0	0.10	0.10	\$100	\$61,270	\$1.41		33.00	
32-0013-0005-00-0	612 ST JOE AVE BSV	10/29/24	\$987,500			\$987,500				\$517,890	\$517,890	240.0	280.0	1.60	1.60	\$2,158	\$323,681	\$9.43	240.00		
47-0340-0006-00-9	13 S ELM SOAKS	09/05/24	\$289,000			\$289,000				\$106,161	\$106,161	25.0	130.0	0.08	0.08	\$4,246	\$1,327,013	\$32.06	25.00		
47-0340-0006-03-1	MAPLE ST SOAKS	05/07/24	\$48,000			\$48,000				\$48,000	\$48,000	50.0	75.0	0.08	0.08	\$960	\$600,000	\$13.77	50.00		
47-6000-0020-01-4	105 ELM SOAKS	01/04/24	\$473,250			\$473,250				\$265,570	\$265,570	60.0	210.0	0.27	0.27	\$4,426	\$983,593	\$22.58	60.00		
51-4500-0002-00-5	270 8TH ST BH	03/25/24	\$100,000			\$100,000				\$100,000	\$100,000	125.0	200.0	0.13	0.13	\$800	\$775,194	\$1.78			
54-0340-0024-01-5	253 PARK ST BH	10/09/24	\$225,000			\$225,000				\$160,772	\$160,772	45.0	125.0	0.13	0.13	\$3,573	\$1,246,295	\$29.83	45.00		
54-0340-0035-00-9	218 WATER ST BH	07/11/24	\$519,000			\$519,000				\$66,589	\$66,589	70.0	120.0	0.44	0.44	\$951	\$151,339	\$1.50	70.00		
54-0340-0077-00-3	227 TERRITORIAL BH	05/01/24	\$50,000			\$50,000				\$50,000	\$50,000	100.0	125.0	0.29	0.29	\$500	\$172,414	\$4.00	100.00		
54-0340-0180-01-0	235 W MAIN BH	01/30/25	\$60,000			\$60,000				\$60,000	\$60,000	35.0	125.0	0.10	0.10	\$1,714	\$600,000	\$3.67	35.00		
56-0017-0024-00-2	4055 LAKE ST BRDGMN	01/31/24	\$300,000			\$300,000				\$136,076	\$136,076	100.0	180.0	0.74	0.74	\$1,361	\$183,886	\$4.20	100.00		
58-1600-0008-03-0	109 N RED BUD TR	11/18/24	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$121,000	100.08	\$135,529	\$135,529	\$135,529	88.0	94.0	0.18	0.18	\$1,497	\$569,243	\$13.07	84.00	00002	3439/0522
Totals:			\$3,272,750			\$3,272,750	\$121,000		\$135,529	\$1,620,218	\$1,634,747	951.8		4.14	3.90						
						Sale. Ratio <=>		3.70		Average				Average				Average			
						Std. Dev. <=>			#DIV/0!		Average			\$1,702		Average		391,451.56		Average	
										per FF=>				per Net Acre=>				per SqFt=>		\$8.89	

OUTLIERS

58-0340-0001-09-9	201 E FRONT ST	11/22/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$70,500	18.55	\$189,920	\$210,603	\$20,523	12.0	66.0	0.03	0.03	\$17,527	\$7,800,111	\$179.07	17.50	00002	3340/0685
58-1150-0009-01-4	108 E FRONT ST	09/06/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$96,400	27.54	\$201,624	\$177,362	\$28,986	17.0	70.0	0.04	0.04	\$10,451	\$4,547,744	\$104.40	24.00	00002	3433/0345

2026 COMMERCIAL NEIGHBORHOOD #003 NEAR DOWNTOWN COMMERCIAL LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libri/Page	Per Parcels in 1	Land Table	Gravel	Paved	Inspected Date	
58-0340-0006-03-1	118 N MAIN ST	02/28/25	\$187,500	WD	03-ARMS LENGTH	\$187,500	\$71,400	38.08	\$150,090	\$68,094	\$30,884	35.3	86.0	0.09	0.09	\$1,931	\$765,101	\$17.56	45.00	00003	3445/4355		NEAR DOWNTOWN	0	1	10/14/2025	
58-0035-0206-00-1	103 DAVIS AVE	08/08/23	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$50,700	26.70	\$64,622	\$65,184	\$14,706	20.0	92.5	0.05	0.05	\$3,114	\$1,276,157	\$29.30	20.00	00003	3411/2599		NEAR DOWNTOWN	0	1	5/10/2022	
58-0095-0008-00-1	102 ST ACE AVE BOV	04/14/23	\$80,000			\$80,000				\$16,248	\$16,248	300.0	45.0	0.15	0.15	\$361	\$121,633	\$8.78	300.00								
45-0021-0011-14-8	5675 FAIRVIEW STWS	06/15/23	\$270,000			\$270,000				\$73,194	\$73,194	140.0	170.0	0.51	0.51	\$523	\$143,518	\$3.23	140.00								
45-0021-0011-11-3	2707 W JOHN BEERS STWS	03/28/25	\$200,000			\$200,000				\$103,223	\$103,223	102.0	155.0	0.36	0.36	\$1,473	\$417,286	\$12.02	102.00								
58-1500-0044-03-3	208 DAVIS AVE	04/10/24	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$18,600	13.29	\$33,523	\$140,000	\$33,523	77.1	74.0	0.18	0.18	\$1,817	\$777,778	\$17.86	106.00	00003	3424/2592		NEAR DOWNTOWN	0	1	8/22/2023	
Totals:						\$1,862,500	\$120,700		\$248,235	\$54,843	\$320,578	655.2		1.34	1.34												
						Sale Ratio =>	11.15			Average				927		Average											
						Sale Dev. =>	12.41			per FF=>						364,211.19											
										Average						per SqFt=>		\$8.82									

