

2023 City of Wayne Residential Land Value Summary

DONE	Table Number	Table Name	2022 FF	2022 Site	Per Analysis 2023 FF	Per Analysis 2023 Site	Final 2023 FF	Final 2023 Site	Comments
X	10010	NORTH MICH AVE PAGES 1 & 2	\$ 475	NO	\$ 505	NO	\$ 475	NO	
X	10021	ALFRED LAUPPE SUB	\$ 575	NO	\$ 888	NO	\$ 650	NO	
X	10022	JACKSON HEIGHTS	\$ 550	NO	\$ 994	NO	\$ 650	NO	
X	10023	SUE WIN/GLORIA ACRES SUB	\$ 475	NO	\$ 797	NO	\$ 600	NO	
X	10024	HARRY SLATKINS SUB	\$ 525	NO	\$ 808	NO	\$ 650	NO	
X	10030	W WAYNE/ANNAPOLIS AVE	\$ 500	NO	\$ 821	NO	\$ 600	NO	
X	10035	N VAN BORN/E VENOY/S MICH AVE	\$ 475	NO	\$ 873	NO	\$ 600	NO	
X	10040	CONDO'S FOREST PARK	NO	\$ 20,000	NO	\$ 52,881	NO	\$ 40,000	
X	10050	S ANNAPOLIS/ E RR/N VAN BORN	\$ 475	NO	\$ 777	NO	\$ 600	NO	
X	10060	MICHIGAN AVE/RAILROAD	\$ 375	NO	\$ 748	NO	\$ 550	NO	
X	10070	OLDER PAGES 3, 4, 6 & 13	\$ 650	NO	\$ 877	NO	\$ 650	NO	
X	10080	99'S ON PAGES 5, 7, 8	\$ 400	NO	\$ 400	NO	\$ 400	NO	NO SALES
X	10081	LEGACY ESTATES	\$ 550	NO	\$ 556	NO	\$ 550	NO	
X	10085	GLENWOOD HEIGHTS & CARBAR	\$ 600	NO	\$ 831	NO	\$ 700	NO	
X	10100	CONDO'S RIVERSEDGE	NO	\$ 42,500	NO	\$ 57,730	NO	\$ 47,500	
X	10120	CONDO'S FOUNTAIN PLACE	NO	\$ 18,000	NO	\$ 36,638	NO	\$ 25,000	
X	10130	CONDO'S NEW ALEXIS MANOR	NO	\$ 13,500	NO	N/A	NO	\$ 13,500	
X	10135	CONDO'S BROWNSTONES OF FOREST	NO	\$ 27,500	NO	\$ 43,538	NO	\$ 35,000	
X	10140	TANGLEWOOD	\$ 600	NO	\$ 1,910	NO	\$ 800	NO	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD
X	10150	MONROE COMMONS SITE CONDOS	NO	\$ 45,000	NO	\$ 87,745	NO	\$ 52,500	
X	10170	WHITNEY KNOLL AREA	\$ 425	NO	\$ 477	NO	\$ 425	NO	

10021 ALFRED LAUPPE SUB

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	Other Parcels in Sale	Land Table	Class	Rate Group 1			
55 017 03 0010 000	4287 EASTLAWN	02/04/22	\$117,000	PTA	03-ARM'S LENGTH	\$117,000	\$50,600	43.25	\$112,163	\$33,587	\$28,750	50.0	105.1	0.12	0.12	\$672	\$277,579	\$6.37	50.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0024 000	4107 EASTLAWN	08/27/21	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$61,600	41.62	\$136,215	\$48,765	\$36,980	64.3	107.1	0.16	0.16	\$758	\$299,172	\$6.87	60.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0033 000	33545 FOREST	12/17/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,000	37.69	\$108,919	\$47,244	\$26,163	45.5	119.4	0.13	0.13	\$1,038	\$377,952	\$8.68	45.50	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0040 000	33619 FOREST	11/25/20	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$53,200	32.74	\$120,489	\$68,174	\$26,163	45.5	120.2	0.13	0.13	\$1,498	\$541,063	\$12.42	45.50	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0050 000	33740 GERTRUDE	09/18/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$50,100	35.28	\$111,815	\$62,393	\$32,208	56.0	101.6	0.13	0.13	\$1,114	\$465,619	\$10.69	53.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0070 000	33745 CLINTON	03/16/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$47,700	32.90	\$106,747	\$67,003	\$28,750	50.0	100.0	0.12	0.12	\$1,340	\$582,635	\$13.38	50.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0097 000	4400 EASTLAWN	09/10/21	\$176,500	PTA	03-ARM'S LENGTH	\$176,500	\$59,600	33.77	\$132,153	\$77,250	\$32,903	57.2	97.9	0.11	0.11	\$1,350	\$715,278	\$16.42	75.59	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0103 000	33555 CLINTON	11/20/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$62,800	44.23	\$143,444	\$27,306	\$28,750	50.0	100.0	0.12	0.12	\$546	\$237,443	\$5.45	50.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0118 000	4354 MYRON	04/26/21	\$144,200	PTA	03-ARM'S LENGTH	\$144,200	\$50,800	35.23	\$112,681	\$60,269	\$28,750	50.0	100.0	0.12	0.12	\$1,205	\$524,078	\$12.03	50.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0131 000	33620 GERTRUDE	11/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,200	41.47	\$138,586	\$41,768	\$30,354	52.8	114.5	0.15	0.15	\$791	\$280,322	\$6.44	45.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0156 000	4275 ADAMS	09/19/21	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$58,000	43.94	\$128,425	\$38,696	\$35,121	61.1	87.2	0.11	0.11	\$634	\$361,645	\$8.30	76.35	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0157 000	4295 ADAMS	02/18/22	\$135,500	PTA	03-ARM'S LENGTH	\$135,500	\$55,400	40.89	\$121,928	\$49,968	\$36,396	63.3	91.1	0.12	0.12	\$789	\$434,504	\$9.97	80.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0162 000	4405 ADAMS	08/26/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$59,400	41.83	\$133,775	\$51,350	\$43,125	75.0	113.5	0.16	0.16	\$685	\$329,167	\$7.56	105.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
55 017 03 0177 000	4382 ADAMS	10/30/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$50,700	52.27	\$113,963	\$13,744	\$30,707	53.4	108.1	0.15	0.15	\$257	\$91,627	\$2.10	39.00	10021		ALFRED LAUPPE SUB	401	FRONT FOOT			
Totals:			\$1,963,700			\$1,963,700	\$771,100		\$1,721,303	\$687,517	\$445,120	774.1		1.80	1.80												
								Sale. Ratio =>	39.27					Average					Average								
								Std. Dev. =>	5.51					per FF=>	\$888					per Net Acre=>	382,166.20					per SqFt=>	\$8.77

10022 JACKSON HEIGHTS

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	Other Parcels in Sale	Land Table	Class	Rate Group 1	
55 022 04 0003 000	4464 EVANS	04/15/21	\$137,800	PTA	03-ARM'S LENGTH	\$137,800	\$52,600	38.17	\$108,492	\$56,808	\$27,500	50.0	132.5	0.15	0.15	\$1,136	\$373,737	\$8.58	50.00	10022		JACKSON HEIGHTS	401	FRONT FOOT	
55 022 04 0025 000	4461 DEAN	11/30/21	\$154,900	PTA	03-ARM'S LENGTH	\$154,900	\$53,500	34.54	\$110,426	\$71,974	\$27,500	50.0	140.6	0.16	0.16	\$1,439	\$447,043	\$10.26	50.00	10022		JACKSON HEIGHTS	401	FRONT FOOT	
55 022 04 0029 000	4490 DEAN	12/08/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$45,100	35.23	\$99,299	\$64,451	\$35,750	65.0	133.0	0.20	0.20	\$992	\$325,510	\$7.47	65.00	10022		JACKSON HEIGHTS	401	FRONT FOOT	
55 022 05 0056 000	33125 FRANKLIN	06/28/21	\$97,500	PTA	03-ARM'S LENGTH	\$97,500	\$48,900	50.15	\$100,546	\$25,004	\$28,050	51.0	134.1	0.16	0.16	\$490	\$159,261	\$3.66	51.00	10022		JACKSON HEIGHTS	401	FRONT FOOT	
55 022 05 0069 000	33250 FRANKLIN	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,000	35.71	\$102,779	\$66,267	\$29,046	52.8	123.6	0.15	0.15	\$1,255	\$441,780	\$10.14	52.81	10022		JACKSON HEIGHTS	401	FRONT FOOT	
55 022 05 0084 000	33006 FRANKLIN	08/14/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,000	43.08	\$124,226	\$34,264	\$28,490	51.8	149.7	0.18	0.18	\$661	\$192,494	\$4.42	51.80	10022		JACKSON HEIGHTS	401	FRONT FOOT	
Totals:			\$788,200			\$788,200	\$306,100		\$645,768	\$318,768	\$176,336	320.6		1.00	1.00										
							Sale. Ratio =>	38.84				Average			Average			Average							
							Std. Dev. =>	6.09				per FF=>	\$994	Average		per Net Acre=>	320,048.19	Average		per SqFt=>	\$7.35				

