

## 4014 E SIDE 36TH TO 32ND & 24TH 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
28-195-0023-000	2414 27TH	11/05/21	\$54,900	WD	03-ARM'S LENGTH	\$54,900	\$25,000	45.54	\$52,931	\$12,607	\$10,638	65.7
28-272-0044-000	3262 LITTLE	03/16/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$15,500	38.75	\$37,891	\$3,859	\$1,750	54.7
28-272-0080-000	3234 MOAK	10/01/21	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$51,205	\$32,644	\$8,849	54.6
28-758-0011-000	2514 PETIT	11/03/21	\$57,000	OTH	03-ARM'S LENGTH	\$56,547	\$18,800	33.25	\$41,116	\$22,825	\$7,394	45.6
28-772-0012-000	2153 25TH	02/10/22	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$39,700	40.93	\$85,485	\$19,749	\$8,234	50.8
28-772-0054-000	2225 26TH	12/29/20	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$21,300	42.60	\$56,963	\$1,271	\$8,234	50.8
28-772-0083-000	2413 PETIT	01/27/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,500	40.91	\$56,545	\$4,938	\$6,483	40.0
28-883-0005-000	2615 24TH	09/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,600	48.00	\$97,469	\$13,219	\$15,688	80.0
28-883-0023-000	2525 25TH	08/18/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,200	34.91	\$40,563	\$24,153	\$9,716	60.0
<b>Totals:</b>			<b>\$578,900</b>			<b>\$578,447</b>	<b>\$231,000</b>		<b>\$520,168</b>	<b>\$135,265</b>	<b>\$76,986</b>	<b>502.3</b>
								Sale. Ratio =>	39.93	Average		
								Std. Dev. =>	5.61	per FF=>		\$269

MOST SALES ARE ON STANDARD LOTS NOT ON 24TH STREET  
 SHOW APPROXIMATELY 65.8% INCREASE  
 USING \$269 FF FOR 24TH STREET WOULD BE APPROXIMATELY 5% INCREASE FROM 2022  
 \*USED \$269 FF FOR BOTH ON AND OFF 24TH STREET RATES  
 INCREASED LESSER UTIL/UNDEV ROADS RATE 5% FROM 2022 \$32 TO 2023 \$34

\*USED \$269 PER FF FOR 2023  
 STANDARD LOT EXC 24TH ST  
 STANDARD LOT ON 24TH ST