OUTLIERS

58-1500-0009-00-5	304 S OAK ST	06/07/24	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$52,400	174.67	\$108,325	\$1,084	\$79,409	91.3	132.0	0.29	0.29	\$12	\$1,304	\$0.09	94.00	00003	3428/0443		NEAR DOWNTOWN	0	1	10/10/2023
58-0340-0004-00-3	116 N MAIN	12/19/24	\$267,500	WD	03-ARMS LENGTH	\$267,500	\$112,000	38.96	\$216,900	\$89,223	\$18,023	21.4	88.0	0.06	0.06	\$4,168	\$1,022,236	\$37.24	27.00	00003	3441/4354		NEAR DOWNTOWN	0	1	10/14/2025

2026 COMMERCIAL LAND VALUE NEIGH #004 COMM/IND N REDBUD AND NEIGH #006 SECONDARY COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
45-0021-0005-12-1	5515 RED ARROW STVNS	01/17/25	\$200,000			\$200,000				\$74,803	\$74,803	170.0	175.0	0.43	0.43	\$440	\$173,960	\$4.06	170.00	
47-0010-0032-04-0	200 LOCUST RD 30AKS	06/21/23	\$38,000			\$38,000				\$38,000	\$38,000	82.0	200.0	0.40	0.40	\$463	\$95,000	\$2.30	82.00	
76-3000-0010-00-1	2522 NILES AVE ST JO	07/11/23	\$223,900			\$223,900				\$39,823	\$39,823	120.0	175.0	0.47	0.47	\$332	\$84,730	\$1.95	120.00	
Totals:			\$461,900			\$461,900	\$0		\$0	\$152,626	\$152,626	372.0		1.30	1.30					
							Sale. Ratio =>	0.00				Average		Average		Average				
							Std. Dev. =>	#DIV/0!				per FF=>	\$410	per Net Acre=>	117,404.62	per SqFt=>	\$2.70			
45-0021-0011-14-8	5675 FAIRVIEW STVS	06/15/23	\$270,000			\$270,000				\$73,194	\$73,194	140.0	170.0	0.51	0.51	\$523	\$143,518	\$3.23	140.00	

2026 LAND VALUE ANALYSIS INDUSTRIAL NEIGHBORHOODS #5 INDUSTRIAL AREAS OTHER & #7 INDUSTRIAL PARK AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
21-0028-0006-03-0	HENNESSEY RD WATERVLEIT	12/22/23	\$175,000			\$175,000				\$175,000	\$175,000	500.0	725.0	19.04	19.25	\$350	\$9,191	\$0.21
15-0003-0006-31-0	7595 M139 BS	04/27/23	\$810,645			\$810,645				\$810,645	\$810,645	1,569.0		82.07	82.07	\$517	\$9,880	\$0.23
03-0034-0008-01-3	2077 YORE AVE BH	08/13/24	\$224,900			\$224,900				\$35,295	\$35,295	290.0	285.0	1.88	1.88	\$122	\$18,774	\$0.55
14-2360-0043-00-2	1001 FULKERSON RD NILES TWP	09/26/24	\$365,000			\$365,000				\$55,643	\$55,643	275.0	270.0	1.69	1.69	\$202	\$32,925	\$0.76
Totals:			\$1,575,545			\$1,575,545	\$0		\$0	\$1,076,583	\$1,076,583	2,634.0		104.68	104.89			
							Sale. Ratio =>	0.00			Average			Average			Average	
							Std. Dev. =>	#DIV/0!			per FF=>	\$409		per Net Acre=>	10,284.51		per SqFt=>	\$0.24

OUTLIER

03-2800-0006-00-0	PAW PAW ST, BH	10/20/23	\$9,800			\$9,800				\$9,800	\$9,800	200.0	325.0	1.56	1.61	\$49	\$6,283	\$0.14
03-0016-0017-11-1	1829 TERRITORIAL BH	02/26/25	\$29,900			\$29,900				\$29,900	\$29,900	320.0	265.0	2.00	2.00	\$93	\$14,950	\$0.40

NEIGH #11 FAR NORTHEAST AREA; #12 NEAR NORTHEAST AREA; & #14 ELIZABETH ARCTIC FULTON & MAIN 2026 LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Adj./Adj. Sale	Cor. Appraisal	Land Residual	Est. Land Value	Effice. Front	Depth	Net Acres	Total Acres	Dobson/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liberty/Ports	Other Parcels in Sale	Land Table	
58-0025-0021-00-3	504 RIVER ST	06/09/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$65,100	28.93	\$274,853	\$90,182	\$150,055	273.8	265.0	1.21	1.21	\$366	\$82,727	\$1.90	199.00	00012	3405/9548		NEAR NORTHEAST AREA	
58-0025-0029-00-4	502 N RED BUD TR	08/23/24	\$181,000	WD	03-ARMS LENGTH	\$181,000	\$43,000	23.76	\$122,526	\$99,103	\$41,029	74.9	218.0	0.30	0.30	\$1,324	\$330,343	\$7.58	60.00	00012	3432/3721		NEAR NORTHEAST AREA	
58-0990-0001-00-4	510 N RED BUD TR	08/03/23	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$38,600	28.74	\$136,482	\$41,092	\$42,574	77.7	200.0	0.30	0.30	\$529	\$137,893	\$3.17	85.00	00012	3409/9387		NEAR NORTHEAST AREA	
58-2000-0118-00-2	125 ELIZABETH ST	03/19/25	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$49,600	38.00	\$133,930	\$32,239	\$36,368	86.0	140.0	0.21	0.21	\$488	\$152,034	\$2.49	86.00	00014	3442/2236		ELIZABETH ARCTIC FULTON & N. MAIN	
58-2000-0354-01-6	526 FULTON ST	04/05/24	\$104,900	WD	03-ARMS LENGTH	\$104,900	\$52,800	50.33	\$144,919	\$3,821	\$43,840	80.0	140.0	0.26	0.26	\$48	\$14,868	\$0.34	80.00	00012	3424/0438		NEAR NORTHEAST AREA	
58-4850-0006-00-8	412 N MAIN ST	05/30/23	\$10,000	WD	03-ARMS LENGTH	\$10,000	\$6,000	60.00	\$34,524	\$10,000	\$14,524	63.0	140.0	0.20	0.20	\$159	\$49,505	\$1.14	63.00	00014	3405/9058		ELIZABETH ARCTIC FULTON & N. MAIN	
58-4850-0026-01-7	502 N MAIN ST	11/17/23	\$274,000	WD	03-ARMS LENGTH	\$274,000	\$83,400	30.44	\$291,765	\$88,237	\$86,002	156.9	164.0	0.55	0.55	\$435	\$124,976	\$2.87	145.00	00014	3416/0457		ELIZABETH ARCTIC FULTON & N. MAIN	
58-7300-0008-00-9	519 MICHIGAN ST	08/09/24	\$139,900	WD	03-ARMS LENGTH	\$139,900	\$43,100	30.81	\$126,558	\$65,323	\$51,781	94.5	125.0	0.29	0.29	\$691	\$237,606	\$5.23	100.00	00012	3431/2860		NEAR NORTHEAST AREA	
58-7300-0029-00-6	517 MICHIGAN ST	12/07/23	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$42,200	22.81	\$138,130	\$72,025	\$25,155	45.9	118.0	0.14	0.14	\$1,569	\$533,519	\$12.25	50.00	00012	3417/1027		NEAR NORTHEAST AREA	
Totals:			\$1,384,800			\$1,384,800	\$423,800		\$1,403,896	\$492,012	\$511,108	932.7		3.45	3.45									
			Sale Ratio >>			30.60			Average		\$528			Average	142,694.90		Average		\$3.28					
			Std. Dev. >>			12.54			per FF >>					per Net Acres >>			per SqFt >>							