10023 SUE WIN/GLORIA ACRES SUB

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 021 03 0031 000	4060 HAYES	08/19/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$48,400	34.57	\$102,782	\$65,243	\$28,025	59.0	102.0	0.14	0.14	\$1,106	\$472,775	\$10.85	59.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0033 000	4020 HAYES	09/02/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$45,500	35.00	\$107,753	\$50,747	\$28,500	60.0	105.0	0.15	0.15	\$846	\$349,979	\$8.03	60.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0037 000	3999 GARFIELD	01/07/22	\$134,999	PTA	03-ARM'S LENGTH	\$134,999	\$44,700	33.11	\$94,746	\$67,475	\$27,222	57.3	120.4	0.16	0.16	\$1,177	\$427,057	\$9.80	57.31	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0055 000	3839 GARFIELD	05/26/21	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$49,700	36.28	\$105,889	\$55,745	\$24,634	51.9	110.4	0.13	0.13	\$1,075	\$425,534	\$9.77	51.86	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0056 000	3859 GARFIELD	01/07/21	\$100,500	WD	03-ARM'S LENGTH	\$100,500	\$44,500	44.28	\$105,350	\$19,850	\$24,700	52.0	108.8	0.13	0.13	\$382	\$152,692	\$3.51	52.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0078 000	31743 MADISON	12/20/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$52,800	44.00	\$112,489	\$33,636	\$26,125	55.0	110.0	0.14	0.14	\$612	\$241,986	\$5.56	55.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0095 000	31720 MADISON	07/30/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$50,600	37.48	\$107,781	\$52,869	\$25,650	54.0	112.0	0.14	0.14	\$979	\$380,353	\$8.73	54.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0104 000	31630 MADISON	05/12/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$45,400	33.63	\$96,467	\$62,283	\$23,750	50.0	120.0	0.14	0.14	\$1,246	\$451,326	\$10.36	50.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 03 0113 000	31625 CARLISLE	10/13/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$44,100	31.50	\$93,785	\$69,965	\$23,750	50.0	120.0	0.14	0.14	\$1,399	\$506,993	\$11.64	50.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0147 000	31758 TAFT	08/03/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$119,981	\$63,293	\$33,274	70.1	120.0	0.19	0.19	\$904	\$327,943	\$7.53	70.05	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0177 000	31429 BUCHANAN	10/18/21	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$56,300	42.65	\$119,240	\$48,380	\$35,620	75.0	120.1	0.21	0.21	\$645	\$233,720	\$5.37	74.99	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0195 000	4119 HAYES	07/13/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$43,500	31.09	\$113,622	\$53,234	\$26,956	56.8	131.4	0.17	0.17	\$938	\$311,310	\$7.15	56.75	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0224 000	31606 TAFT	04/23/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$44,800	35.28	\$106,026	\$44,724	\$23,750	50.0	120.0	0.14	0.14	\$894	\$324,087	\$7.44	50.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0246 000	31522 TAYLOR	08/11/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$46,800	39.66	\$110,786	\$30,964	\$23,750	50.0	120.0	0.14	0.14	\$619	\$224,377	\$5.15	50.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0247 000	31532 TAYLOR	12/17/21	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$45,900	48.32	\$97,691	\$21,059	\$23,750	50.0	120.0	0.14	0.14	\$421	\$152,601	\$3.50	50.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 021 04 0253 000	31610 TAYLOR	09/13/21	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$52,200	45.39	\$111,172	\$30,129	\$26,301	55.4	117.3	0.15	0.15	\$544	\$202,208	\$4.64	55.37	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0004 002	31440 ANNAPOLIS	02/12/21	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$53,200	39.12	\$125,777	\$44,898	\$34,675	73.0	113.0	0.19	0.19	\$615	\$237,556	\$5.45	73.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0033 002	4574 CLEVELAND	06/29/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,100	39.31	\$120,348	\$41,002	\$31,350	66.0	58.8	0.09	0.09	\$621	\$460,697	\$10.58	66.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0045 000	31725 ANNAPOLIS	08/04/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$53,100	37.93	\$113,213	\$51,962	\$25,175	53.0	120.0	0.15	0.15	\$980	\$355,904	\$8.17	53.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0048 000	31659 ANNAPOLIS	04/02/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$48,100	66.81	\$113,397	(\$16,222)	\$25,175	53.0	120.0	0.15	0.15	(\$306)	(\$111,110)	(\$2.55)	53.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0055 000	4640 HAYES	12/10/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$45,300	48.71	\$106,575	\$12,982	\$26,557	55.9	115.2	0.15	0.15	\$232	\$87,716	\$2.01	55.91	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0068 000	4645 GLORIA	05/28/21	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$52,700	39.33	\$112,323	\$47,802	\$26,125	55.0	110.2	0.14	0.14	\$869	\$343,899	\$7.89	55.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0069 000	4665 GLORIA	10/26/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$49,900	38.83	\$117,345	\$42,367	\$31,212	65.7	110.1	0.17	0.17	\$645	\$255,223	\$5.86	65.71	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0071 002	4825 GLORIA	12/17/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$44,900	39.04	\$105,807	\$30,568	\$21,375	45.0	117.6	0.12	0.12	\$679	\$252,628	\$5.80	45.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0077 002	5037 GLORIA	02/04/22	\$93,000	PTA	03-ARM'S LENGTH	\$93,000	\$49,700	53.44	\$105,556	\$15,469	\$28,025	59.0	116.9	0.16	0.16	\$262	\$97,905	\$2.25	59.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0085 000	5175 GLORIA	01/21/22	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$60,000	35.29	\$126,829	\$84,971	\$41,800	88.0	120.0	0.24	0.24	\$966	\$351,120	\$8.06	88.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0117 002	4916 HAYES	04/02/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,200	38.36	\$101,104	\$37,401	\$28,505	60.0	107.7	0.15	0.15	\$623	\$252,709	\$5.80	60.01	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0125 002	5004 HAYES	02/28/22	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$50,700	33.36	\$107,285	\$77,718	\$33,003	69.5	113.2	0.18	0.18	\$1,119	\$431,767	\$9.91	69.48	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0132 000	5236 HAYES	07/21/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,600	38.08	\$112,194	\$41,306	\$28,500	60.0	120.0	0.17	0.17	\$688	\$250,339	\$5.75	60.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0133 002	5250 HAYES	10/08/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,200	38.62	\$118,409	\$40,091	\$28,500	60.0	120.0	0.17	0.17	\$668	\$242,976	\$5.58	60.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0134 002	5264 HAYES	11/12/20	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$39,700	33.36	\$94,768	\$52,732	\$28,500	60.0	120.0	0.17	0.17	\$879	\$319,588	\$7.34	60.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0145 002	5233 HARDING	11/22/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$57,000	42.22	\$120,756	\$49,869	\$35,625	75.0	120.0	0.21	0.21	\$665	\$240,913	\$5.53	75.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0153 002	5069 HARDING	07/21/20	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$39,300	44.41	\$94,001	\$25,374	\$30,875	65.0	110.0	0.16	0.16	\$390	\$154,720	\$3.55	65.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0156 002	5037 HARDING	11/18/20	\$149,700	WD	03-ARM'S LENGTH	\$149,700	\$43,300	28.92	\$103,564	\$81,286	\$35,150	74.0	110.0	0.19	0.19	\$1,098	\$434,684	\$9.98	74.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0156 002	5037 HARDING	12/08/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$49,100	29.76	\$103,564	\$96,586	\$35,150	74.0	110.0	0.19	0.19	\$1,305	\$516,503	\$11.86	74.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0161 002	4933 HARDING	05/11/21	\$166,000	PTA	03-ARM'S LENGTH	\$166,000	\$49,500	29.82	\$104,222	\$96,382	\$34,604	72.9	107.7	0.18	0.18	\$1,323	\$555,456	\$12.29	72.85	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0169 002	5100 HARDING	06/30/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$49,300	36.52	\$104,507	\$59,943	\$29,450	62.0	117.2	0.17	0.17	\$967	\$358,940	\$8.24	62.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0183 002	5107 HARRISON	06/15/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$56,100	40.07	\$119,186	\$50,739	\$29,925	63.0	110.0	0.16	0.16	\$805	\$319,113	\$7.33	63.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
55 024 02 0193 000	31651 STELLWAGEN	09/07/21	\$139,000	PTA	03-ARM'S LENGTH	\$139,000	\$54,400	39.14	\$115,573	\$53,827	\$30,400	64.0	120.0	0.18	0.18	\$841	\$305,835	\$7.02	64.00	10023	SUE WIN/GLORIA ACRES SUB	401	FRONT FOOT	
Totals:			\$5,015,099			\$5,015,099	\$1,908,100		\$4,251,863	\$1,888,649	\$1,125,413	2,369.3		6.18	6.18		Average	Average						
								Sale. Ratio =>	38.05	Average				Average			Average							
								Std. Dev. =>	7.09	per FF=>	\$797			Average	per Net Acre=>	305,408.96	per SqFt=>	\$7.01						

