

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
19 040 001 082	425 N CHICAGO ST	3/21/2025	\$150,000	WD	03-ARM'S LENGTH
19 040 001 148	218 W SAINT JOE ST	5/8/2023	\$110,500	WD	03-ARM'S LENGTH
19 040 001 189	105 WARRINER AVE	5/22/2023	\$115,000	WD	03-ARM'S LENGTH
19 040 001 250	206 N CHICAGO ST	5/26/2023	\$165,000	WD	03-ARM'S LENGTH
19 040 001 260	126 S CHICAGO ST	3/9/2024	\$89,900	WD	03-ARM'S LENGTH
19 040 001 283	107 MILL ST	6/30/2023	\$114,900	WD	03-ARM'S LENGTH
19 040 001 355	103 LINCOLN ST	11/7/2024	\$82,000	PTA	03-ARM'S LENGTH
19 040 001 355	103 LINCOLN ST	6/8/2023	\$45,000	WD	03-ARM'S LENGTH
19 040 001 362	201 LINCOLN ST	2/18/2025	\$142,000	WD	03-ARM'S LENGTH
19 040 001 415	313 S CHICAGO ST	3/24/2025	\$65,000	WD	03-ARM'S LENGTH
19 040 001 482	301 N CHICAGO ST	8/24/2023	\$152,000	WD	03-ARM'S LENGTH
19 040 001 575	206 W SAINT JOE ST	3/27/2024	\$143,000	WD	03-ARM'S LENGTH
19 045 001 008	328 TEAL DR	11/14/2023	\$147,000	WD	03-ARM'S LENGTH
19 045 001 017	327 TEAL DR	8/30/2024	\$175,000	WD	03-ARM'S LENGTH
19 065 001 001	127 HOOSE CT	12/19/2024	\$133,454	WD	03-ARM'S LENGTH
19 075 001 006	RIVER DR	6/26/2023	\$172,000	WD	20-MULTI PARCEL SALE REF
19 075 001 015	677 RIVER DR	6/26/2023	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH
19 100 001 008	225 W BIRCH ST	10/25/2024	\$224,900	WD	03-ARM'S LENGTH
Totals:			\$2,398,654		

RESIDENTIAL FRONT FOOT \$337 CALCULATED, \$175 FF APPLIED

#### ACREAGE SALES

19 009 200 027 09 5 4	10942 HOMER RD	4/12/2023	\$137,500	WD	03-ARM'S LENGTH
19 014 100 008 14 5 4	HOMER RD	3/31/2025	\$103,000	WD	03-ARM'S LENGTH
19 040 001 577	N CHICAGO ST	3/17/2025	\$7,000	QC	03-ARM'S LENGTH
19 040 001 525	329 JONESVILLE ST	6/26/2024	\$110,000	WD	03-ARM'S LENGTH
19 040 001 270	304 MILL ST	11/2/2023	\$115,000	WD	03-ARM'S LENGTH

1ST ACRE AT \$7500, 5 ACRES AT \$25,000 10 ACRES AT \$40,000 20 ACRES PLUS AT \$3500 PER ACRE

**CONDO SITES**

19 105 001 001	410 E BIRCH ST	3/28/2024	\$205,000	WD	03-ARM'S LENGTH
19 105 001 013	429 E BIRCH ST	6/5/2023	\$250,000	WD	03-ARM'S LENGTH
19 105 001 021	413 E BIRCH ST	5/25/2023	\$216,500	WD	03-ARM'S LENGTH