NOT USED

58-2000-0186-00-8	405 ARCTIC ST	01/12/24	\$28,000	WD	03-ARMS LENGTH	\$28,000	\$18,600	63.85	\$64,376	(\$10,976)	\$27,400	50.0	140.0	0.16	0.16	(\$220)	(\$88,174)	(\$1.57)	50.00	00011	3420/0304		FAR NORTHEAST AREA
58-2000-0191-00-1	415 ARCTIC ST	07/02/24	\$57,500	WD	03-ARMS LENGTH	\$57,500	\$23,500	40.87	\$108,469	(\$23,969)	\$27,400	50.0	140.0	0.16	0.16	(\$471)	(\$146,391)	(\$3.96)	50.00	00011	3429/1303		FAR NORTHEAST AREA
58-2000-0054-00-6	107 ARCTIC ST	03/29/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$31,800	49.33	\$194,115	(\$18,076)	\$39,259	129.2	132.0	0.40	0.40	(\$147)	(\$47,190)	(\$1.00)	132.00	00014	3421/1784		ELIZABETH ARCTIC FULTON & N. MAIN
58-4850-0013-00-4	405 N RED BUD TR	12/23/24	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$36,400	72.80	\$120,687	(\$35,548)	\$35,119	64.1	132.0	0.20	0.20	(\$555)	(\$177,740)	(\$4.08)	66.00	00014	3442/0236		ELIZABETH ARCTIC FULTON & N. MAIN
58-7300-0002-00-1	522 MICHIGAN ST	07/26/23	\$5,000	QC	03-ARMS LENGTH	\$5,000	\$18,800	376.00	\$128,107	(\$71,326)	\$51,781	94.5	125.0	0.29	0.29	(\$755)	(\$248,523)	(\$5.71)	100.00	00012	3408/2981		NEAR NORTHEAST AREA
58-7300-0018-00-4	315 RIVER ST	03/20/24	\$41,000	WD	03-ARMS LENGTH	\$41,000	\$31,000	75.61	\$112,467	(\$42,518)	\$28,951	52.8	134.0	0.17	0.17	(\$885)	(\$296,120)	(\$5.88)	54.00	00012	3423/4449		NEAR NORTHEAST AREA

OUTLIER

58-2000-0191-00-1	415 ARCTIC ST	03/14/25	\$172,900	WD	03-ARMS LENGTH	\$172,900	\$23,500	13.59	\$108,469	\$91,831	\$27,400	50.0	140.0	0.16	0.16	\$1,837	\$570,379	\$13.09	50.00	00011	3446/2278		FAR NORTHEAST AREA
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2026 LAND VALUE RESIDENTIAL NEIGH #13 S/S SMITH & CLARK ST AREA; #15 DAYS AVE SOUTH AREA; #17 NEAR SOUTH SIDE AREA; AND #20 SOUTH REDBUD & EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Acqd/Adj. Sale	Cur. Appraisal	Land Resident	Est. Land Value	Entire Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Lot#/Rgn#	Other Parcels in Sid	Land Table	
58-0035-0154-00-1	305 PHELPS ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,300	28.66	\$132,127	\$60,105	\$33,232	60.2	132.0	0.19	0.19	\$1,098	\$351,622	\$8.07	62.00	00017	3420/2957		NEAR SOUTH SIDE AREA	
58-1200-0019-01-0	305 W ALEXANDER ST	09/20/24	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$59,600	33.67	\$142,105	\$60,091	\$25,196	45.6	124.0	0.14	0.14	\$1,317	\$435,442	\$10.00	48.50	00017	3435/2926		NEAR SOUTH SIDE AREA	
58-1500-0006-01-4	204 S OAK ST	10/23/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,700	35.58	\$163,056	\$37,320	\$35,376	64.1	132.0	0.20	0.20	\$562	\$186,600	\$4.28	66.00	00017	3414/2899		NEAR SOUTH SIDE AREA	
58-1500-0039-01-0	203 S OAK ST	07/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,200	34.67	\$208,375	\$95,096	\$55,271	100.1	116.0	0.29	0.29	\$950	\$224,560	\$7.45	110.00	00017	3431/0652		NEAR SOUTH SIDE AREA	
58-1500-0043-00-9	208 DAYS AVE	01/31/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,600	31.86	\$160,677	\$17,781	\$38,458	69.7	156.0	0.24	0.24	\$255	\$75,343	\$1.73	66.00	00017	3420/1551		NEAR SOUTH SIDE AREA	
58-1500-0080-00-1	707 S OAK ST	07/16/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$65,800	38.03	\$158,817	\$57,063	\$42,880	77.7	132.0	0.24	0.24	\$735	\$235,798	\$5.41	80.00	00015	3430/0533		DAYS AVE SOUTH AREA	
58-1500-0093-00-6	601 DAYS AVE	09/06/24	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$62,900	31.29	\$150,075	\$86,301	\$35,376	64.1	132.0	0.20	0.20	\$1,347	\$431,505	\$9.91	66.00	00015	3434/0172		DAYS AVE SOUTH AREA	
58-1500-0111-00-4	405 DAYS AVE	12/13/24	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$80,100	49.60	\$187,269	\$9,607	\$35,376	64.1	132.0	0.20	0.20	\$150	\$48,035	\$1.10	66.00	00017	3440/3666		NEAR SOUTH SIDE AREA	
58-1500-0114-00-3	406 S RED BUD TR	06/14/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$54,800	34.25	\$124,420	\$62,380	\$26,800	48.6	132.0	0.15	0.15	\$1,285	\$410,395	\$9.42	50.00	00017	3428/2511		NEAR SOUTH SIDE AREA	
58-1500-0124-01-7	208 E CHICAGO ST	07/18/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,300	42.77	\$153,198	\$31,655	\$29,853	54.1	94.0	0.14	0.14	\$585	\$222,923	\$5.12	66.00	00017	3430/1301		NEAR SOUTH SIDE AREA	
58-6900-0015-00-8	406 BERRIEN ST	06/30/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,800	34.79	\$221,922	\$63,830	\$70,752	128.2	132.0	0.40	0.40	\$498	\$159,575	\$3.66	132.00	00020	3467/3789		SOUTH REDBUD & EAST	
Totals:			\$1,952,500			\$1,952,500	\$697,100		\$1,793,841	\$587,229	\$428,670	776.4		2.39	2.39									
						Sale Ratio >>	36.70			Average				Average										
						Std. Dev. >>	5.91			per FF >>				per Net Acre >>		245,699.75		Average						\$5.64

