

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
19 040 001 250	206 N CHICAGO ST	10/14/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,700
19 040 001 334	307 JONESVILLE ST	06/17/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$34,700
19 090 001 031	210 W BIRCH ST	02/04/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$61,300
19 040 001 468	229 N CHICAGO ST	02/16/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$73,900
19 060 001 028	417 JONESVILLE ST	11/09/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$35,100
19 040 001 012	302 E SAINT JOE ST	11/24/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$31,500
19 040 001 240	244 N CHICAGO ST	05/01/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$67,200
19 040 001 025	208 E SAINT JOE ST	12/20/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$58,900
19 110 001 006	201 CHERRY ST	12/03/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,000
19 040 001 121	229 MARSHALL ST	11/27/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$55,000
19 040 001 277	225 MILL ST	12/01/20	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$21,500
19 060 001 029	424 PIONEER DR	10/06/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$58,000
19 080 001 008	186 WASHINGTON ST	03/08/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$70,900
19 055 001 004	424 JONESVILLE ST	04/21/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,100
19 040 001 337	319 JONESVILLE ST	02/15/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$52,800
19 040 001 358	115 LINCOLN ST	04/13/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$49,300
19 045 001 013	311 TEAL DR	12/17/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$48,500
19 040 001 099	224 PARK ST	04/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,200
19 050 001 024	224 PARK ST	04/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,200
19 040 001 418	315 S CHICAGO ST	11/12/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$41,400
Totals:			\$2,571,400			\$2,571,400	\$1,073,200
							Sale. Ratio =>
							Std. Dev. =>

RESIDENTIAL FRONT FOOT APPLY \$100 CONSIDERATION GIVEN TO LAST YEARS \$75 PER FRONT FOOT

02 017 100 006 17 5 3	VACANT LAND	10/20/21	\$10,500	WD	03-ARM'S LENGTH	\$10,500	
19 009 400 008 09 5 4	W SAINT JOE ST	03/03/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$52,300
19 014 100 008 14 5 4	HOMER RD	08/31/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,100
07 029 400 017 29 6 3	VACANT LAND	09/17/21	\$17,500	WD	03-ARM'S LENGTH	\$17,500	
19 040 001 078	401 N CHICAGO ST	08/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,500
07 028 200 048 28 6 3	VACANT LAND	08/03/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000	
02 012 300 010 12 5 3	VACANT LAND	12/22/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	

19 040 001 341	335 JONESVILLE ST	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,100
19 040 001 564	210 W SAINT JOE ST	06/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,300

FIRST ACRE AT \$6000, 5 ACRES AT \$15,000 7 ACRES AND ABOVE AT \$3000 PER ACRE

19 105 001 011	430 E BIRCH ST	06/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0
19 105 001 012	432 E BIRCH ST	08/27/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$3,800
19 105 001 020	415 E BIRCH ST	09/01/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100

SITE VALUE ON CONDOS AT \$10,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
52.13	\$83,475	\$1,169	\$4,644	61.9	132.0	0.20	0.20	\$19	\$5,845
38.60	\$69,474	\$25,353	\$4,927	65.7	140.0	0.22	0.22	\$386	\$115,767
42.87	\$122,648	\$27,777	\$7,425	99.0	136.0	0.31	0.31	\$281	\$89,893
43.50	\$147,801	\$28,726	\$6,627	88.4	183.0	0.34	0.34	\$325	\$85,494
45.00	\$70,113	\$15,387	\$7,500	100.0	150.0	0.34	0.34	\$154	\$44,730
49.22	\$62,913	\$7,484	\$6,397	85.3	236.0	0.37	0.37	\$88	\$20,337
43.92	\$134,499	\$27,240	\$8,739	116.5	154.0	0.41	0.41	\$234	\$66,929
46.38	\$117,829	\$16,766	\$7,595	101.3	226.0	0.43	0.43	\$166	\$39,173
48.09	\$226,077	\$19,524	\$10,601	141.3	172.0	0.52	0.52	\$138	\$37,474
42.34	\$110,066	\$29,265	\$9,431	125.7	242.0	0.55	0.55	\$233	\$53,209
35.83	\$43,022	\$28,948	\$11,970	159.6	155.0	0.56	0.56	\$181	\$51,785
36.25	\$116,093	\$58,229	\$14,322	191.0	110.0	0.56	0.56	\$305	\$103,426
38.53	\$141,756	\$53,494	\$11,250	150.0	171.0	0.59	0.59	\$357	\$90,822
33.68	\$84,112	\$54,464	\$13,576	181.0	176.0	0.68	0.68	\$301	\$80,687
39.14	\$105,683	\$34,317	\$5,100	68.0	469.0	0.73	0.73	\$505	\$46,881
33.31	\$98,566	\$65,289	\$15,855	211.4	171.0	0.78	0.78	\$309	\$84,027
32.35	\$97,008	\$69,542	\$16,650	222.0	480.0	0.82	0.27	\$313	\$85,223
46.56	\$116,451	\$19,611	\$11,062	110.5	166.0	0.86	0.40	\$178	\$22,724
46.56	\$116,451	\$19,611	\$11,062	110.5	166.0	0.86	0.46	\$178	\$22,724
46.05	\$82,797	\$23,002	\$15,899	212.0	277.0	0.99	0.99	\$109	\$23,188
	\$2,146,834	\$625,198	\$200,632	2,601.0		11.11	9.70		
41.74			Average			Average		Average	
5.74			per FF=>	\$240		per Net Acre=>	56,268.38	per SqFt=>	
	\$10,500	\$10,500				1.45	1.45		\$7,241
65.38	\$104,652	\$80,000	\$104,652	0.0	0.0	32.30	32.30	#DIV/0!	\$2,477
33.50	\$40,230	\$60,000	\$40,230	0.0	0.0	13.41	13.41	#DIV/0!	\$4,474
		\$17,500				5.00	5.00		\$3,500
35.59	\$120,928	\$60,142	\$11,070	444.5	463.0	2.69	2.69	\$135	\$22,358
		\$9,000				1.25	1.25		\$7,200
		\$75,000				25.18	25.18		\$2,979