10024 HARRY SLATKINS SUB

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	Other Parcels in Sale	Land Table	Class	Rate Group 1	
55 005 01 0421 000	36408 UPLAND	12/10/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$65,400	42.19	\$136,055	\$53,945	\$35,000	66.7	132.4	0.26	0.26	\$809	\$209,089	\$4.80	30.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0435 000	36706 THINBARK	09/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$63,300	39.56	\$133,518	\$64,513	\$38,031	72.4	126.3	0.26	0.26	\$891	\$251,023	\$5.76	40.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0448 000	36831 THINBARK	05/25/21	\$199,500	PTA	03-ARM'S LENGTH	\$199,500	\$72,100	36.14	\$149,882	\$81,118	\$31,500	60.0	115.0	0.16	0.16	\$1,352	\$513,405	\$11.79	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0457 000	36915 THINBARK	04/30/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$74,600	49.73	\$155,478	\$26,022	\$31,500	60.0	115.0	0.16	0.16	\$434	\$164,696	\$3.78	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0472 000	37063 THINBARK	10/16/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$66,800	50.61	\$141,340	\$24,509	\$33,849	64.5	127.4	0.21	0.21	\$380	\$119,556	\$2.74	53.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0473 000	37071 THINBARK	11/13/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,800	40.47	\$145,444	\$58,856	\$34,300	65.3	151.0	0.25	0.25	\$901	\$237,323	\$5.45	53.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0492 000	37277 THINBARK	02/07/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$66,800	34.26	\$138,560	\$93,190	\$36,750	70.0	90.0	0.15	0.15	\$1,331	\$642,690	\$14.75	70.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0493 000	37285 THINBARK	04/16/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$57,200	44.34	\$120,503	\$45,247	\$36,750	70.0	90.0	0.15	0.15	\$646	\$312,048	\$7.16	70.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0495 000	37255 GLENWOOD	03/31/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$78,400	47.52	\$164,699	\$47,551	\$47,250	90.0	80.0	0.17	0.17	\$528	\$288,188	\$6.62	90.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0515 001	36776 PINWOOD	11/25/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,500	43.55	\$143,267	\$43,233	\$31,500	60.0	115.0	0.16	0.16	\$721	\$273,627	\$6.28	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0578 000	36956 THINBARK	04/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$64,600	43.10	\$136,572	\$46,694	\$33,366	63.6	127.9	0.17	0.17	\$735	\$279,605	\$6.42	76.72	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0595 000	37178 THINBARK	02/16/21	\$151,500	PTA	03-ARM'S LENGTH	\$151,500	\$72,300	47.72	\$153,457	\$29,543	\$31,500	60.0	115.0	0.16	0.16	\$492	\$186,981	\$4.29	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0603 000	36971 GREENBUSH	04/28/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$65,800	33.74	\$136,638	\$89,862	\$31,500	60.0	115.0	0.16	0.16	\$1,498	\$568,747	\$13.06	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0614 000	36915 GREENBUSH	02/26/21	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$66,200	39.40	\$139,939	\$62,758	\$34,697	66.1	115.0	0.18	0.18	\$950	\$342,940	\$7.87	60.01	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0616 000	36905 GREENBUSH	10/30/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,100	44.30	\$155,459	\$43,666	\$34,125	65.0	115.0	0.17	0.17	\$672	\$253,872	\$5.83	65.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0625 000	36807 GREENBUSH	04/28/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,600	42.18	\$148,189	\$48,311	\$31,500	60.0	115.0	0.16	0.16	\$805	\$305,766	\$7.02	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0665 000	3127 TREADWELL	10/18/21	\$180,500	PTA	03-ARM'S LENGTH	\$180,500	\$72,400	40.11	\$150,878	\$61,122	\$31,500	60.0	110.0	0.15	0.15	\$1,019	\$402,118	\$9.23	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0674 000	36884 GREENBUSH	12/30/21	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$65,500	33.94	\$136,061	\$88,439	\$31,500	60.0	110.0	0.15	0.15	\$1,474	\$581,836	\$13.36	60.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
55 005 01 0679 000	36852 GREENBUSH	12/01/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$82,500	61.11	\$174,432	(\$932)	\$38,500	73.3	133.0	0.28	0.28	(\$13)	(\$3,389)	(\$0.08)	40.00	10024	HARRY SLATKINS SUB	401	FRONT FOOT		
Totals:			\$3,113,400			\$3,113,400	\$1,312,900		\$2,760,371	\$1,007,647	\$654,618	1,246.9		3.47	3.47										
						Sale. Ratio =>	42.17							Average			Average								
						Std. Dev. =>	6.71							per FF=>			per Net Acre=>	290,220.91	per SqFt=>						