OUTLIERS

58-1500-0042-00-2	107 E CHICAGO ST	07/26/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$26,500	73.61	\$52,107	\$15,730	\$11,637	57.7	66.0	0.13	0.13	\$273	\$123,858	\$2.84	84.00	00017	3408/2469		NEAR SOUTH SIDE AREA
58-1500-0049-01-5	308 DAYS AVE	07/19/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$73,100	65.27	\$137,226	\$3,985	\$29,211	52.9	90.0	0.14	0.14	\$75	\$29,301	\$0.67	66.00	00017	3430/1393		NEAR SOUTH SIDE AREA
58-1500-0027-01-1	708 S OAK ST	04/30/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$59,500	22.04	\$201,364	\$157,075	\$88,439	160.2	132.0	0.50	0.50	\$980	\$314,150	\$7.21	165.00	00015	3425/2584		DAYS AVE SOUTH AREA
58-1200-0026-00-8	307 W SMITH ST	05/06/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$33,200	24.06	\$105,249	\$72,117	\$59,566	71.7	266.0	0.32	0.32	\$1,009	\$227,412	\$5.22	52.00	00013	3403/2425		S/S SMITH & CLARK ST AREA
58-1500-0078-00-7	703 S OAK ST	05/23/23	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$70,800	26.87	\$196,461	\$102,415	\$35,376	64.1	132.0	0.20	0.20	\$1,598	\$512,075	\$11.76	66.00	00015	3404/1875		DAYS AVE SOUTH AREA
58-6800-0015-00-1	505 S RED BUD TR	09/23/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$62,800	27.91	\$149,860	\$110,516	\$35,376	64.1	132.0	0.20	0.20	\$1,724	\$552,580	\$12.69	66.00	00020	3435/0384		SOUTH REDBUD & EAST