**CONDO SITES \$20,000 PER SITE**

**NOT USED**

19 009 200 021 09 5 4	HOMER RD	11/1/2024	\$2,745,000	PTA	03-ARM'S LENGTH
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Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$150,000	\$52,500	35.00	\$105,024	\$54,876	\$9,900	66.0	150.0
\$110,500	\$50,900	46.06	\$101,818	\$18,582	\$9,900	66.0	206.0
\$115,000	\$62,100	54.00	\$124,112	\$5,738	\$14,850	99.0	133.0
\$165,000	\$57,400	34.79	\$114,705	\$60,195	\$9,900	66.0	132.0
\$89,900	\$39,200	43.60	\$78,428	\$19,317	\$7,845	52.3	198.0
\$114,900	\$68,000	59.18	\$136,088	\$15,112	\$36,300	242.0	145.0
\$82,000	\$32,100	39.15	\$64,149	\$24,601	\$6,750	45.0	171.0
\$45,000	\$22,400	49.78	\$44,722	\$7,028	\$6,750	45.0	171.0
\$142,000	\$68,900	48.52	\$137,751	\$24,049	\$19,800	132.0	172.0
\$65,000	\$30,100	46.31	\$60,172	\$34,828	\$30,000	200.0	165.0
\$152,000	\$60,700	39.93	\$121,364	\$48,036	\$17,400	116.0	297.0
\$143,000	\$53,300	37.27	\$106,649	\$60,069	\$23,718	158.1	95.7
\$147,000	\$46,600	31.70	\$93,119	\$64,981	\$11,100	74.0	160.0
\$175,000	\$71,600	40.91	\$143,238	\$48,712	\$16,950	113.0	160.0
\$133,454	\$53,400	40.01	\$106,742	\$36,612	\$9,900	66.0	132.0
\$172,000	\$66,900	38.90	\$133,878	\$56,522	\$18,400	184.0	408.0
\$172,000	\$66,900	38.90	\$133,878	\$56,522	\$18,400	184.0	408.0
\$224,900	\$98,200	43.66	\$196,388	\$45,012	\$16,500	110.0	126.0
\$2,398,654	\$1,001,200		\$2,002,225	\$680,792	\$284,363	2,018.4	
	Sale. Ratio =>	41.74			Average		
	Std. Dev. =>	7.03			per FF=>	\$337	

\$137,500	\$113,400	82.47	\$226,800	\$137,500	\$226,800	0.0	0.0
\$103,000	\$24,500	23.79	\$48,908	\$103,000	\$48,908	13.2	0.0
\$7,000	\$3,700	52.86	\$7,435	\$7,000	\$7,435	0.0	0.0
\$110,000	\$45,800	41.64	\$91,695	\$34,055	\$15,750	105.0	466.0
\$115,000	\$60,300	52.43	\$120,618	\$43,610	\$49,228	279.0	0.0

\$205,000	\$95,400	46.54	\$190,751	\$29,249	\$15,000	1.0	0.0
\$250,000	\$97,300	38.92	\$194,537	\$70,463	\$15,000	1.0	0.0
\$216,500	\$86,400	39.91	\$172,870	\$58,630	\$15,000	1.0	0.0

\$2,745,000	\$7,600	0.28	\$15,200	\$2,745,000	\$15,200	0.0	0.0
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Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.23	0.23	\$831	\$241,744	\$5.55	66.00	'L040	1890-0716
0.31	0.31	\$282	\$59,558	\$1.37	66.00	'L040	1849-0512
0.30	0.30	\$58	\$19,000	\$0.44	99.00	'L040	1850-1025
0.20	0.20	\$912	\$300,975	\$6.91	66.00	'L040	1851-0784
0.24	0.24	\$369	\$81,164	\$1.86	52.30	'L041	1866-0848
0.81	0.68	\$62	\$18,749	\$0.43	242.00	'L041	1853-0131
0.18	0.18	\$547	\$138,989	\$3.19	45.00	'L040	
0.18	0.18	\$156	\$39,706	\$0.91	45.00	'L040	1851-0904
0.52	0.52	\$182	\$46,159	\$1.06	132.00	'L040	1888-0878
0.76	0.76	\$174	\$45,947	\$1.05	200.00	'L041	1890-0839
0.79	0.79	\$414	\$60,728	\$1.39	116.00	'L040	1856-0924
0.35	0.35	\$380	\$173,110	\$3.97	158.12	'L040	1868-0076
0.27	0.27	\$878	\$238,901	\$5.48	74.00	'L045	1861-0591
0.42	0.42	\$431	\$117,378	\$2.69	113.00	'L045	1878-0790
0.20	0.20	\$555	\$183,060	\$4.20	66.00	'L040	1885-0424
0.86	0.55	\$307	\$66,030	\$1.52	184.00	'L042	1852-0930
0.86	0.30	\$307	\$66,030	\$1.52	184.00	'L042	1852-0930
0.32	0.32	\$409	\$141,547	\$3.25	110.00	'L090	1882-0485
7.77	6.79						
Average per Net Acre=>	87,584.20		Average per SqFt=>	\$2.01			

