

4011 ALGER/HERBER 2023 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
28-470-0029-000	2580 ALGER	07/02/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,600	50.12	\$114,517	\$8,588	\$38,105	86.6
28-340-0013-000	2590 HERBER	04/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$83,500	34.08	\$178,751	\$101,510	\$35,261	80.1
28-470-0031-000	2604 ALGER	08/28/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,800	36.15	\$129,155	\$43,950	\$38,105	86.6
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
28-470-0008-000	2651 ALGER	08/13/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$50,800	43.05	\$146,492	\$14,335	\$42,827	97.3
Totals:			\$762,900			\$762,900	\$319,400		\$762,261	\$229,061	\$228,422	715.4
								Sale. Ratio =>	41.87			
								Std. Dev. =>	8.06			

Average
per FF=> **\$320**
*USED \$320 PER FF FOR 2023
ALGER/HERBER RD