2025 RESIDENTIAL LAND VALUE NEIGHBORHOODS #18 NEAR SOUTHWEST AREA; #24 MILLER HOLLOW DOTTAWA AREA; #27 FAR WEST, FRONT, ROE, FOLIO & HILLVIEW; #30 FAR SW TERRE COUPE AREA; AND #31 WEST -CHICAGO, CAYUGA, ROE AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Acid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/sF	Dollars/Acre	Dollars/sqFt	Actual Front	ECF Area	Libri/Page	Other Parcels in Sale	Land Table	
58-0034-0009-05-3	919 TERRE COUPE RD	10/11/24	\$125,000	WD	03 ARMS LENGTH	\$125,000	\$63,600	58.88	\$135,842	\$28,198	\$40,040	75.1	207.8	0.26	0.26	\$389	\$154,502	\$2.83	78.00	00030	3437/0186		FAR SW - TERRE COUPE AREA	
58-0035-0024-04-1	851 TERRE COUPE RD	10/19/23	\$310,000	WD	03 ARMS LENGTH	\$310,000	\$0	0.00	\$277,951	\$32,049	\$37,063	189.0	120.0	1.43	1.43	\$212	\$17,225	\$0.40	200.00	00038	3414/0365		FAR SW - TERRE COUPE AREA	
58-1300-0007-00-1	115 W CHICAGO ST	05/29/23	\$132,000	WD	03 ARMS LENGTH	\$132,000	\$43,400	32.88	\$114,600	\$55,457	\$31,807	62.1	124.0	0.19	0.19	\$614	\$368,897	\$6.17	66.00	00019	3413/3086		NEAR SOUTHWEST AREA	
58-1300-0070-00-7	203 CLARK ST	05/08/23	\$215,000	WD	03 ARMS LENGTH	\$215,000	\$98,200	27.53	\$180,800	\$66,750	\$11,350	58.8	126.0	0.18	0.18	\$1,118	\$367,318	\$8.43	62.00	00018	3404/2282		NEAR SOUTHWEST AREA	
58-1300-0075-04-5	124 W CHICAGO ST	06/29/24	\$159,000	WD	03 ARMS LENGTH	\$159,000	\$101,600	64.03	\$191,053	\$34,131	\$65,214	124.2	124.0	0.38	0.38	\$275	\$96,774	\$2.08	122.00	00019			NEAR SOUTHWEST AREA	
58-1300-0005-01-2	107 S DETROIT ST	10/29/24	\$187,500	WD	03 ARMS LENGTH	\$187,500	\$80,600	54.00	\$184,105	\$18,972	\$46,577	87.4	159.0	0.30	0.30	\$229	\$66,796	\$1.51	82.00	00019	3437/3852		NEAR SOUTHWEST AREA	
58-1300-0010-00-1	316 W CHICAGO ST	03/18/24	\$335,000	WD	03 ARMS LENGTH	\$335,000	\$44,200	45.25	\$358,379	\$46,067	\$69,646	130.7	166.0	0.46	0.46	\$333	\$109,803	\$2.31	120.00	00019	3422/3665		NEAR SOUTHWEST AREA	
58-1300-0005-00-1	722 W ROE ST	07/07/23	\$119,810	WD	03 ARMS LENGTH	\$119,810	\$89,600	46.24	\$126,448	\$16,026	\$24,673	46.3	120.0	0.14	0.14	\$411	\$127,205	\$2.17	34.00	00027	3468/2985		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0100-00-6	713 W ROE ST	06/29/23	\$215,000	WD	03 ARMS LENGTH	\$215,000	\$92,100	42.93	\$224,225	\$27,785	\$37,510	69.4	120.0	0.21	0.21	\$400	\$134,227	\$3.08	75.00	00027	3406/2119		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0111-00-8	714 POLIS ST	08/16/24	\$85,000	WD	03 ARMS LENGTH	\$85,000	\$42,200	49.65	\$92,663	\$17,010	\$24,673	68.3	120.0	0.14	0.14	\$367	\$123,261	\$2.83	50.00	00027	3432/2125		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0134-00-8	304 HILLVIEW AVE	12/09/24	\$121,000	WD	03 ARMS LENGTH	\$121,000	\$52,000	38.89	\$113,089	\$47,989	\$29,138	54.7	88.0	0.14	0.14	\$867	\$28,826	\$7.77	68.00	00027	3440/3025		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-3000-0007-00-8	407 W ROE ST	11/01/24	\$166,000	WD	03 ARMS LENGTH	\$166,000	\$74,900	46.39	\$199,821	\$43,394	\$29,315	55.0	140.0	0.18	0.18	\$625	\$104,314	\$4.46	54.00	00031	3430/0300		WEST - CHICAGO CAYUGA ROE AREA	
58-3050-0013-00-8	416 W CHICAGO ST	09/19/23	\$170,000	WD	03 ARMS LENGTH	\$170,000	\$56,400	33.47	\$137,241	\$62,074	\$29,315	55.0	140.0	0.18	0.18	\$1,129	\$350,701	\$6.05	55.00	00031	3430/034		WEST - CHICAGO CAYUGA ROE AREA	
58-3050-0141-00-4	418 W CHICAGO ST	04/19/24	\$185,000	WD	03 ARMS LENGTH	\$185,000	\$83,900	45.35	\$178,683	\$33,622	\$29,315	55.0	140.0	0.18	0.18	\$648	\$201,311	\$4.42	55.00	00031	3424/4484		WEST - CHICAGO CAYUGA ROE AREA	
58-3050-0027-00-9	115 TERRE COUPE RD	10/11/23	\$165,000	WD	03 ARMS LENGTH	\$165,000	\$63,000	38.18	\$153,054	\$48,400	\$36,463	68.4	182.0	0.25	0.25	\$268	\$102,865	\$4.43	60.00	00031	3413/3965		WEST - CHICAGO CAYUGA ROE AREA	
58-3100-0002-00-2	413 W FRONT ST	08/19/24	\$297,000	WD	03 ARMS LENGTH	\$297,000	\$95,600	32.19	\$211,089	\$18,344	\$16,433	100.2	203.0	0.49	0.49	\$1,390	\$794,997	\$6.54	66.00	00031	3430/084		WEST - CHICAGO CAYUGA ROE AREA	
58-4000-0000-01-9	308 WYMAN CT	06/29/24	\$190,000	WD	03 ARMS LENGTH	\$190,000	\$85,900	42.21	\$192,849	\$11,128	\$33,977	63.7	148.0	0.21	0.21	\$488	\$147,526	\$3.39	62.00	00019	3429/2545		NEAR SOUTHWEST AREA	