64.80	64.80	#DIV/0!	\$2,122	\$0.05	0.00	'L-COM	1847-1028
13.41	13.41	\$7,833	\$7,681	\$0.18	13.15	'L040	1891-0166
1.15	1.15	#DIV/0!	\$6,114	\$0.14	0.00	'L040	1890-0374
1.12	1.12	\$324	\$30,325	\$0.70	105.00	'L042	1874-0426
1.13	1.13	\$156	\$38,730	\$0.89	279.00	'L041	1860-1173

0.00	0.00	\$29,249	#DIV/0!	#DIV/0!	1.00	'L090	1868-0370
0.00	0.00	\$70,463	#DIV/0!	#DIV/0!	1.00	'L090	1851-1277
0.00	0.00	\$58,630	#DIV/0!	#DIV/0!	1.00	'L090	1851-1222

3.40	3.40	#DIV/0!	\$807,353	\$18.53	0.00	'L040	
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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
	40-NORTH	1	0	08/04/1997	RESIDENTIAL	401	FRONTAGE 3
	40-NORTH	0	1	06/09/1989	RESIDENTIAL	401	FRONTAGE 3
	40-NORTH	0	1	06/09/1989	RESIDENTIAL	401	FRONTAGE 3
	40-NORTH	0	1	08/26/1998	RESIDENTIAL	401	FRONTAGE 3
	41-SOUTH	0	1	06/09/1989	RESIDENTIAL	401	FF
	41-SOUTH	0	1	06/09/1989	RESIDENTIAL	401	FF
	40-NORTH	0	1	11/14/1997	RESIDENTIAL	401	FRONTAGE 3
	40-NORTH	0	1	11/14/1997	RESIDENTIAL	401	FRONTAGE 3
	40-NORTH	0	1	10/30/2023	RESIDENTIAL	401	FRONTAGE 3
	41-SOUTH	0	1	10/30/2023	RESIDENTIAL	401	FF
	40-NORTH	0	1	08/08/1997	RESIDENTIAL	401	FRONTAGE 3
	40-NORTH	0	0	08/05/1997		401	FRONTAGE 3
	45-TEALS SUB	0	1	06/09/1989	RESIDENTIAL	401	FF
	45-TEALS SUB	0	1	10/30/2023	RESIDENTIAL	401	FF
	40-NORTH	0	1	09/29/2021	RESIDENTIAL	401	FRONTAGE 3
19 075 001 015	42-ALONG RACE	0	1	05/16/2000	RESIDENTIAL	401	FF
19 075 001 006	42-ALONG RACE	0	1	05/16/2000	RESIDENTIAL	401	FF
	90-HAWTHORNE	0	0	NOT INSPECTED	RESIDENTIAL	401	FF

	40-NORTH	0	0	NOT INSPECTED		402	
	40-NORTH	1	0	06/01/1989	RESIDENTIAL	401	FF
	40-NORTH	0	0	NOT INSPECTED		402	
	42-ALONG RACE	0	1	06/09/1989	RESIDENTIAL	401	FF
	41-SOUTH	0	1	06/09/1989	RESIDENTIAL	401	FF

90-HAWTHORNE	1	0	NOT INSPECTED	RESIDENTIAL	401	CONDO SITE
90-HAWTHORNE	0	0	NOT INSPECTED	RESIDENTIAL	401	CONDO SITE
90-HAWTHORNE	0	0	NOT INSPECTED	RESIDENTIAL	401	CONDO SITE

40-NORTH	0	1	12/29/1994	RESIDENTIAL	401	SITE 1
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