

4014 E SIDE 36TH TO 32ND & 24TH 2025 LAND RATES

All sales with (-) land residuals removed.

All sales in 4014 neighborhood are improved.
Included vacant and improved sales within similar areas.

LOT-EXC 24TH AND STD LOT ON 24TH FF 2025 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		
28-017-1004-000	2100 32ND	01/09/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,300	35.73	\$87,864	\$42,874	\$20,738	126.5	91.0	0.52	0.52	\$339	\$82,768	\$1.90	248.03		
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000	45.45	\$62,006	\$55,000	\$62,006	297.0	601.3	4.10	4.10	\$185	\$13,415	\$0.31	297.00		
28-018-2010-000	MICHIGAN	03/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$100,100	117.76	\$203,430	\$85,000	\$203,430	655.5	1329.1	20.00	20.00	\$130	\$4,250	\$0.10	655.48		
28-020-2027-000	1288 40TH	07/21/22	\$185,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$185,000	\$72,300	39.08	\$175,966	\$44,737	\$35,703	259.2	246.9	1.49	1.49	\$173	\$30,005	\$0.69	200.00		
28-020-4004-000	3711 MOAK	10/02/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$141,900	37.84	\$291,399	\$157,734	\$74,133	407.3	1181.4	5.18	5.18	\$387	\$30,451	\$0.70	191.00		
28-020-4032-000	3846 RAVENSWOOD	07/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$65,100	31.76	\$149,987	\$102,572	\$47,559	473.3	134.6	1.64	1.64	\$217	\$62,544	\$1.44	240.38		
28-195-0024-000	2422 27TH	11/04/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$27,300	27.30	\$71,592	\$41,528	\$13,120	64.0	124.0	0.18	0.18	\$649	\$228,176	\$5.24	64.00		
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$50,400	46.67	\$130,883	\$2,280	\$25,163	129.7	200.0	0.55	0.55	\$18	\$4,138	\$0.09	80.00		
28-245-0025-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$21,949	\$10,000	\$21,949	113.1	240.0	0.44	0.44	\$88	\$22,676	\$0.52	80.00		
28-245-0026-000	WISCONSIN	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$15,520	\$10,000	\$15,520	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00		
28-245-0027-000	4212 RAVENSWOOD	09/23/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,700	28.17	\$120,179	\$88,725	\$28,904	98.0	120.0	0.33	0.33	\$906	\$268,051	\$6.15	120.00		
28-245-0031-000	COLORADO	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$2,720	\$10,000	\$2,720	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00		
28-245-0038-001	4240 PEAVEY	07/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$77,500	36.92	\$177,781	\$40,232	\$8,113	97.8	72.5	0.25	0.25	\$411	\$160,928	\$3.69	150.02		
28-253-0080-000	2417 DIVISION	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,500	30.95	\$104,167	\$26,925	\$26,092	44.3	100.0	0.11	0.11	\$608	\$238,274	\$5.47	49.33		
28-253-0092-000	2506 DIVISION	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$23,900	19.59	\$100,152	\$43,709	\$21,861	37.1	100.0	0.10	0.10	\$1,178	\$460,095	\$10.56	41.33		
28-253-0093-000	2510 DIVISION	11/16/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$36,100	32.97	\$108,235	\$23,126	\$21,861	37.1	100.0	0.10	0.10	\$623	\$243,432	\$5.59	41.33		
28-253-0094-000	2514 DIVISION	02/03/23	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$27,000	21.11	\$101,028	\$48,733	\$21,861	37.1	100.0	0.10	0.10	\$1,313	\$512,979	\$11.78	41.33		
28-253-0098-000	2519 MINNIE	02/24/23	\$124,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$124,900	\$45,100	36.11	\$110,491	\$44,139	\$29,730	111.3	200.0	0.29	0.19	\$396	\$154,874	\$3.56	123.99		
28-272-0044-000	3262 LITTLE	07/05/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$45,644	\$8,185	\$1,829	53.8	123.8	0.15	0.15	\$152	\$53,497	\$1.23	53.83		
28-272-0047-000	3338 LITTLE	02/21/24	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$17,800	14.35	\$40,935	\$84,896	\$1,831	53.9	124.0	0.15	0.15	\$1,577	\$554,876	\$12.74	53.85		
28-282-0001-000	3215 GLEN	12/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,800	28.43	\$91,804	\$51,639	\$3,443	101.3	124.0	0.29	0.29	\$510	\$179,302	\$4.12	101.25		
28-610-0009-000	40TH	09/19/22	\$1,000	WD	03-ARM'S LENGTH	\$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		
28-742-0016-000	CAROLINA	05/18/23	\$3,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$13,000	\$6,000	46.15	\$12,171	\$13,000	\$12,171	358.0	240.3	2.21	1.10	\$36	\$5,890	\$0.14	800.00		
28-748-0007-020	3035 PETIT	11/01/22	\$0	OTH	03-ARM'S LENGTH	\$75,000	\$12,000	16.00	\$37,158	\$75,000	\$37,158	140.1	614.0	2.27	2.27	\$535	\$33,040	\$0.76	140.09		
28-754-0008-000	PETIT	12/08/23	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$10,000	95.24	\$29,109	\$10,500	\$29,109	86.7	874.8	1.74	1.74	\$121	\$6,034	\$0.14	86.68		
28-754-0008-000	PETIT	11/21/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$10,000	166.67	\$29,109	\$6,000	\$29,109	86.7	874.8	1.74	1.74	\$69	\$3,448	\$0.08	86.68		
28-754-0009-000	3308 PETIT	03/22/24	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$19,000	25.00	\$35,086	\$63,389	\$22,475	137.0	874.8	1.74	1.74	\$463	\$36,410	\$0.84	86.68		
28-758-0002-000	2406 PETIT	12/21/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,300	43.54	\$63,392	\$9,832	\$8,224	40.1	100.0	0.10	0.10	\$245	\$95,456	\$2.19	44.67		
28-772-0007-000	2416 UPTON	07/20/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,700	42.47	\$143,040	\$20,827	\$13,867	67.6	117.4	0.19	0.19	\$308	\$111,374	\$2.56	69.52		
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$50,000	\$24,800	49.60	\$56,248	\$512	\$6,760	198.8	300.6	0.88	0.88	\$3	\$581	\$0.01	127.70		
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$56,248	\$10,512	\$6,760	198.8	300.6	0.88	0.88	\$53	\$11,932	\$0.27	127.70		
Totals:			\$2,919,950			\$3,054,700	\$1,122,800		\$2,678,334	\$1,232,606	\$856,240	4,826.8		48.40	47.20						
								Sale. Ratio =>	36.76			Average		Average			Average				
								Std. Dev. =>	38.84			per FF=>	\$255	per Net Acre=>	25,466.54		per SqFt=>	\$0.58			