58-4000-0000-00-7	303 W FRONT ST	06/29/23	\$485,000	WD	03 ARMS LENGTH	\$485,000	\$190,000	39.26	\$452,706	\$105,073	\$21,779	99.0	190.0	0.37	0.37	\$1,061	\$283,216	\$6.50	85.00	00019	3407/4091		NEAR SOUTHWEST AREA	
58-4900-0017-00-6	307 MC CUMBER ST	08/25/23	\$170,000	WD	03 ARMS LENGTH	\$170,000	\$47,400	27.88	\$126,917	\$74,136	\$13,053	58.3	132.0	0.18	0.18	\$1,272	\$407,341	\$9.35	60.00	00024	3410/3924		MILLER HOLLOW DOTTAWA AREA	
58-4900-0000-00-4	328 HILLVIEW	10/29/24	\$192,000	LC	03 ARMS LENGTH	\$192,000	\$72,200	44.57	\$160,816	\$62,291	\$62,196	145.5	132.0	0.36	0.36	\$542	\$123,976	\$3.39	120.00	00024			MILLER HOLLOW DOTTAWA AREA	
58-1300-0021-00-2	404 HILL ST	05/13/24	\$85,000	WD	03 ARMS LENGTH	\$85,000	\$53,300	66.11	\$119,015	\$71,501	\$41,516	77.9	151.0	0.26	0.26	\$226	\$67,312	\$1.55	75.00	00027	3428/1006		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0021-00-2	404 HILL ST	03/14/25	\$135,000	WD	03 ARMS LENGTH	\$135,000	\$53,300	38.48	\$119,015	\$71,501	\$41,516	77.9	151.0	0.26	0.26	\$738	\$221,158	\$5.08	75.00	00027	3448/1873		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0006-00-6	116 CLARK ST	01/07/25	\$136,000	WD	03 ARMS LENGTH	\$136,000	\$59,900	45.66	\$193,052	\$23,071	\$19,695	49.1	120.0	0.14	0.14	\$666	\$29,273	\$5.16	50.00	00019	3449/1476		NEAR SOUTHWEST AREA	
Total:			\$4,399,273			\$4,399,273	\$1,692,800		\$4,199,982	\$1,116,270	\$86,979	1,819.2	8.87	8.87										
								Sale Ratio =>	88.91					Average										
								Std. Dev. =>	12.64					per SF-->										
														Average										
														per Net Acre-->										
														per SqFt-->										
NOT USED																								
58-1300-0021-00-9	625 W FRONT ST	12/21/23	\$32,000	WD	03 ARMS LENGTH	\$32,000	\$30,700	96.94	\$82,932	(\$5,549)	\$25,383	47.6	127.0	0.15	0.15	(\$136)	(\$174,993)	(\$4.02)	50.00	00027	3419/1393		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-3000-0003-00-1	422 W CHICAGO ST	07/12/24	\$80,000	WD	03 ARMS LENGTH	\$80,000	\$86,200	106.50	\$190,130	(\$10,687)	\$41,143	80.9	130.0	0.26	0.26	(\$794)	(\$27,548)	(\$5.21)	84.00	00031	3439/2994		WEST - CHICAGO CAYUGA ROE AREA	
58-1300-0007-01-0	310 HILLVIEW AVE	04/30/24	\$10,000	WD	03 ARMS LENGTH	\$10,000	\$0	0.00	\$153,145	(\$12,510)	\$30,635	57.5	185.0	0.21	0.21	(\$1,997)	(\$50,708)	(\$12.18)	50.00	00027	3427/3473		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0008-00-0	308 HILLVIEW AVE	04/30/24	\$10,000	WD	03 ARMS LENGTH	\$10,000	\$0	0.00	\$153,145	(\$12,510)	\$30,635	57.5	185.0	0.21	0.21	(\$1,997)	(\$50,708)	(\$12.18)	50.00	00027	3427/3473		FAR WEST, FRONT ROE POLIS HILLVIEW	
OUTLIER																								
58-0035-0025-00-0	309 TERRE COUPE RD	09/16/24	\$630,000	WD	03 ARMS LENGTH	\$630,000	\$238,700	37.89	\$665,667	\$122,023	\$37,690	0.0	0.0	4.70	4.70	#DIV/0!	\$2,962	\$0.60	0.00	00030			FAR SW - TERRE COUPE AREA	
58-1300-0003-01-1	316 HILLVIEW AVE	06/21/24	\$285,000	WD	03 ARMS LENGTH	\$285,000	\$89,700	24.46	\$186,895	\$121,478	\$21,373	43.9	89.0	0.11	0.11	\$2,770	\$1,084,625	\$24.60	55.00	00027	3429/0041		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-4900-0016-00-0	305 MC CUMBER ST	08/29/24	\$221,000	WD	03 ARMS LENGTH	\$221,000	\$71,500	21.50	\$196,457	\$15,731	\$20,218	55.7	125.0	0.17	0.17	\$2,739	\$959,599	\$20.65	60.00	00024	3437/3552		MILLER HOLLOW DOTTAWA AREA	
58-1300-0100-00-9	112 TERRE COUPE RD	06/24/24	\$186,500	WD	03 ARMS LENGTH	\$186,500	\$54,000	28.95	\$111,818	\$98,363	\$21,681	48.2	130.0	0.15	0.15	\$2,042	\$660,154	\$15.16	50.00	00027	3428/2884		FAR WEST, FRONT ROE POLIS HILLVIEW	
58-1300-0069-00-9	123 W ROE ST	08/29/24	\$489,000	WD	03 ARMS LENGTH	\$489,000	\$85,200	32.66	\$442,678	\$46,283	\$15,961	29.9	62.0	0.06	0.06	\$1,412	\$669,672	\$15.17	45.00	00019	3428/1847		NEAR SOUTHWEST AREA	
58-1300-0120-00-8	208 CLARK AVE	12/13/24	\$149,000	WD	03 ARMS LENGTH	\$149,000	\$45,000	30.55	\$88,470	\$81,026	\$23,596	55.5	124.0	0.17	0.17	\$1,459	\$402,298	\$11.07	59.00	00027	3441/0123		FAR WEST, FRONT ROE POLIS HILLVIEW	