10030 W WAYNE/ANNAPOLIS AVE																										
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	Other Parcels in Sale	Land Table	Class	Rate Group 1		
55 013 01 0064 303	3916 ELIZABETH	08/31/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$74,100	60.24	\$173,770	\$18,094	\$68,864	137.7	130.0	0.40	0.40	\$131	\$44,898	\$1.03	135.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 013 07 0003 000	35726 BRUSH	03/25/22	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$66,300	51.80	\$138,191	\$2,683	\$12,874	25.7	135.0	0.08	0.08	\$104	\$34,844	\$0.80	25.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 016 05 0105 001	35471 GLOVER	09/08/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$61,000	45.52	\$137,489	\$27,653	\$31,142	62.3	139.4	0.19	0.19	\$444	\$144,026	\$3.31	60.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 016 05 0105 002	35459 GLOVER	02/25/21	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$47,900	28.51	\$109,813	\$89,329	\$31,142	62.3	139.4	0.19	0.19	\$1,434	\$465,255	\$10.68	60.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 016 05 0107 002	35445 GLOVER	12/23/21	\$144,500	PTA	03-ARM'S LENGTH	\$144,500	\$47,900	33.15	\$100,286	\$75,356	\$31,142	62.3	139.4	0.19	0.19	\$1,210	\$392,479	\$9.01	60.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 016 05 0112 003	35422 PHYLLIS	09/22/20	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$51,200	44.14	\$117,493	\$28,814	\$30,307	60.6	125.0	0.17	0.17	\$475	\$167,523	\$3.85	60.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 016 05 0112 309	35464 PHYLLIS	11/16/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,100	54.87	\$142,585	\$2,722	\$30,307	60.6	125.0	0.17	0.17	\$45	\$15,826	\$0.36	60.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 016 05 0126 002	35244 PHYLLIS	04/30/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,600	37.38	\$110,872	\$52,924	\$33,796	67.6	132.0	0.20	0.20	\$783	\$264,620	\$6.07	66.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 03 0094 000	33530 ANNAPOLIS	07/27/21	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$49,400	31.07	\$103,057	\$82,577	\$26,634	53.3	111.8	0.13	0.13	\$1,550	\$650,213	\$14.93	63.78	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 04 0006 000	3956 HOWE	03/11/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$50,200	30.42	\$116,689	\$89,230	\$40,919	81.8	131.4	0.24	0.24	\$1,090	\$370,249	\$8.50	80.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 04 0008 000	4004 HOWE	07/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$66,300	63.14	\$150,787	(\$25,363)	\$20,424	40.8	130.5	0.12	0.12	(\$621)	(\$211,358)	(\$4.85)	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 04 0009 000	4016 HOWE	07/30/20	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$66,000	61.11	\$150,107	(\$21,703)	\$20,404	40.8	130.0	0.12	0.12	(\$532)	(\$182,378)	(\$4.19)	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 04 0013 000	4074 HOWE	01/15/21	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$66,000	48.18	\$150,107	\$7,297	\$20,404	40.8	130.0	0.12	0.12	\$179	\$61,319	\$1.41	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 04 0013 000	4074 HOWE	07/30/20	\$105,000	CD	03-ARM'S LENGTH	\$105,000	\$66,000	62.86	\$150,107	(\$24,703)	\$20,404	40.8	130.0	0.12	0.12	(\$605)	(\$207,588)	(\$4.77)	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 05 0011 000	4324 HOWE	10/22/21	\$109,900	PTA	03-ARM'S LENGTH	\$109,900	\$39,700	36.12	\$82,717	\$47,477	\$20,294	40.6	127.2	0.12	0.12	\$1,170	\$405,786	\$9.32	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 05 0014 000	4360 HOWE	11/29/21	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$38,700	64.50	\$80,729	(\$509)	\$20,220	40.4	125.4	0.12	0.12	(\$13)	(\$4,426)	(\$0.10)	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 05 0020 000	4333 COLUMBUS	05/06/21	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$42,400	32.62	\$88,834	\$62,590	\$21,424	42.8	158.0	0.15	0.15	\$1,461	\$431,655	\$9.91	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 05 0022 000	4309 COLUMBUS	03/29/21	\$97,000	PTA	03-ARM'S LENGTH	\$97,000	\$34,300	35.36	\$79,009	\$39,138	\$21,147	42.3	150.0	0.14	0.14	\$925	\$283,609	\$6.51	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 05 0025 000	4173 COLUMBUS	01/08/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$30,400	37.07	\$71,863	\$31,284	\$21,147	42.3	150.0	0.14	0.14	\$740	\$226,696	\$5.20	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 07 0005 000	4460 COLUMBUS	06/23/21	\$112,000	PTA	03-ARM'S LENGTH	\$112,000	\$41,500	37.05	\$86,706	\$46,718	\$21,424	42.8	158.0	0.15	0.15	\$1,090	\$322,193	\$7.40	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 07 0009 000	4508 COLUMBUS	09/05/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,900	43.17	\$60,222	\$21,202	\$21,424	42.8	158.0	0.15	0.15	\$495	\$146,221	\$3.36	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 07 0014 000	4568 COLUMBUS	10/19/20	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$40,000	42.55	\$91,683	\$28,703	\$26,386	52.8	157.1	0.17	0.17	\$544	\$164,960	\$3.79	51.49	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 07 0027 000	4425 CARNEGIE	10/14/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,800	41.00	\$74,515	\$26,909	\$21,424	42.8	158.0	0.15	0.15	\$628	\$185,579	\$4.26	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 08 0003 000	4136 COLUMBUS	01/13/22	\$126,000	PTA	03-ARM'S LENGTH	\$126,000	\$36,700	29.13	\$76,612	\$70,812	\$21,424	42.8	158.0	0.15	0.15	\$1,653	\$488,359	\$11.21	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 08 0004 000	4148 COLUMBUS	10/23/20	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$38,300	59.84	\$85,924	(\$500)	\$21,424	42.8	158.0	0.15	0.15	(\$12)	(\$3,448)	(\$0.08)	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 08 0019 000	4345 CARNEGIE	11/30/21	\$110,000	OTH	03-ARM'S LENGTH	\$110,000	\$36,400	33.09	\$75,864	\$55,560	\$21,424	42.8	158.0	0.15	0.15	\$1,297	\$383,172	\$8.80	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 09 0011 301	4076 COLUMBUS	08/20/21	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$40,300	47.41	\$85,210	\$42,848	\$24,848	85.7	158.0	0.29	0.29	\$498	\$147,028	\$3.38	80.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 12 0001 000	4008 CARNEGIE	01/11/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$59,300	40.62	\$133,810	\$49,339	\$37,149	74.3	150.8	0.22	0.22	\$684	\$224,268	\$5.15	83.52	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 12 0021 000	4029 EDMUND	11/19/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$42,600	36.88	\$97,251	\$39,673	\$21,424	42.8	158.0	0.15	0.15	\$926	\$273,607	\$6.28	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 14 0003 000	4436 CARNEGIE	07/17/20	\$70,750	WD	03-ARM'S LENGTH	\$70,750	\$31,200	44.10	\$71,783	\$20,391	\$21,424	42.8	158.0	0.15	0.15	\$476	\$140,628	\$3.23	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 14 0008 000	4496 CARNEGIE	04/30/21	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$33,600	40.98	\$70,369	\$33,055	\$21,424	42.8	158.0	0.15	0.15	\$771	\$227,966	\$5.23	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 14 0017 000	4533 EDMUND	08/17/21	\$90,000	OTH	03-ARM'S LENGTH	\$90,000	\$43,900	48.78	\$91,295	\$20,129	\$21,424	42.8	158.0	0.15	0.15	\$470	\$138,821	\$3.19	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 14 0017 000	4533 EDMUND	03/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,900	26.61	\$91,295	\$95,129	\$21,424	42.8	158.0	0.15	0.15	\$2,220	\$656,062	\$15.06	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 14 0026 002	4413 EDMUND	04/28/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$58,700	41.93	\$122,645	\$49,491	\$32,136	64.3	158.0	0.22	0.22	\$770	\$227,023	\$5.21	60.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 017 16 0011 000	4308 EDMUND	08/17/20	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$41,500	33.60	\$92,732	\$51,664	\$20,896	61.8	143.0	0.13	0.13	\$1,236	\$394,382	\$9.05	40.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 018 02 0075 000	34804 BRUSH	11/09/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,300	55.82	\$152,483	(\$433)	\$31,050	61.1	92.4	0.14	0.14	(\$7)	(\$3,071)	(\$0.07)	66.30	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 018 02 0076 001	34816 BRUSH	02/12/21	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$39,600	52.74	\$87,891	\$2,741	\$15,632	32.3	94.9	0.07	0.07	\$88	\$38,069	\$0.87	33.15	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 018 04 0002 002	4311 S WAYNE	08/27/21	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$56,400	36.86	\$117,500	\$57,691	\$22,191	44.4	152.5	0.14	0.14	\$1,300	\$400,632	\$9.20	43.00	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 018 04 0025 000	4414 NEWBERRY	01/19/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$72,000	42.35	\$162,685	\$49,980	\$42,665	85.3	165.0	0.30	0.30	\$586	\$167,718	\$3.85	78.80	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 018 04 0031 000	4324 NEWBERRY	02/24/22	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$58,500	36.11	\$122,875	\$81,790	\$44,665	85.3	165.0	0.30	0.30	\$959	\$274,463	\$6.30	78.80	10030		W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT		
55 018 04 0046 000	4423 NEWBERRY	10/14/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$37,800	41.09	\$86,145	\$26,247	\$20,392	40.8	129.7	0.12	0.12											

