4011 RES ALGER/HERBER 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
28-005-2010-001	2641 HERBER	07/27/21	$179,900	WD	19-MULTI PARCEL ARM'S LENGTH	$179,900	$93,700	52.08	$193,346	$60,678	$74,124	364.7	277.9	1.80	1.48	$166	$33,691	$0.77	305.31	4011	5431/640	28-005-2009-000	4011 ALGER/HERBER
28-340-0013-000	2590 HERBER	04/02/21	$245,000	WD	03-ARM'S LENGTH	$245,000	$83,500	34.08	$177,875	$80,144	$25,645	80.1	169.6	0.39	0.39	$1,000	$206,026	$4.73	100.00	4011	5356/337		4011 ALGER/HERBER
28-470-0008-000	2651 ALGER	08/13/21	$118,000	WD	03-ARM'S LENGTH	$118,000	$50,800	43.05	$143,629	$5,518	$31,147	97.3	333.5	0.57	0.57	$57	$9,613	$0.22	75.00	4011	5419/309		4011 ALGER/HERBER
		Totals:	**$542,900**			**$542,900**	**$228,000**		**$514,850**	**$146,340**	**$130,916**	**542.2**		**2.76**	**2.44**								
							Sale. Ratio =>	**42.00**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**9.00**			**per FF=>**	**$270**		**per Net Acre=>**	**52,945.01**		**per SqFt=>**	**$1.22**					

2024 4011 HERBER/ALGER FF RATES USED: $270