

2000S COMMERCIAL SOUTH LAND VALUE 2023

MAIN ROADS

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
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGT	\$69,900	\$32,100	45.92	\$71,695	\$15,023	\$16,818	126.5
28-018-4014-000	4364 DOVE	12/17/20	\$154,397	WD	03-ARM'S LENGT	\$154,397	\$73,400	47.54	\$183,824	\$65,610	\$95,037	352.0
28-019-1006-010	4363 DOVE	07/08/20	\$140,000	WD	03-ARM'S LENGT	\$140,000	\$0	0.00	\$109,502	\$140,000	\$37,776	291.0
28-019-1027-000	1251 MINNESOTA	11/02/21	\$108,000	WD	03-ARM'S LENGT	\$108,000	\$61,500	56.94	\$135,230	\$35,370	\$62,600	314.4
28-019-1036-000	N RANGE	04/19/21	\$80,000	WD	03-ARM'S LENGT	\$80,000	\$59,800	74.75	\$132,725	\$80,000	\$132,725	326.0
28-019-3013-000	1155 MICHIGAN	11/06/20	\$45,000	WD	03-ARM'S LENGT	\$45,000	\$35,100	78.00	\$81,896	\$6,478	\$43,374	126.3
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGT	\$219,900	\$11,100	5.05	\$173,304	\$80,389	\$33,793	200.2
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGT	\$219,900	\$41,600	18.92	\$227,096	\$80,389	\$87,585	321.5
28-019-3028-000	4020 RAVENSWOOD	07/28/20	\$129,300	WD	03-ARM'S LENGT	\$129,300	\$47,000	36.35	\$110,164	\$59,641	\$40,505	150.0
28-019-4003-150	4426 RAVENSWOOD	12/20/21	\$190,000	WD	03-ARM'S LENGT	\$190,000	\$62,400	32.84	\$137,668	\$101,150	\$48,818	180.8
28-020-1001-000	1486 MICHIGAN	08/07/20	\$0	WD	03-ARM'S LENGT	\$399,000	\$204,900	51.35	\$476,001	\$20,216	\$97,217	282.6
28-020-1025-000	3637 DOVE	09/07/21	\$10,000	WD	03-ARM'S LENGT	\$10,000	\$22,000	220.00	\$26,150	\$10,000	\$26,150	89.2
28-020-1027-001	3615 DOVE	04/23/20	\$250,000	WD	03-ARM'S LENGT	\$250,000	\$80,300	32.12	\$228,076	\$62,420	\$40,496	132.0
28-020-3004-000	3921 32ND	12/29/20	\$350,000	WD	03-ARM'S LENGT	\$350,000	\$77,300	22.09	\$179,430	\$206,938	\$36,368	150.1
28-020-4019-000	3644 RAVENSWOOD	10/12/20	\$96,000	WD	03-ARM'S LENGT	\$96,000	\$46,800	48.75	\$107,744	\$23,444	\$35,188	130.3
28-020-4021-000	3672 RAVENSWOOD	04/30/21	\$0	LC	03-ARM'S LENGT	\$99,700	\$54,700	54.86	\$120,685	\$4,398	\$25,383	94.0
28-245-0033-000	4224 RAVENSWOOD	01/20/22	\$90,000	WD	03-ARM'S LENGT	\$90,000	\$37,000	41.11	\$79,912	\$28,794	\$18,706	69.3
28-610-0014-000	3542 RAVENSWOOD	11/09/20	\$99,900	WD	03-ARM'S LENGT	\$99,900	\$24,400	24.42	\$67,106	\$52,227	\$19,433	72.0
28-742-0004-101	1115 MINNESOTA	12/29/21	\$0	AFF	19-MULTI PARCEL	\$337,000	\$139,200	41.31	\$282,667	\$104,029	\$49,696	438.5
28-742-0004-101	1115 MINNESOTA	12/29/21	\$325,000	WD	19-MULTI PARCEL	\$325,000	\$139,200	42.83	\$282,667	\$92,029	\$49,696	438.5
28-761-0019-000	N RANGE	08/11/21	\$25,000	QC	03-ARM'S LENGT	\$25,000	\$22,600	90.40	\$51,379	\$25,000	\$51,379	149.4
28-942-0007-000	3944 RAVENSWOOD	12/10/21	\$237,000	WD	03-ARM'S LENGT	\$237,000	\$78,900	33.29	\$168,381	\$98,619	\$30,000	110.0
06-186-0026-000	3202 32ND	02/18/21	\$49,900	WD	03-ARM'S LENGT	\$49,900	\$22,700	45.49	\$52,503	\$1,118	\$3,721	59.0
25-685-0020-000	1857 RANGE	09/13/21	\$17,500	WD	03-ARM'S LENGT	\$17,500	\$9,800	56.00	\$53,507	\$17,500	\$19,500	130.0
30-038-4003-100	1347 S RANGE RD	04/01/22	\$650,000	WD	03-ARM'S LENGT	\$650,000	\$210,300	32.35	\$420,674	\$374,739	\$145,413	330.2
Totals:			\$3,556,697			\$4,392,397	\$1,594,100		\$3,959,986	\$1,785,521	\$1,247,377	5,063.7
								Sale. Ratio =>	36.29			
								Std. Dev. =>	41.12			
										Average		
										per FF=>	\$353	

MAIN ROADS FRONT FOOT RATE INCREASED BY 2.5% FOR 2023
 SIDE ROADS SHOW OVER 25% INCREASE HOWEVER MOSTLY RES SALES
 INCREASED ALL RATES FOR 2000S BY 2.5% FOR 2023

*USED \$353 FF FOR 2023
 MAIN ROADS

2022 SIDE ROAD FRONT FOOT RATE: \$190 PER FF
 2023 SIDE ROAD FRONT FOOT RATE: \$195 PER FF

2022 MAIN ROAD ACREAGE RATE: \$23,603 PER ACRE
 2023 MAIN ROAD ACREAGE RATE: \$24,193 PER ACRE

2022 SIDE ROAD ACREAGE RATE: \$20,052 PER ACRE
 2023 SIDE ROAD ACREAGE RATE: \$20,553 PER ACRE