55 020 01 1108 000	34205 HARROUN	09/20/21	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$42,400	33.39	\$88,070	\$57,471	\$18,541	37.1	106.0	0.09	0.09	\$1,550	\$617,968	\$14.19	38.25	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1114 000	34033 HARROUN	07/20/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$50,800	30.79	\$105,499	\$78,890	\$19,389	38.8	106.0	0.10	0.10	\$2,034	\$813,299	\$18.67	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1124 000	4936 HOWE	12/13/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$43,300	32.07	\$90,237	\$64,520	\$19,757	39.5	114.3	0.11	0.11	\$1,633	\$614,476	\$14.11	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1135 000	34036 RICHARD	01/14/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$38,600	36.76	\$80,469	\$43,920	\$19,389	38.8	106.0	0.10	0.10	\$1,133	\$452,784	\$10.39	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1142 000	34230 RICHARD	07/20/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$41,800	26.13	\$86,754	\$92,635	\$19,389	38.8	106.0	0.10	0.10	\$2,389	\$955,000	\$21.92	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1156 000	34313 RICHARD	12/22/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$30,400	27.66	\$69,403	\$59,886	\$19,389	38.8	106.0	0.10	0.10	\$1,544	\$617,381	\$14.17	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1160 000	34261 RICHARD	12/15/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$51,600	27.16	\$107,146	\$102,243	\$19,389	38.8	106.0	0.10	0.10	\$2,637	\$1,054,052	\$24.20	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1173 000	34001 RICHARD	11/17/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$39,200	33.50	\$89,150	\$47,239	\$19,389	38.8	106.0	0.10	0.10	\$1,218	\$487,000	\$11.18	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1174 000	33989 RICHARD	07/22/21	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$42,000	38.89	\$87,538	\$39,851	\$19,389	38.8	106.0	0.10	0.10	\$1,028	\$410,835	\$9.43	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1197 000	34210 JOHN	12/17/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,000	32.00	\$89,494	\$54,047	\$18,541	37.1	106.0	0.09	0.09	\$1,458	\$581,151	\$13.34	38.25	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1211 000	34321 JOHN	04/30/21	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$36,100	31.39	\$75,113	\$58,549	\$18,662	37.3	106.0	0.09	0.09	\$1,569	\$622,862	\$14.30	38.50	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1217 000	34261 JOHN	12/21/21	\$83,000	PTA	03-ARM'S LENGTH	\$83,000	\$36,400	43.86	\$75,840	\$26,549	\$19,389	38.8	106.0	0.10	0.10	\$685	\$273,701	\$6.28	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1218 000	34251 JOHN	01/27/22	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$38,000	26.95	\$78,860	\$81,529	\$19,389	38.8	106.0	0.10	0.10	\$2,102	\$840,505	\$19.30	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1270 000	34315 STELLWAGEN	09/28/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$39,200	35.64	\$87,659	\$42,341	\$20,000	40.0	120.0	0.11	0.11	\$1,059	\$384,918	\$8.84	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1271 000	34305 STELLWAGEN	08/24/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,800	42.12	\$81,850	\$23,150	\$20,000	40.0	120.0	0.11	0.11	\$579	\$210,455	\$4.83	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1327 000	34331 CURRIER	04/28/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$39,900	42.00	\$89,358	\$24,892	\$19,250	38.5	120.0	0.11	0.11	\$647	\$234,830	\$5.39	38.50	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1345 000	34013 CURRIER	12/14/21	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$38,000	27.94	\$79,233	\$76,767	\$20,000	40.0	120.0	0.11	0.11	\$1,919	\$697,882	\$16.02	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1348 000	33977 CURRIER	09/14/21	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$46,000	65.71	\$95,475	(\$5,475)	\$20,000	40.0	120.0	0.11	0.11	(\$137)	(\$49,773)	(\$1.14)	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1350 000	33953 CURRIER	01/11/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,900	33.77	\$98,636	\$53,864	\$22,500	45.0	120.0	0.12	0.12	\$1,197	\$434,387	\$9.97	45.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1359 000	33950 GLOVER	01/25/22	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$37,900	43.31	\$79,087	\$30,509	\$22,096	44.2	111.6	0.12	0.12	\$690	\$265,296	\$6.09	45.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1363 000	33990 GLOVER	09/10/21	\$82,900	PTA	03-ARM'S LENGTH	\$82,900	\$35,800	43.18	\$74,629	\$27,954	\$19,683	39.4	112.6	0.10	0.10	\$710	\$271,398	\$6.23	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1364 000	34000 GLOVER	11/30/20	\$89,750	WD	03-ARM'S LENGTH	\$89,750	\$36,600	40.78	\$83,226	\$26,216	\$19,692	39.4	112.8	0.10	0.10	\$666	\$252,077	\$5.79	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1372 000	34232 GLOVER	10/30/20	\$91,129	WD	03-ARM'S LENGTH	\$91,129	\$34,100	37.42	\$76,237	\$33,940	\$19,048	38.1	115.0	0.10	0.10	\$891	\$332,745	\$7.64	38.50	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1378 000	34286 GLOVER	01/31/22	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$44,200	35.36	\$92,098	\$52,743	\$19,841	39.7	116.2	0.11	0.11	\$1,329	\$492,925	\$11.32	40.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 01 1382 000	34320 GLOVER	09/25/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$37,000	37.04	\$82,874	\$36,164	\$19,138	38.3	117.2	0.10	0.10	\$945	\$347,731	\$7.98	38.50	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 02 0004 302	34285 GLOVER	10/30/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,600	45.14	\$71,892	\$22,657	\$22,657	45.3	135.0	0.14	0.14	\$458	\$152,684	\$3.51	44.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 02 0007 302	34228 VAN BORN	09/20/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$92,600	51.44	\$194,239	\$26,728	\$40,967	81.9	285.0	0.43	0.43	\$326	\$61,870	\$1.42	66.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 02 0009 301	34145 GLOVER	09/18/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$83,000	46.76	\$188,153	\$30,314	\$40,967	81.9	285.0	0.43	0.43	\$370	\$70,171	\$1.61	66.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 02 0009 302	34178 VAN BORN	09/02/21	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$83,700	45.49	\$175,845	\$49,122	\$40,967	81.9	285.0	0.43	0.43	\$600	\$113,708	\$2.61	66.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 02 0010 301	34095 GLOVER	01/06/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$102,500	52.56	\$230,285	\$5,700	\$40,985	82.0	285.5	0.43	0.43	\$70	\$13,164	\$0.30	66.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 02 0010 302	34154 VAN BORN	08/06/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$91,700	48.26	\$192,400	\$38,567	\$40,967	81.9	285.0	0.43	0.43	\$471	\$89,275	\$2.05	66.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
55 020 03 0009 002	33963 GLOVER	06/08/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,000	39.17	\$97,647	\$44,918	\$22,565	45.1	132.8	0.13	0.13	\$995	\$335,209	\$7.70	44.00	10030	W WAYNE/ANNAPOLIS AVE	401	FRONT FOOT
Totals:			\$13,370,029			\$13,370,029	\$5,289,800		\$11,600,554	\$4,528,593	\$2,759,118	5,518.3		17.07	17.07								
			Sale. Ratio =>			39.56			Average			Average					Average						
			Std. Dev. =>			9.84			per FF=>			\$821		per Net Acre=>	265,295.43		per SqFt=>		\$6.09				

