

**4003 BRN&MAYWD/E&WLAND/MAES/MCPH/S 2024 LAND RATES**

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	Effe. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table					
28-005-1022-000	3547 W WATER	05/26/22	\$205,000	OTH	03-ARM'S LENGTH	\$205,000	\$62,900	30.68	\$154,513	\$106,587	\$56,100	100.0	200.0	0.46	0.46	\$1,066	\$232,216	\$5.33	100.00	4003	5532/952		4003 BRN&MAYWD/E					
28-006-1015-101	2857 PARTRIDGE	12/23/21	\$329,900	QC	19-MULTI PARCEL ARM'S LENGTH	\$329,900	\$165,600	50.20	\$374,229	\$2,866	\$47,195	279.3	800.0	1.79	0.87	\$10	\$1,601	\$0.04	195.00	4003	5489/325	28-006-1015-076	4003 BRN&MAYWD/E					
28-150-0002-000	2486 BROWNWC	11/12/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$76,800	33.54	\$218,097	\$100,707	\$89,804	160.1	256.3	1.18	1.18	\$629	\$85,562	\$1.96	200.00	4003	5456/715		4003 BRN&MAYWD/E					
28-505-0006-000	4201 MAES	11/01/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,700	35.51	\$179,763	\$73,601	\$68,364	121.9	297.0	0.68	0.68	\$604	\$107,919	\$2.48	100.00	4003	5452/891		4003 BRN&MAYWD/E					
28-505-0012-000	4238 MAES	11/23/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$45,600	30.40	\$120,559	\$56,003	\$26,562	118.1	180.7	0.64	0.64	\$474	\$87,505	\$2.01	154.27	4003	5464/346		4003 BRN&MAYWD/E					
28-512-0007-000	2780 MAYWOOD	03/11/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$74,300	27.53	\$201,407	\$136,816	\$68,323	121.8	390.3	0.68	0.68	\$1,123	\$200,905	\$4.61	76.01	4003	5506/120		4003 BRN&MAYWD/E					
28-870-0008-000	2884 WESTLAND	04/12/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,400	33.85	\$186,178	\$74,922	\$56,100	100.0	200.0	0.46	0.46	\$749	\$163,229	\$3.75	100.00	4003	5354/709		4003 BRN&MAYWD/E					
28-870-0008-000	2884 WESTLAND	04/12/21	\$225,500	LC	03-ARM'S LENGTH	\$225,500	\$69,400	30.78	\$186,178	\$95,422	\$56,100	100.0	200.0	0.46	0.46	\$954	\$207,891	\$4.77	100.00	4003	5366/208		4003 BRN&MAYWD/E					
<b>Totals:</b>						<b>\$1,799,300</b>	<b>\$629,700</b>		<b>\$1,620,924</b>	<b>\$646,924</b>	<b>\$468,548</b>	<b>1,101.0</b>		<b>6.35</b>	<b>5.43</b>													
								Sale. Ratio =>	35.00					Average				Average										
								Std. Dev. =>	6.98					per FF=>	\$588			per Net Acre=>	101,925.95			per SqFt=>	\$2.34					

2024 4003 STANDARD FF RATE USED: \$588

INCREASE IN STANDARD FF RATE IS APPROXIMATELY 4.8%

2024 4003 LIMITED/ESMT FF RATE USED: \$236

INCREASED LIMITED/ESMT ACCESS FF AND ACREAGE TABLE IN NEIGHBORHOOD BY 4.8%

2024 4003 LIMITED RD ACCESS ACREAGE RATE USED: \$7,720