

4014 E SIDE 36TH TO 24TH 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	ther Parcels in Sa	Land Table	
28-195-0024-000	2422 27TH	11/04/22	\$100,000	WD	03-ARM'S LENGT	\$100,000	\$27,300	27.30	\$88,177	\$29,324	\$16,500	65.1	124.0	0.18	0.18	\$451	\$161,121	\$3.70	64.00	4014	5580/102		4014 E SIDE 36TH	
28-272-0080-000	3234 MOAK	10/01/21	\$75,000	LC	03-ARM'S LENGT	\$75,000	\$23,400	31.20	\$78,153	\$11,541	\$14,694	54.6	123.7	0.15	0.15	\$211	\$75,431	\$1.73	53.80	4014	5447/1111		4014 E SIDE 36TH	
28-758-0011-000	2514 PETIT	11/03/21	\$57,000	OTH	03-ARM'S LENGT	\$57,000	\$18,800	32.98	\$62,255	\$7,023	\$12,278	45.6	100.0	0.12	0.12	\$154	\$61,070	\$1.40	50.00	4014	5463/2111		4014 E SIDE 36TH	
28-883-0005-000	2615 24TH	09/17/21	\$95,000	WD	03-ARM'S LENGT	\$95,000	\$45,600	48.00	\$106,367	\$5,133	\$16,500	80.0	100.0	0.18	0.18	\$64	\$27,897	\$0.64	80.00	4014	5439/760		4014 E SIDE 36TH	
28-883-0023-000	2525 25TH	08/18/21	\$55,000	WD	03-ARM'S LENGT	\$55,000	\$19,200	34.91	\$61,502	\$9,631	\$16,133	60.0	124.0	0.17	0.17	\$161	\$57,327	\$1.32	59.00	4014	5419/357		4014 E SIDE 36TH	
Totals:						\$382,000	\$134,300		\$396,454	\$62,652	\$76,105	305.3		0.80	0.80									
						Sale. Ratio =>		35.16			Average					Average								
						Std. Dev. =>		7.85			per FF=>					Average								
											per Net Acre=>			78,119.70		Average								
											per SqFt=>							\$1.79						

2024 4014 STD LOT ON AND OFF 24TH FF RATES USED: \$205

THERE ARE NO SALES IN NEIGHBORHOOD FOR THE LESSER UTIL/UND LOT FF PARCELS
 THERE ARE TWO SALES IN SOUTH PART OF TOWNSHIP THAT ARE ON UNDEVELOPED
 ROADS. SALE OF LARGER PARCEL WOULD SHOW LARGE INCREASE AND SALE OF SMALLER
 PARCEL WOULD SHOW LARGE DECREASE. USED THE 2023 LESSER UTIL/UND LOT FF RATE
 OF \$34 FF FOR 2024.

2023 4014 LESSER UTIL/UND LOT FF RATE: \$34

2024 4014 LESSER UTIL/UND LOT FF RATE USED: \$34

2023 4014 MAXIMUM VALUE SET RATE: \$16,500

2024 4014 MAXIMUM VALUE SET RATE USED: \$16,500

THERE IS A MAXIMUM LAND VALUE SET FOR NEIGHBORHOOD OF \$16,500
 THERE ARE MANY LOTS THAT ARE EFFECTED BY THIS MAXIMUM SET VALUE
 2 SALES IN ANALYSIS HAD MAXIMUM VALUE SET. ONE SALE IS BELOW
 SHOWS LARGE INCREASE IN FF AND ONE SALE SHOWS LARGE
 DECREASE IN FF. USED THE 2023 MAXIMUM VALUE SET OF \$16,500 FOR 2024

UNDEV ROAD SALES IN SOUTH PART OF TOWNSHIP

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	ther Parcels in Sa	Land Table	
28-610-0008-000	40TH	09/30/21	\$55,000	WD	19-MULTI PARCE	\$55,000	\$11,600	21.09	\$23,208	\$55,000	\$23,208	463.3	272.0	3.36	1.50	\$119	\$16,364	\$0.38	1,076.25	4015	5439/902	28-610-0010-000	4015 GRISW S TC	
28-610-0009-000	40TH	09/19/22	\$1,000	WD	03-ARM'S LENGT	\$1,000	\$1,400	140.00	\$3,041	\$1,000	\$3,041	89.4	136.0	0.25	0.25	\$11	\$4,000	\$0.09	80.00	4015	5572/954		4015 GRISW S TC	
Totals:						\$56,000	\$13,000		\$26,249	\$56,000	\$26,249	552.7		3.61	1.75									
						Sale. Ratio =>		23.21			Average					Average								
						Std. Dev. =>		84.08			per FF=>					Average								
											per Net Acre=>			15,508.17		Average								
											per SqFt=>							\$0.36						