2026 RESIDENTIAL LAND VALUE NEIGHBORHOOD #23.3RD, 4TH CHIPPEWA AREAS NW

Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Asst. Sale \$	Ass. when Sold	Asst/Asst Sale	Cur. Appraisal	Land Realized	Est. Land Value	Estim. Front	Depth	Net Acres	Total Acres	Disturb	Disturb/Asst	Disturb/Depth	Actual Front	Est Area	LotArea/Perch	Other Parcels in Sale	Land Value	Event	Period	Inspected Date	Use Code	Class	
58-0805-0008-00-4	303 MCCLECKEN	07/26/24	\$100,000	WD	63-ARMS LENGTH	\$100,000	\$100,000	36.58	\$100,000	\$64,879	\$26,475	70.0	219.0	0.28	0.28	0.00	\$303	\$229,226	\$5.25	60.00	00023	34203720	3RD 4TH CHIPPEWA	0	1	9/17/2024	401		
58-0805-0002-00-6	313 CHIPPEWA ST	07/16/24	\$100,000	WD	63-ARMS LENGTH	\$100,000	\$66,000	42.30	\$100,000	\$49,837	\$10,222	58.1	132.0	0.18	0.18	0.00	\$164	\$127,346	\$5.51	60.00	00023	34203600	3RD 4TH CHIPPEWA	0	1	7/27/2025	401		
58-0805-0005-00-7	313 CHIPPEWA ST	01/24/25	\$80,000	WD	63-ARMS LENGTH	\$80,000	\$49,000	57.65	\$80,000	\$6,405	\$10,222	58.3	132.0	0.18	0.18	0.00	\$111	\$35,467	\$6.81	60.00	00023	34832680	3RD 4TH CHIPPEWA	0	1	7/27/2025	401		
58-0805-0008-00-7	303 CHIPPEWA ST	07/26/23	\$70,000	WD	63-ARMS LENGTH	\$70,000	\$75,000	35.71	\$204,000	\$27,864	\$10,222	58.3	132.0	0.18	0.18	0.00	\$204	\$24,346	\$4.69	60.00	00023	34844100	3RD 4TH CHIPPEWA	0	1	7/27/2025	401		
58-0805-0029-00-3	309 CHIPPEWA ST	06/20/23	\$120,000	WD	63-ARMS LENGTH	\$120,000	\$38,700	33.25	\$90,347	\$42,275	\$10,222	58.3	132.0	0.18	0.18	0.00	\$722	\$21,241	\$5.21	60.00	00023	34871211	3RD 4TH CHIPPEWA	0	1	7/27/2025	401		
58-0805-0000-00-1	304 N CALVISA ST	12/05/23	\$300,000	WD	63-ARMS LENGTH	\$300,000	\$60,300	43.43	\$177,100	\$1,705	\$15,963	58.9	138.0	0.23	0.23	0.00	\$92	\$30,254	\$9.70	120.00	00023	34217243	3RD 4TH CHIPPEWA	0	1	12/15/2024	401		
58-0805-0046-00-4	321 CHIPPEWA ST	04/15/24	\$121,000	WD	63-ARMS LENGTH	\$121,000	\$61,300	51.58	\$120,647	\$15,960	\$44,707	118.3	136.0	0.33	0.33	0.00	\$302	\$85,293	\$1.18	120.00	00023	34243057	3RD 4TH CHIPPEWA	0	1	6/20/2025	401		
58-0805-0008-00-4	308 W THRD ST	04/15/24	\$100,000	WD	63-ARMS LENGTH	\$100,000	\$61,300	54.73	\$120,647	\$7,249	\$11,261	48.4	106.0	0.22	0.22	0.00	\$166	\$12,464	\$6.25	60.00	00023	34833246	3RD 4TH CHIPPEWA	0	1	8/20/2025	401		
58-0870-0008-00-2	306 W THRD ST	05/03/23	\$167,000	WD	63-ARMS LENGTH	\$167,000	\$58,000	34.89	\$172,334	\$11,537	\$16,421	48.8	106.0	0.19	0.19	0.00	\$778	\$72,780	\$1.67	41.00	00023		3RD 4TH CHIPPEWA	0	1	10/10/2023	401		
Totals						\$1,375,000	\$973,700		\$1,356,700	\$282,442	\$244,713	647.4		2.88	2.88		Average		\$2.89		Average								
						Sale Ratio **	43.86		Average		\$40			Average		125,993.32		per Square		\$2.89									
						Est. Dec. **	9.44		per SF**																				

NOT USED

58-0805-0071-00-6	313 CHIPPEWA ST	03/07/25	\$160,000	WD	63-ARMS LENGTH	\$160,000	\$14,000	24.33	\$116,750	\$72,270	\$22,023	58.1	132.0	0.18	0.18	0.00	\$1,240	\$37,088	\$9.12	60.00	00023	34234441	3RD 4TH CHIPPEWA	0	1	6/20/2025	401
58-0805-0025-01-9	317 N CALVISA ST	02/23/24	\$184,000	WD	63-ARMS LENGTH	\$184,000	\$57,700	31.27	\$126,017	\$74,708	\$24,225	64.1	132.0	0.20	0.20	0.00	\$1,366	\$37,540	\$8.58	60.00	00023	34214204	3RD 4TH CHIPPEWA	0	1	8/17/2025	401
58-0805-0048-00-4	311 CHIPPEWA ST	04/17/24	\$106,000	WD	63-ARMS LENGTH	\$106,000	\$71,000	28.87	\$40,126	\$63,025	\$18,229	51.8	98.0	0.20	0.20	0.00	\$1,272	\$60,244	\$11.25	60.00	00023	34832044	3RD 4TH CHIPPEWA	0	1	5/28/2024	401
58-0870-0008-01-1	302 W THRD ST	07/16/23	\$183,300	WD	63-ARMS LENGTH	\$183,300	\$61,000	34.89	\$118,818	\$69,913	\$16,421	48.8	106.0	0.19	0.19	0.00	\$1,024	\$58,248	\$8.35	41.00	00023	34883938	3RD 4TH CHIPPEWA	0	1	NOT INSPECTED	401