10035 N VAN BORN/VE VENOY/S MICH AVE

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 002 03 0164 000	3625 MILDRED	07/07/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,900	39.85	\$59,543	\$26,832	\$21,375	45.0	135.0	0.14	0.14	\$596	\$193,036	\$4.43	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0172 000	3620 WINIFRED	01/22/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,200	56.40	\$65,783	\$5,592	\$21,375	45.0	135.0	0.14	0.14	\$1,424	\$40,230	\$0.92	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0189 000	3612 NIAGARA	02/24/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$26,200	26.20	\$54,048	\$67,327	\$21,375	45.0	135.0	0.14	0.14	\$1,496	\$484,367	\$11.12	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0197 000	3613 NIAGARA	10/04/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,800	49.67	\$61,500	\$19,875	\$21,375	45.0	135.0	0.14	0.14	\$442	\$142,986	\$3.28	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0229 000	3630 BARBER	05/27/21	\$112,500	PTA	03-ARM'S LENGTH	\$112,500	\$30,200	26.84	\$62,472	\$71,403	\$21,375	45.0	135.0	0.14	0.14	\$1,587	\$513,691	\$11.79	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0232 000	3594 BARBER	03/17/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$30,900	30.90	\$64,094	\$57,281	\$21,375	45.0	135.0	0.14	0.14	\$1,273	\$412,094	\$9.46	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0264 000	3535 SWANSON	12/11/20	\$60,200	WD	03-ARM'S LENGTH	\$60,200	\$29,300	48.67	\$68,401	\$13,174	\$21,375	45.0	135.0	0.14	0.14	\$293	\$94,777	\$2.18	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0266 000	3559 SWANSON	12/21/21	\$85,000	PTA	03-ARM'S LENGTH	\$85,000	\$32,500	38.24	\$67,512	\$38,863	\$21,375	45.0	135.0	0.14	0.14	\$864	\$279,590	\$6.42	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0268 000	3583 SWANSON	02/25/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$34,600	32.95	\$75,467	\$50,908	\$21,375	45.0	135.0	0.14	0.14	\$1,131	\$366,245	\$8.41	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0272 000	3631 SWANSON	12/02/20	\$68,082	WD	03-ARM'S LENGTH	\$68,082	\$27,700	40.69	\$64,433	\$25,024	\$21,375	45.0	135.0	0.14	0.14	\$556	\$180,029	\$4.13	45.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0280 000	3640 BARRY	06/17/21	\$105,500	PTA	03-ARM'S LENGTH	\$105,500	\$41,100	38.96	\$84,912	\$49,088	\$28,500	60.0	135.0	0.19	0.19	\$818	\$263,914	\$6.06	60.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0281 002	3622 BARRY	12/29/21	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$55,800	42.92	\$115,774	\$42,726	\$28,500	60.0	135.0	0.19	0.19	\$712	\$229,710	\$5.27	60.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0291 000	3512 BARRY	07/09/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$43,200	43.20	\$90,042	\$30,313	\$20,355	42.9	136.2	0.12	0.12	\$707	\$250,521	\$5.75	51.23	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0298 000	3587 BARRY	08/21/20	\$119,900	WD	08-ESTATE	\$119,900	\$41,200	34.36	\$95,919	\$56,044	\$32,063	67.5	135.0	0.21	0.21	\$830	\$268,153	\$6.16	67.50	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0310 301	3656 S MERRIMAN	11/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$41,900	34.92	\$97,014	\$52,436	\$29,450	62.0	112.0	0.21	0.21	\$846	\$329,786	\$7.57	62.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0311 002	3654 S MERRIMAN	08/28/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,400	54.72	\$158,911	\$5,514	\$58,425	83.0	112.0	0.16	0.16	\$66	\$25,887	\$0.59	83.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 03 0314 302	3624 S MERRIMAN	12/23/21	\$164,500	PTA	03-ARM'S LENGTH	\$164,500	\$72,900	44.32	\$153,702	\$39,298	\$28,500	60.0	112.0	0.15	0.15	\$655	\$255,182	\$5.86	60.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 04 0628 000	31760 CARLISLE	05/14/21	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$47,100	43.61	\$97,887	\$32,438	\$22,325	47.0	118.0	0.13	0.13	\$690	\$255,417	\$5.86	47.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 002 04 0640 000	31670 CARLISLE	04/01/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$32,200	32.20	\$66,603	\$52,397	\$19,000	40.0	118.0	0.11	0.11	\$1,310	\$485,157	\$11.14	40.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0346 000	32179 CARLISLE	03/07/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$47,300	32.62	\$97,789	\$78,086	\$30,875	65.0	110.0	0.16	0.16	\$1,201	\$476,134	\$10.93	65.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0362 000	32319 CARLISLE	02/24/21	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$56,200	48.87	\$128,509	\$19,029	\$32,538	68.5	110.0	0.17	0.17	\$278	\$109,994	\$2.53	68.50	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0379 000	3805 HUBBARD	09/17/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$43,000	26.06	\$89,550	\$95,875	\$20,425	43.0	122.0	0.12	0.12	\$2,230	\$798,958	\$18.34	43.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0391 000	3975 HUBBARD	10/20/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,700	36.70	\$85,387	\$34,088	\$19,475	41.0	122.0	0.12	0.12	\$831	\$296,417	\$6.80	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0401 000	4034 MILDRED	02/22/22	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$43,500	28.06	\$90,892	\$83,108	\$19,475	40.0	135.0	0.12	0.12	\$2,078	\$670,226	\$15.39	40.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0407 000	3962 MILDRED	12/23/20	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$40,000	54.79	\$93,077	(\$602)	\$19,475	41.0	135.0	0.13	0.13	(\$15)	(\$4,740)	(\$0.11)	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0407 000	3962 MILDRED	04/14/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$44,600	44.60	\$93,077	\$26,398	\$19,475	41.0	135.0	0.13	0.13	\$644	\$207,858	\$4.77	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0444 000	4011 MILDRED	03/25/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$39,000	25.16	\$80,996	\$93,004	\$19,000	40.0	135.0	0.12	0.12	\$2,325	\$750,032	\$17.22	40.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0453 000	4012 WINIFRED	12/08/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$28,800	33.50	\$62,315	\$36,685	\$19,000	40.0	135.0	0.12	0.12	\$917	\$295,847	\$6.79	40.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0461 000	3916 WINIFRED	06/16/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$39,500	31.60	\$82,456	\$62,019	\$19,475	41.0	135.0	0.13	0.13	\$1,513	\$488,339	\$11.21	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0462 000	3876 WINIFRED	11/02/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,500	31.90	\$78,381	\$49,044	\$20,425	43.0	135.0	0.13	0.13	\$1,141	\$368,752	\$8.47	43.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0484 000	3865 WINIFRED	02/28/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$39,400	27.17	\$81,735	\$83,690	\$20,425	43.0	135.0	0.13	0.13	\$1,946	\$629,248	\$14.45	43.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0488 000	3941 WINIFRED	01/31/22	\$87,500	PTA	03-ARM'S LENGTH	\$87,500	\$29,800	34.06	\$61,613	\$45,362	\$19,475	41.0	135.0	0.13	0.13	\$1,106	\$357,181	\$8.20	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0500 303	4048 NIAGARA	08/29/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$37,900	42.16	\$86,828	\$22,072	\$19,000	40.0	135.0	0.12	0.12	\$552	\$178,000	\$4.09	40.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0517 000	3818 NIAGARA	07/14/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$33,000	29.46	\$75,165	\$57,260	\$20,425	43.0	135.0	0.13	0.13	\$1,332	\$430,526	\$9.88	43.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0521 300	3768 NIAGARA	08/28/20	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$37,900	61.13	\$88,209	\$13,216	\$39,425	83.0	135.0	0.26	0.26	\$159	\$51,424	\$1.18	83.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0525 000	3757 NIAGARA	05/08/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,500	41.76	\$81,023	\$24,402	\$20,425	43.0	135.0	0.13	0.13	\$567	\$183,474	\$4.21	43.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0541 000	3977 NIAGARA	12/31/21	\$118,600	PTA	03-ARM'S LENGTH	\$118,600	\$40,200	33.90	\$83,382	\$54,693	\$19,475	41.0	135.0	0.13	0.13	\$1,334	\$430,654	\$9.89	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0543 000	4001 NIAGARA	12/09/21	\$106,000	PTA	03-ARM'S LENGTH	\$106,000	\$36,200	34.15	\$75,004	\$50,471	\$19,475	41.0	135.0	0.13	0.13	\$1,231	\$397,409	\$9.12	41.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 01 0562 000	3874 GLORIA	07/30/21	\$81,600	PTA	03-ARM'S LENGTH	\$81,600	\$47,800	58.58	\$100,130	\$1,895	\$20,425	43.0	136.0	0.13	0.13	\$44	\$14,142	\$0.32	43.00	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 02 0676 000	4113 HUBBARD	09/09/21	\$132,500	PTA	03-ARM'S LENGTH	\$132,500	\$42,800	32.30	\$88,928	\$64,520	\$20,948	44.1	122.0	0.12	0.12	\$1,463	\$520,323	\$11.94	44.10	10035		N VAN BORN/VE VENOY/S MICH AVE	401	FRONT FOOT
55 021 02 0680 000	4161 HUBBARD	09/																						

