4015 GRISWOLD S TO RAVENSWOOD RURAL 2023 LAND RATES

MAIN ROADS

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
28-018-1002-000	4221 GRISWOLD	11/24/20	$223,250	WD	03-ARM'S LENGTH	$223,250	$101,100	45.29	$242,419	$55,947	$75,116	130.0	2100.0	6.27	6.27	$430	$8,923	$0.20	130.00
28-018-4014-000	4364 DOVE	12/17/20	$154,397	WD	03-ARM'S LENGTH	$154,397	$73,400	47.54	$183,824	$65,610	$95,037	352.0	1325.0	3.87	3.87	$186	$16,962	$0.39	127.17
28-019-1026-000	1259 MINNESOTA	08/26/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$77,000	73.33	$170,214	($1,747)	$63,467	317.6	673.5	2.55	2.55	($6)	($685)	($0.02)	82.50
28-019-1027-000	1251 MINNESOTA	11/02/21	$108,000	WD	03-ARM'S LENGTH	$108,000	$61,500	56.94	$135,230	$35,370	$62,600	314.4	674.1	2.55	2.55	$113	$13,854	$0.32	82.50
28-019-3013-000	1155 MICHIGAN	11/06/20	$45,000	WD	03-ARM'S LENGTH	$45,000	$35,100	78.00	$81,896	$6,478	$43,374	126.3	1179.9	3.45	3.45	$51	$1,878	$0.04	126.26
28-019-3014-010	1149 MICHIGAN	03/28/22	$219,900	WD	03-ARM'S LENGTH	$219,900	$11,100	5.05	$173,304	$80,389	$33,793	200.2	150.1	0.52	0.52	$402	$155,491	$3.57	75.06
28-019-3014-020	1139 MICHIGAN	06/25/21	$219,900	WD	03-ARM'S LENGTH	$219,900	$41,600	18.92	$227,096	$80,389	$87,585	321.5	1215.6	8.97	8.97	$250	$8,962	$0.21	171.41
28-019-3028-000	4020 RAVENSWOOD	07/28/20	$129,300	WD	03-ARM'S LENGTH	$129,300	$47,000	36.35	$110,164	$59,641	$40,505	150.0	320.0	0.70	0.70	$398	$84,838	$1.95	95.65
28-019-4003-150	4426 RAVENSWOOD	12/20/21	$190,000	WD	03-ARM'S LENGTH	$190,000	$62,400	32.84	$137,668	$101,150	$48,818	180.8	285.0	1.02	1.02	$559	$99,070	$2.27	156.00
28-020-4019-000	3644 RAVENSWOOD	10/12/20	$96,000	WD	03-ARM'S LENGTH	$96,000	$46,800	48.75	$107,744	$23,444	$35,188	130.3	330.0	0.53	0.53	$180	$44,234	$1.02	70.00
28-020-4021-000	3672 RAVENSWOOD	04/30/21	$0	LC	03-ARM'S LENGTH	$99,700	$54,700	54.86	$120,685	$4,398	$25,383	94.0	150.0	0.28	0.28	$47	$15,935	$0.37	80.13
28-610-0014-000	3542 RAVENSWOOD	11/09/20	$99,900	WD	03-ARM'S LENGTH	$99,900	$24,400	24.42	$67,106	$52,227	$19,433	72.0	115.5	0.16	0.16	$726	$322,389	$7.40	61.00
28-942-0007-000	3944 RAVENSWOOD	12/10/21	$237,000	WD	03-ARM'S LENGTH	$237,000	$78,900	33.29	$168,381	$98,619	$30,000	110.0	227.0	0.57	0.57	$897	$172,110	$3.95	110.00
		Totals:	**$1,827,647**			**$1,927,347**	**$715,000**		**$1,925,731**	**$661,915**	**$660,299**	**2,499.1**		**31.44**	**31.44**				
							Sale. Ratio =>	**37.10**			**Average**			**Average**					
							Std. Dev. =>	**20.71**			**per FF=>**	**$265**		**per Net Acre=>**	**$21,051**				