2026 RESIDENTIAL LAND VALUE NEIGHBORHOOD #25 NEAR SE SIDE - HEIGHTS AREA; #28 LIBERTY HEIGHTS; AND #29 LIBERTY HEIGHTS EAST- CLAREMONT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Acq. when Sold	Acq/Ad. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libs/Page	
58-0036-0238-00-4	305 S RED BUD TR	04/17/23	\$39,000	WD	03-ARMS LENGTH	\$39,000	\$46,500	119.23	\$54,085	\$5,933	\$21,018	44.9	168.0	0.19	0.19	\$132	\$31,392	\$0.72	49.00	00025	3409/1399	
58-4500-0018-00-1	322 SYLVAN AVE	06/18/24	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$60,600	41.79	\$147,697	\$19,073	\$21,770	46.5	138.0	0.18	0.18	\$410	\$107,757	\$2.47	56.00	00025	3428/1586	
58-4500-0053-00-1	217 SYLVAN AVE	05/25/23	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$60,500	38.05	\$146,721	\$31,717	\$19,438	41.5	138.0	0.18	0.18	\$764	\$200,741	\$4.61	50.00	00025	3405/1653	
58-4500-0096-00-1	505 CECIL AVE	08/23/24	\$227,000	WD	03-ARMS LENGTH	\$227,000	\$105,700	46.56	\$227,696	\$38,189	\$38,875	83.1	138.0	0.32	0.32	\$460	\$120,470	\$2.77	100.00	00025	3439/3713	
58-4500-0106-00-7	309 CECIL AVE	06/27/23	\$172,500	WD	03-ARMS LENGTH	\$172,500	\$69,800	40.46	\$159,187	\$32,751	\$19,438	41.5	138.0	0.16	0.16	\$789	\$207,285	\$4.76	50.00	00025	3407/0048	
58-4500-0111-00-1	217 CECIL AVE	07/19/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$86,100	52.18	\$177,091	\$9,290	\$21,381	45.7	138.0	0.17	0.17	\$203	\$53,391	\$1.23	55.00	00025	3430/1675	
58-4500-0129-00-7	320 LIBERTY AVE	02/26/24	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$52,000	43.33	\$123,073	\$20,159	\$23,232	49.6	138.0	0.16	0.16	\$406	\$127,589	\$2.93	50.00	00028	3421/1984	
58-4500-0158-00-7	303 LIBERTY AVE	11/04/24	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$81,100	45.06	\$169,537	\$33,695	\$23,232	49.6	138.0	0.16	0.16	\$679	\$213,299	\$4.90	50.00	00028	3439/0146	
58-4500-0180-00-1	301 LIBERTY AVE	04/24/24	\$146,000	WD	03-ARMS LENGTH	\$146,000	\$70,500	48.29	\$162,161	\$7,071	\$23,232	49.6	138.0	0.16	0.16	\$142	\$44,793	\$1.03	90.00	00028	3425/1949	
58-6200-0001-00-2	706 RYNSARGON ST	06/20/24	\$241,007	WD	03-ARMS LENGTH	\$241,007	\$137,600	44.29	\$242,944	\$47,155	\$47,092	100.6	175.0	0.36	0.36	\$469	\$130,202	\$2.99	90.00	00029	3433/2088	
58-6200-0007-00-1	318 CLAREMONT AVE	12/17/24	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$87,600	43.80	\$192,958	\$46,842	\$39,800	85.0	180.0	0.31	0.31	\$551	\$151,103	\$3.47	75.00	00029	3441/0529	
58-6200-0022-00-0	311 CLAREMONT AVE	12/01/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$82,600	38.42	\$191,457	\$56,903	\$35,360	75.6	222.0	0.31	0.31	\$780	\$192,493	\$4.42	60.00	00029	3417/2269	
Totals:						\$2,011,507	\$910,600		\$1,994,597	\$350,778	\$333,868	713.4		2.63	2.63							
						Sale Ratio <>	45.27			Average		6492		Average	133,629.71		Average		\$3.07			
						Std. Dev. <>	22.13			per FF >>				per Net Acre >>			per SqFt >>					

OUTLIERS

58-0025-0015-10-1	701 E FRONT ST	06/17/24	\$222,000	WD	03-ARMS LENGTH	\$222,000	\$63,900	28.78	\$139,862	\$105,560	\$23,422	50.0	115.0	0.17	0.17	\$2,109	\$606,667	\$13.93	66.00	00025	3428/2470
58-0036-0240-00-2	109 S RED BUD TR	06/28/24	\$273,000	WD	03-ARMS LENGTH	\$273,000	\$63,400	23.22	\$235,972	\$69,276	\$32,246	68.9	218.0	0.33	0.33	\$1,005	\$209,927	\$4.82	66.00	00025	3429/0327
58-0036-0247-00-7	310 RYNSARGON ST	04/18/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$78,700	26.23	\$216,862	\$117,671	\$34,733	74.2	136.0	0.28	0.28	\$1,588	\$419,470	\$9.63	90.00	00025	3424/4418
58-4500-0181-00-8	219 LIBERTY AVE	10/04/24	\$241,000	WD	03-ARMS LENGTH	\$241,000	\$78,300	32.63	\$200,671	\$68,349	\$26,020	55.6	138.0	0.18	0.18	\$1,229	\$386,153	\$8.86	56.00	00028	3436/4299
58-6200-0009-00-3	322 CLAREMONT AVE	04/19/24	\$249,000	WD	03-ARMS LENGTH	\$249,000	\$89,000	35.74	\$195,781	\$93,019	\$39,800	85.0	180.0	0.31	0.31	\$1,094	\$300,061	\$6.89	75.00	00029	3424/4324
58-6200-0002-00-9	308 CLAREMONT AVE	07/21/23	\$229,000	WD	03-ARMS LENGTH	\$229,000	\$119,300	52.10	\$267,045	\$1,595	\$39,640	84.7	124.0	0.26	0.26	\$19	\$6,230	\$0.14	90.00	00029	3409/1089

2024 RESIDENTIAL LAND VALUE NEIGHBORHOOD #45 SCHIRMER PARKWAY

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Acid. when Sold	Acid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Entire Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	LibertyPage	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
56-025-0772-14-6	318 SCHIRMER PKWY	08/23/24	\$32,000	WD	05-ARM'S LENGTH	\$32,000	\$27,600	86.25	\$83,286	\$32,000	\$83,286	222.7	164.5	0.84	0.84	\$144	\$38,050	\$0.87	222.80	00046	3433/1113	SCHIRMER PARKW	0	0	9/17/2024	
56-0776-0252-04-4	118 SCHIRMER PKWY	08/26/24	\$300,000	WD	05-ARM'S LENGTH	\$300,000	\$73,800	36.40	\$168,051	\$73,800	\$56,100	150.0	220.8	0.76	0.76	\$361	\$74,434	\$1.73	150.00	00046	3433/1039	SCHIRMER PARKW	0	1	NOT INSPECTED	
Totals:			\$332,000			\$352,000	\$101,400		\$282,287	\$88,179	\$139,386	372.7		1.60	1.60											
						Sale Ratio >=	43.28		Average		Average			Average		Average										
						Sq. Ft. >=	35.25		per FF >=		per Net Acre >=			per SqFF >=		per SqFF >=										

DOLLAR RATE = \$374

2026 LAND VALUE RESIDENTIAL NEIGHBORHOOD #4880 MIDDLETON COURT

Parcel Number	Market Area	Year Built	Site Area	Lot Area	Transfer Date	Net Cost	Acq. Cost	Net Value	Net Cost	Net Value	Net Cost	Net Value	Net Cost	Net Value	Net Cost	Net Value	Net Cost	Net Value
Totals:			\$0			\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						Sale Ratio =>	0.00			Average				Average				Average
						Std. Dev. =>	#DIV/0!			per FF=>				per Net Acre=>				per SqFt=>
											\$0			0.00				\$0.00

0 SALES
CONCLUDED 2026- \$49,000 SITE VALUE SINGLE \$78,500 DBL LOT