4014 STD LT-EXC 24TH FF RATE FOR 2025 USED: \$255

4014 STD LOT ON 24TH FF RATE FOR 2025 USED: \$255

LESSER UTILITY/UNDEVELOPED RDS FF 2025 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		
28-245-0031-000	COLORADO	11/17/23	\$30,000	WD	03-ARM'S LENGTH	\$10,000	\$10,400	104.00	\$2,720	\$10,000	\$2,720	113.1	240.0	0.22	0.22	\$88	\$45,455	\$1.04	80.00		
28-272-0044-000	3262 LITTLE	07/05/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$19,800	38.08	\$45,644	\$8,185	\$1,829	53.8	123.8	0.15	0.15	\$152	\$53,497	\$1.23	53.83		
28-610-0009-000	40TH	09/19/22	\$1,000	WD	03-ARM'S LENGTH	\$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		
28-742-0016-000	CAROLINA	05/18/23	\$3,250	WD	19-MULTI PARCEL ARM'S LENGTH	\$13,000	\$6,000	46.15	\$12,171	\$13,000	\$12,171	358.0	240.3	2.21	1.10	\$36	\$5,890	\$0.14	800.00		
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$50,000	\$24,800	49.60	\$56,248	\$512	\$6,760	198.8	300.6	0.88	0.88	\$3	\$581	\$0.01	127.70		
28-840-0014-000	3342 CLEVELAND	05/15/23	\$0	WD	03-ARM'S LENGTH	\$60,000	\$24,800	41.33	\$56,248	\$10,512	\$6,760	198.8	300.6	0.88	0.88	\$53	\$11,932	\$0.27	127.70		
Totals:			\$86,250			\$186,000	\$87,200		\$176,072	\$43,209	\$33,281	1,012.0		4.59	3.49						
											Sale. Ratio =>		46.88	Average				Average			
											Std. Dev. =>		42.15	per Net Acre=>		\$43	9,409.63		per SqFt=>		\$0.22

4014 LESSER UTIL/UND FF RATE FOR 2025 USED: \$43