55 024 01 1158 000	5120 MILDRED	01/04/22	\$68,000	PTA	03-ARM'S LENGTH	\$68,000	\$34,600	50.88	\$71,945	\$15,055	\$19,000	40.0	135.0	0.12	0.12	\$376	\$121,411	\$2.79	40.00	10035	N VAN BORN/E VENOY/S MICH AVE	401	FRONT FOOT
55 024 01 1168 000	5133 HUBBARD	02/05/21	\$110,500	WD	03-ARM'S LENGTH	\$110,500	\$33,200	30.05	\$75,929	\$53,571	\$19,000	40.0	122.0	0.11	0.11	\$1,339	\$478,313	\$10.98	40.00	10035	N VAN BORN/E VENOY/S MICH AVE	401	FRONT FOOT
55 024 01 1169 000	5121 HUBBARD	01/08/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$32,300	37.13	\$75,770	\$30,230	\$19,000	40.0	122.0	0.11	0.11	\$756	\$269,911	\$6.20	40.00	10035	N VAN BORN/E VENOY/S MICH AVE	401	FRONT FOOT
55 024 01 1176 000	5037 HUBBARD	06/16/21	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$35,600	30.96	\$73,868	\$60,132	\$19,000	40.0	122.0	0.11	0.11	\$1,503	\$536,893	\$12.33	40.00	10035	N VAN BORN/E VENOY/S MICH AVE	401	FRONT FOOT
55 024 01 1178 000	5013 HUBBARD	04/15/21	\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$33,600	39.53	\$69,576	\$34,424	\$19,000	40.0	122.0	0.11	0.11	\$861	\$307,357	\$7.06	40.00	10035	N VAN BORN/E VENOY/S MICH AVE	401	FRONT FOOT
55 024 01 1179 000	4863 HUBBARD	07/15/21	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$41,300	24.01	\$86,037	\$106,388	\$20,425	43.0	122.0	0.12	0.12	\$2,474	\$886,567	\$20.35	43.00	10035	N VAN BORN/E VENOY/S MICH AVE	401	FRONT FOOT

Totals:	\$9,001,632	\$9,001,632	\$3,386,300	\$7,389,854	\$3,536,311	\$1,924,533	4,051.6	12.34	12.20	Average per FF=>	\$873	Average per Net Acre=>	286,642.70	Average per SqFt=>	\$6.58
			Sale. Ratio =>	37.62	Average			Average							
			Std. Dev. =>	9.35	per FF=>			per Net Acre=>							

10040 CONDO'S FOREST PARK

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 022 06 0012 000	33224 FOREST	06/18/21	\$158,000	PTA	03-ARMS LENGTH	\$158,000	\$62,600	39.62	\$132,001	\$45,999	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10040		CONDO'S-FOREST PARK	401	
55 022 06 0022 000	33170 FOREST PARK	06/11/21	\$185,000	PTA	03-ARMS LENGTH	\$185,000	\$68,500	37.03	\$144,439	\$60,561	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10040		CONDO'S-FOREST PARK	401	
55 022 06 0026 000	33130 FOREST PARK	10/07/20	\$162,000	WD	03-ARMS LENGTH	\$162,000	\$65,500	40.43	\$142,366	\$39,634	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10040		CONDO'S-FOREST PARK	401	
55 022 06 0039 000	33000 FOREST PARK	06/16/21	\$189,900	PTA	03-ARMS LENGTH	\$189,900	\$68,600	36.12	\$144,570	\$65,330	\$20,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10040		CONDO'S-FOREST PARK	401	
Totals:			\$694,900			\$694,900	\$265,200		\$563,376	\$211,524	\$80,000	0.0		0.00	0.00									
							Sale. Ratio =>	38.16			Average			Average			Average							
							Std. Dev. =>	2.05			SITE VALUE	\$52,881		per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!						

10050 S ANNAPOLIS/ E RR/N VAN BORN

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 013 03 0012 002	4347 ELIZABETH	06/01/20	\$178,000	WD	03-ARM'S LENGTH	\$168,000	\$50,800	30.24	\$123,190	\$73,824	\$73,824	61.1	145.0	0.20	0.20	\$1,209	\$369,120	\$8.47	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 013 03 0022 000	4346 ELIZABETH	11/20/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,300	33.31	\$105,339	\$55,363	\$30,702	64.6	132.0	0.20	0.20	\$857	\$281,030	\$6.45	65.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 013 04 0013 002	4345 WOODWARD	11/05/21	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$44,600	40.55	\$95,836	\$43,611	\$29,447	62.0	110.0	0.17	0.17	\$703	\$264,309	\$6.07	65.25	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 013 04 0019 000	4426 WOODWARD	04/19/21	\$141,250	PTA	03-ARM'S LENGTH	\$141,250	\$54,700	38.73	\$115,403	\$48,787	\$22,940	48.3	117.5	0.14	0.14	\$1,010	\$361,385	\$8.30	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 013 04 0022 000	4354 WOODWARD	02/12/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$31,800	30.87	\$80,433	\$45,507	\$22,940	48.3	117.5	0.14	0.14	\$942	\$337,089	\$7.74	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0017 000	4635 ELIZABETH	08/14/20	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$33,200	77.21	\$81,189	(\$6,398)	\$31,791	66.9	90.9	0.15	0.15	(\$96)	(\$41,545)	(\$0.95)	73.89	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0038 303	4540 ELIZABETH	09/11/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$34,200	29.74	\$82,709	\$55,304	\$23,013	48.4	119.0	0.14	0.14	\$1,142	\$403,679	\$9.27	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0059 000	4539 WOODWARD	09/30/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$43,700	39.02	\$106,515	\$42,305	\$36,820	77.5	119.0	0.22	0.22	\$546	\$193,174	\$4.43	80.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0064 002	4515 WOODWARD	12/21/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,000	48.42	\$113,460	\$19,654	\$38,114	80.2	119.0	0.23	0.23	\$245	\$86,965	\$2.00	82.81	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0075 000	4554 WOODWARD	03/26/21	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$40,400	27.30	\$99,772	\$75,843	\$27,615	58.1	119.0	0.16	0.16	\$1,305	\$462,457	\$10.62	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0122 002	4951 FLETCHER	05/11/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$42,300	31.33	\$88,886	\$69,411	\$23,297	49.0	125.0	0.14	0.14	\$1,415	\$485,392	\$11.14	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0133 000	4847 FLETCHER	03/10/22	\$142,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,000	\$50,800	35.77	\$106,300	\$77,636	\$41,936	88.3	250.0	0.26	0.13	\$879	\$300,915	\$6.91	90.00	10050	55 016 01 0134 002	S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0164 000	4824 FLETCHER	10/16/20	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$49,400	49.86	\$110,277	\$16,251	\$27,528	58.0	117.5	0.16	0.16	\$280	\$100,315	\$2.30	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0180 000	4957 WALKER	12/01/21	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$51,700	35.17	\$109,114	\$63,762	\$25,876	54.5	117.5	0.15	0.15	\$1,170	\$419,487	\$9.63	56.40	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0189 000	4855 WALKER	10/30/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$45,000	33.33	\$110,433	\$55,095	\$27,528	58.0	117.5	0.16	0.16	\$951	\$340,093	\$7.81	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0219 000	4806 WALKER	08/21/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,600	50.15	\$78,383	\$14,145	\$27,528	58.0	117.5	0.16	0.16	\$244	\$87,915	\$2.00	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0221 000	4820 WALKER	10/07/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,100	32.21	\$108,211	\$59,317	\$27,528	58.0	117.5	0.16	0.16	\$1,024	\$366,154	\$8.41	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0242 301	5226 WALKER	01/12/21	\$91,700	WD	03-ARM'S LENGTH	\$91,700	\$30,800	33.59	\$77,911	\$41,317	\$27,528	58.0	117.5	0.16	0.16	\$713	\$255,043	\$5.85	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0266 000	4911 MOORE	12/30/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$55,800	37.20	\$134,673	\$56,619	\$41,292	86.9	117.5	0.24	0.24	\$651	\$233,000	\$5.35	90.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0305 002	4848 MOORE	09/01/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$40,300	49.75	\$96,623	\$8,234	\$23,857	50.2	117.5	0.14	0.14	\$164	\$58,814	\$1.35	50.20	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0315 002	4962 MOORE	03/16/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,900	43.71	\$110,116	\$18,971	\$24,087	50.7	117.5	0.14	0.14	\$374	\$133,599	\$3.07	52.50	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0329 000	5087 HUNT	02/22/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$37,300	31.08	\$77,698	\$69,830	\$27,528	58.0	117.5	0.16	0.16	\$1,205	\$431,049	\$9.90	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0331 000	5055 HUNT	01/14/22	\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$34,200	40.24	\$71,523	\$36,417	\$22,940	48.3	117.5	0.14	0.14	\$754	\$269,756	\$6.19	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 01 0357 000	4805 HUNT	12/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,700	30.54	\$82,942	\$74,586	\$27,528	58.0	117.5	0.16	0.16	\$1,287	\$460,407	\$10.57	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 02 0011 001	5036 S WAYNE	09/15/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,400	41.00	\$120,190	\$58,075	\$38,265	80.6	113.4	0.22	0.22	\$721	\$265,183	\$6.09	84.15	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 02 0030 000	4958 S WAYNE	04/16/21	\$146,300	PTA	03-ARM'S LENGTH	\$146,300	\$69,100	47.23	\$147,443	\$16,492	\$16,492	37.1	123.0	0.11	0.11	\$444	\$154,131	\$3.54	38.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 02 0049 000	4843 WOODWARD	12/10/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$25,900	30.47	\$62,735	\$40,285	\$18,020	37.9	186.4	0.15	0.15	\$1,062	\$268,567	\$6.17	35.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 02 0054 000	4912 WOODWARD	01/19/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$34,100	36.28	\$82,737	\$24,809	\$13,546	28.5	110.2	0.08	0.08	\$870	\$326,434	\$7.49	30.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 02 0068 004	4835 WILLIAMS	02/03/22	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$45,900	30.00	\$96,691	\$78,978	\$22,669	47.7	112.1	0.13	0.13	\$1,655	\$612,233	\$14.05	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 03 0003 000	35543 JOHN	11/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$47,000	29.38	\$111,478	\$74,013	\$25,491	53.7	179.2	0.21	0.21	\$1,379	\$359,286	\$8.25	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 03 0004 000	35609 JOHN	05/29/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$50,600	38.33	\$119,780	\$37,632	\$25,412	53.5	176.9	0.20	0.20	\$703	\$185,379	\$4.26	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 03 0009 302	5339 WOODWARD	11/30/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$45,300	36.83	\$110,134	\$43,855	\$30,989	65.2	137.0	0.20	0.20	\$672	\$214,975	\$4.94	65.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 03 0024 000	5224 WOODWARD	12/04/20	\$95,500	WD	03-ARM'S LENGTH	\$95,500	\$42,500	44.50	\$103,414	\$15,051	\$22,965	48.3	118.0	0.14	0.14	\$311	\$111,489	\$2.56	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 03 0041 000	5219 WILLIAMS	01/28/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$52,600	38.96	\$111,336	\$46,625	\$22,988	48.4	118.5	0.14	0.14	\$964	\$343,029	\$7.87	50.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 03 0073 002	5227 WALKER	03/29/22	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$59,200	37.71	\$124,740	\$64,640	\$32,380	68.2	108.5	0.18	0.18	\$948	\$361,117	\$8.29	72.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 04 0098 001	36068 CURRIER	07/30/21	\$140,500	PTA	03-ARM'S LENGTH	\$140,500	\$54,900	39.07	\$114,941	\$61,403	\$35,844	75.5	150.0	0.25	0.25	\$814	\$242,700	\$5.57	73.50	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 05 0091 005	5614 S WAYNE	01/14/22	\$109,450	PTA	03-ARM'S LENGTH	\$109,450	\$64,000	58.47	\$134,478	\$45,119	\$70,147	147.7	205.9	0.63	0.63	\$308	\$71,278	\$1.64	130.67	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 08 0014 000	5419 WILLIAMS	10/30/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,000	44.83	\$155,963	\$18,020	\$28,993	61.0	128.3	0.18	0.18	\$295	\$101,236	\$2.32	64.67	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 08 0017 000	5455 WILLIAMS	07/29/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$59,500	39.67	\$126,158	\$52,319	\$28,477	60.0	134.6	0.19	0.19	\$573	\$282,805	\$6.49	60.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 09 0026 301	4651 ELIZABETH	09/04/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$76,200	47.04	\$183,189	\$19,713	\$40,902	86.1	85.0	0.22	0.22	\$229	\$91,588	\$2.10	70.00	10050		S ANNAPOLIS/ E RR/N VAN BORN	401	FRONT FOOT
55 016 09 0059 000	36130 WINSLOW	09/03/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$59,																	