45.47	\$68,275	\$16,025	\$9,300	124.0	543.0	1.55	1.55	\$129	\$10,365
41.39	\$136,686	\$35,019	\$6,705	187.5	549.0	1.24	1.24	\$187	\$28,355
0.00	\$171,958	\$50,541	\$7,500	1.0	0.0	0.00	0.00	\$50,541	#DIV/0!
1.77	\$170,839	\$44,161	\$7,500	1.0	0.0	0.00	0.00	\$44,161	#DIV/0!
45.06	\$144,181	\$23,319	\$7,500	1.0	0.0	0.00	0.00	\$23,319	#DIV/0!

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
\$0.13	66.00	L040	1777-0946		40-NORTH	RESIDENTIAL	401
\$2.66	68.00	L040	1798-1151		40-NORTH	RESIDENTIAL	401
\$2.06	99.00	L090	1785-1202		90-HAWTHORNE	RESIDENTIAL	401
\$1.96	80.00	L040	1819-0993		40-NORTH	RESIDENTIAL	401
\$1.03	100.00	L040	1778-1057		40-NORTH	RESIDENTIAL	401
\$0.47	68.00	L040	1813-0284		40-NORTH	RESIDENTIAL	401
\$1.54	115.00	L040	17610816		40-NORTH	RESIDENTIAL	401
\$0.90	82.50	L040	1815-0782		40-NORTH	RESIDENTIAL	401
\$0.86	132.00	L040	1814-0660		40-NORTH		401
\$1.22	99.00	L040	1780-0916		40-NORTH	RESIDENTIAL	401
\$1.19	157.00	L041	1785-0061		41-SOUTH	RESIDENTIAL	401
\$2.37	223.00	L040			40-NORTH	RESIDENTIAL	401
\$2.08	150.00	L080	1821-0219		80-WASHINGTON ORCHARD	RESIDENTIAL	401
\$1.85	167.11	L040	1794-0068		40-NORTH	RESIDENTIAL	401
\$1.08	68.00	L042	1819-0557		42-ALONG RACE	RESIDENTIAL	401
\$1.93	198.00	L040	1792-1080		40-NORTH	RESIDENTIAL	401
\$1.96	222.00	L045	1816-0209	19 045 001 012, 19 045 001 014	45-TEALS SUB	RESIDENTIAL	401
\$0.52	257.56	L040	1793-1032	19 050 001 024	40-NORTH	RESIDENTIAL	401
\$0.52	257.56	L040	1793-1032	19 040 001 099	40-NORTH	RESIDENTIAL	401
\$0.53	156.00	L041	1779-0015		41-SOUTH	RESIDENTIAL	401

\$1.29

\$0.06	0.00	L040	1821-0223		40-NORTH		202
\$0.10	13.15	L040	1805-1178		40-NORTH	RESIDENTIAL	401
\$0.51	253.00	L040	1771-1083		40-NORTH	RESIDENTIAL	401

\$0.24	124.00	L042 1801-0391	42-ALONG RACE	RESIDENTIAL	401
\$0.65	98.00	L040 1799-0403	40-NORTH	RESIDENTIAL	401
#DIV/0!	1.00	L090 1797-1227	90-HAWTHORNE		401
#DIV/0!	1.00	L090 1805-0604	90-HAWTHORNE		401
#DIV/0!	1.00	L090 1772-0249	90-HAWTHORNE	RESIDENTIAL	401

Rate Group 1 Rate Group 2 Rate Group 3

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SOUTH FF RATE

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CONDO SITE

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