

3000S INDUSTRIAL SOUTH LAND VALUE 2023

MAIN ROADS SOUTH FRONT FOOT

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
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$71,695	\$15,023	\$16,818	126.5	91.0
28-018-4014-000	4364 DOVE	12/17/20	\$154,397	WD	03-ARM'S LENGTH	\$154,397	\$73,400	47.54	\$183,824	\$65,610	\$95,037	352.0	1325.0
28-019-1006-010	4363 DOVE	07/08/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$109,502	\$140,000	\$37,776	291.0	246.2
28-019-1027-000	1251 MINNESOTA	11/02/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,500	56.94	\$135,230	\$35,370	\$62,600	314.4	674.1
28-019-1036-000	N RANGE	04/19/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$59,800	74.75	\$132,725	\$80,000	\$132,725	326.0	1336.2
28-019-3013-000	1155 MICHIGAN	11/06/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$35,100	78.00	\$81,896	\$6,478	\$43,374	126.3	1179.9
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$11,100	5.05	\$173,304	\$80,389	\$33,793	200.2	150.1
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$41,600	18.92	\$227,096	\$80,389	\$87,585	171.4	1215.6
28-019-3028-000	4020 RAVENSWOOD	07/28/20	\$129,300	WD	03-ARM'S LENGTH	\$129,300	\$47,000	36.35	\$110,164	\$59,641	\$40,505	150.0	320.0
28-019-4003-150	4426 RAVENSWOOD	12/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,400	32.84	\$137,668	\$101,150	\$48,818	180.8	285.0
28-020-1001-000	1486 MICHIGAN	08/07/20	\$0	WD	03-ARM'S LENGTH	\$399,000	\$204,900	51.35	\$476,001	\$20,216	\$97,217	282.6	202.0
28-020-1025-000	3637 DOVE	09/07/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$22,000	220.00	\$26,150	\$10,000	\$26,150	89.2	640.0
28-020-1027-001	3615 DOVE	04/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,300	32.12	\$228,076	\$62,420	\$40,496	132.0	671.0
28-020-3004-000	3921 32ND	12/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$77,300	22.09	\$179,430	\$206,938	\$36,368	150.1	580.3
28-020-4019-000	3644 RAVENSWOOD	10/12/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$46,800	48.75	\$107,744	\$23,444	\$35,188	130.3	330.0
28-020-4021-000	3672 RAVENSWOOD	04/30/21	\$0	LC	03-ARM'S LENGTH	\$99,700	\$54,700	54.86	\$120,685	\$4,398	\$25,383	94.0	150.0
28-245-0033-000	4224 RAVENSWOOD	01/20/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,000	41.11	\$79,912	\$28,794	\$18,706	69.3	120.0
28-610-0014-000	3542 RAVENSWOOD	11/09/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$24,400	24.42	\$67,106	\$52,227	\$19,433	72.0	115.5
28-742-0004-101	1115 MINNESOTA	12/29/21	\$0	AFF	19-MULTI PARCEL AF	\$337,000	\$139,200	41.31	\$282,667	\$104,029	\$49,696	438.5	539.7
28-742-0004-101	1115 MINNESOTA	12/29/21	\$325,000	WD	19-MULTI PARCEL AF	\$325,000	\$139,200	42.83	\$282,667	\$92,029	\$49,696	438.5	539.7
28-761-0019-000	N RANGE	08/11/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$22,600	90.40	\$51,379	\$25,000	\$51,379	149.4	462.0
28-942-0007-000	3944 RAVENSWOOD	12/10/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$78,900	33.29	\$168,381	\$98,619	\$30,000	110.0	227.0
25-685-0020-000	1857 RANGE	09/13/21	\$17,500	WD	03-ARM'S LENGTH	\$17,500	\$9,800	56.00	\$53,507	\$17,500	\$19,500	130.0	637.0

Totals: \$2,856,797 \$3,692,497 \$1,361,100 \$3,486,809 \$1,409,664 \$1,098,243 4,524.4

Sale. Ratio => 36.86 Average per FF=> \$312

Std. Dev. => 42.78 *USED \$312 PER FF FOR 2023 MAIN ROADS

APPROXIMATELY 3% INCREASE FROM 2022 RATE

SIDE ROADS SOUTH FRONT FOOT

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
28-020-4014-000	1035 40TH	07/22/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$56,200	40.17	\$119,521	\$33,945	\$13,566	90.4	103.0
28-020-1035-020	1287 40TH	03/07/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$13,000	5.31	\$162,626	\$47,026	\$28,004	186.7	355.6
28-020-1035-010	1289 40TH	06/04/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$87,300	36.99	\$195,112	\$68,900	\$28,012	186.7	355.8
28-020-1035-001	1291 40TH	11/23/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,200	35.08	\$204,006	\$84,010	\$28,016	186.8	355.9
28-020-2031-050	1396 40TH	12/03/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$146,768	\$15,250	\$37,018	279.8	528.4
28-020-2031-050	1396 40TH	01/25/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,600	34.15	\$146,768	\$85,250	\$37,018	279.8	528.4
28-253-0145-000	1917 25TH	04/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,200	38.67	\$56,709	\$15,091	\$11,800	50.0	124.0
28-017-1004-000	2100 32ND	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$71,695	\$15,023	\$16,818	126.5	91.0
28-772-0012-000	2153 25TH	02/10/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$39,700	40.93	\$85,485	\$19,749	\$8,234	50.8	124.0

28-772-0054-000	2225 26TH	12/29/20	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$21,300	42.60	\$56,963	\$1,271	\$8,234	50.8	124.0
28-772-0083-000	2413 PETIT	01/27/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,500	40.91	\$56,545	\$4,938	\$6,483	40.0	50.0
28-195-0023-000	2414 27TH	11/05/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$25,000	45.54	\$52,931	\$12,607	\$10,638	65.7	124.0
28-883-0023-000	2525 25TH	08/18/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,200	34.91	\$40,563	\$24,153	\$9,716	60.0	124.0
28-253-0109-000	2621 MINNIE	03/24/21	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$36,100	31.42	\$82,315	\$57,478	\$24,893	105.5	130.7
28-272-0044-000	3262 LITTLE	03/16/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$15,500	38.75	\$37,891	\$3,859	\$1,750	54.7	123.8
28-610-0008-000	40TH	09/30/21	\$55,000	WD	19-MULTI PARCEL AF	\$55,000	\$11,600	21.09	\$23,208	\$55,000	\$23,208	463.3	272.0
Totals:			\$1,852,600			\$1,852,600	\$627,100		\$1,539,106	\$543,550	\$293,408	2,277.4	
								Sale. Ratio =>	33.85	Average			
								Std. Dev. =>	10.95	per FF=>		\$239	

MAJORITY SIDE ROADS SALES ARE RESIDENTIAL SALES
 MAIN ROADS INDUSTRIAL FRONT FOOT INCREASED 3% FOR 2023
 INCREASED 2022 INDUSTRIAL SOUTH RATES BY 3% FOR 2023

2022 SIDE ROADS FRONT FOOT RATE: \$133 PER FF

2023 SIDE ROADS FRONT FOOT RATE: \$137 PER FF

2022 MAIN ROAD ACREAGE RATE: \$20,011 PER ACRE

2023 MAIN ROAD ACREAGE RATE: \$20,611 PER ACRE

2022 MAIN ROAD S.F. RATE: \$0.46 PER S.F.

2023 MAIN ROAD S.F. RATE: \$0.47 PER S.F.

2022 SIDE ROAD ACREAGE RATE: \$11,152 PER ACRE

2023 SIDE ROAD ACREAGE RATE: \$11,487 PER ACRE