***USED $265 PER FF FOR 2023 MAIN ROADS**

***USED $21,051 PER ACRE FOR 2023 4015 MAIN ROAD**

SIDE ROADS

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
28-020-1035-001	1291 40TH	11/23/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$91,200	35.08	$204,006	$84,010	$28,016	186.8	355.9	1.09	1.09	$450	$77,144	$1.77	133.30
28-610-0022-000	1054 39TH	10/21/21	$101,500	WD	03-ARM'S LENGTH	$101,500	$55,800	54.98	$123,273	($5,341)	$16,432	109.5	136.0	0.38	0.38	($49)	($14,243)	($0.33)	120.00
28-020-1035-010	1289 40TH	06/04/21	$236,000	WD	03-ARM'S LENGTH	$236,000	$87,300	36.99	$195,112	$68,900	$28,012	186.7	355.8	1.09	1.09	$369	$63,269	$1.45	133.30
28-020-1035-020	1287 40TH	03/07/22	$245,000	WD	03-ARM'S LENGTH	$245,000	$13,000	5.31	$162,626	$47,026	$28,004	186.7	355.6	1.09	1.09	$252	$43,222	$0.99	133.30
28-020-2031-050	1396 40TH	12/03/21	$125,000	WD	03-ARM'S LENGTH	$125,000	$66,600	53.28	$146,768	$15,250	$37,018	279.8	528.4	2.00	2.00	$55	$7,617	$0.17	132.00
28-020-2031-050	1396 40TH	01/25/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$66,600	34.15	$146,768	$85,250	$37,018	279.8	528.4	2.00	2.00	$305	$42,582	$0.98	132.00
28-020-4014-000	1035 40TH	07/22/20	$139,900	WD	03-ARM'S LENGTH	$139,900	$56,200	40.17	$119,521	$33,945	$13,566	90.4	103.0	0.26	0.26	$375	$133,118	$3.06	108.00
28-610-0003-000	MOAK	06/19/20	$3,000	WD	03-ARM'S LENGTH	$3,000	$5,100	170.00	$14,907	$3,000	$14,907	99.4	111.0	0.31	0.31	$30	$9,740	$0.22	121.00
28-610-0008-000	40TH	09/30/21	$55,000	WD	19-MULTI PARCEL ARM'S LENG	$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
		Totals:	**$1,360,400**			**$1,360,400**	**$453,400**		**$1,136,189**	**$387,040**	**$226,181**	**1,882.4**		**11.57**	**9.71**				
							Sale. Ratio =>	**33.33**			**Average**								
							Std. Dev. =>	**47.45**			**per FF=>**	**$206**							

LESSER UTIL/UNDEV ROADS RATE ON SIMILAR NEIGHBORHOODS, INCREASED 5% ON MULTIPLE TABLES

INCREASED LESSER UTIL/UNDEV ROADS RATE 5% FROM 2022 $32 TO 2023 $34

INCREASED UNDEV ROADS/NO ROAD ACREAGE RATE 5% FROM 2022 $2853 TO 2023 $2996

***USED $206 PER FF FOR 2023 SIDE ROADS**

CONDO SITE - USED ALL VACANT CONDO SALES AND SOUTH VAC SALE

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
28-610-0008-000	40TH	09/30/21	$55,000	WD	19-MULTI PARCEL ARM'S LENG	$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
28-915-0025-000	3281 ST ANDREWS	10/15/21	$0	MLC	03-ARM'S LENGTH	$74,900	$25,800	34.45	$41,979	$74,900	$42,012	90.0	203.0	0.42	0.42	$832	$178,759	$4.10	90.00
28-915-0082-000	3170 BLACK HEATH	09/22/20	$35,000	WD	03-ARM'S LENGTH	$35,000	$15,100	43.14	$30,743	$35,000	$30,743	120.0	125.0	0.35	0.35	$292	$101,156	$2.32	120.00
28-915-0083-000	3182 BLACK HEATH	09/01/20	$35,000	WD	03-ARM'S LENGTH	$35,000	$25,400	72.57	$29,257	$35,000	$29,257	104.8	129.0	0.33	0.33	$334	$106,383	$2.44	81.73
28-915-0084-000	3190 BLACK HEATH	12/08/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$21,400	61.14	$37,240	$35,000	$37,240	93.1	151.0	0.42	0.42	$376	$83,532	$1.92	53.91
28-915-0087-000	3175 BLACK HEATH	07/15/21	$35,000	WD	03-ARM'S LENGTH	$35,000	$35,500	101.43	$36,684	$35,000	$36,684	142.8	122.3	0.39	0.39	$245	$89,744	$2.06	149.21
28-916-0007-000	3098 ABERDEEN	05/25/21	$25,000	WD	03-ARM'S LENGTH	$25,000	$135,100	540.40	$25,200	$25,000	$25,200	45.0	56.0	0.06	0.06	$556	$431,034	$9.90	45.00
		Totals:	**$220,000**			**$294,900**	**$269,900**		**$224,311**	**$294,900**	**$224,344**	**1,059.0**		**5.32**	**3.46**				
							Sale. Ratio =>	**91.52**			**Average**			**Average**			**Average**		
							Std. Dev. =>	**185.13**			**per FF=>**	**$278**		**per Net Acre=>**	**55,411.50**		**per SqFt=>**	**$1.27**	

2021 UNIT SALE 28-942-0007-000 0.573 ACRES 24959.88 SF $31,751 SITE FOR 2023