55 019 02 0765 000	35259	CURRIER	03/02/22	\$99,000	PTA	03-ARM'S LENGTH	\$99,000	\$34,700	35.05	\$72,811	\$46,483	\$20,294	42.7	120.0	0.12	0.12	\$1,088	\$384,157	\$8.82	44.00	10050	S ANNAPOLIS/E RR/N VAN BORN	401	FRONT FOOT				
55 019 02 0781 301	34957	CURRIER	12/20/21	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$91,700	57.35	\$196,184	\$613	\$36,897	77.7	120.0	0.22	0.22	\$8	\$2,786	\$0.06	80.00	10050	S ANNAPOLIS/E RR/N VAN BORN	401	FRONT FOOT				
55 019 02 0856 000	35228	GLOVER	11/25/20	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$35,800	31.96	\$85,484	\$47,420	\$20,904	44.0	123.5	0.13	0.13	\$1,077	\$370,469	\$8.50	45.00	10050	S ANNAPOLIS/E RR/N VAN BORN	401	FRONT FOOT				
55 019 02 0904 002	34560	PHYLLIS	07/20/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,100	31.93	\$102,992	\$56,994	\$24,986	52.6	131.0	0.16	0.16	\$1,083	\$358,453	\$8.23	53.00	10050	S ANNAPOLIS/E RR/N VAN BORN	401	FRONT FOOT				
55 019 02 0926 302	34911	PHYLLIS	12/30/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$57,800	31.24	\$121,786	\$96,215	\$33,001	69.5	131.0	0.21	0.21	\$1,385	\$455,995	\$10.47	70.00	10050	S ANNAPOLIS/E RR/N VAN BORN	401	FRONT FOOT				
55 019 02 0933 000	34815	PHYLLIS	06/28/21	\$119,000	PTA	03-ARM'S LENGTH	\$119,000	\$40,300	33.87	\$85,005	\$52,853	\$18,858	39.7	131.0	0.12	0.12	\$1,331	\$440,442	\$10.11	40.00	10050	S ANNAPOLIS/E RR/N VAN BORN	401	FRONT FOOT				
Totals:				\$11,366,300			\$11,366,300	\$4,332,900		\$9,775,388	\$4,089,695	\$2,498,783	5,260.6		14.90	14.66												
									Sale. Ratio =>	38.12				Average				Average				Average						
									Std. Dev. =>	9.44				per FF=>	\$777				per Net Acre=>	274,513.02				per SqFt=>	\$6.30			

10060 MICHIGAN AVE/RAILROAD

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	Other Parcels in Sale	Land Table	Class	Rate Group 1			
55 010 01 0070 301	4045 HANNAN	07/15/21	\$216,000	PTA	03-ARM'S LENGTH	\$216,000	\$65,900	30.51	\$140,912	\$107,514	\$32,426	86.5	270.0	0.37	0.37	\$1,243	\$289,016	\$6.63	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0092 000	4215 HANNAN	02/25/22	\$95,500	PTA	03-ARM'S LENGTH	\$95,500	\$31,000	32.46	\$67,363	\$48,834	\$20,697	55.2	110.0	0.15	0.15	\$885	\$321,276	\$7.38	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0183 300	4436 NYMAN	06/30/21	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$77,400	38.13	\$165,722	\$69,503	\$32,225	85.9	150.0	0.28	0.28	\$809	\$252,738	\$5.80	80.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0198 001	39220 CRANMORE	01/14/22	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$52,900	50.38	\$114,369	\$21,833	\$31,202	83.2	160.0	0.28	0.28	\$262	\$79,393	\$1.82	75.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0198 002	39224 CRANMORE	03/19/21	\$137,500	PTA	03-ARM'S LENGTH	\$137,500	\$53,600	38.98	\$120,190	\$48,512	\$31,202	83.2	160.0	0.28	0.28	\$583	\$176,407	\$4.05	75.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0239 303	4151 NYMAN	09/29/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$92,000	44.88	\$195,627	\$33,542	\$24,169	64.5	150.0	0.21	0.21	\$520	\$162,039	\$3.72	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0242 303	4211 NYMAN	01/15/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$88,800	51.03	\$197,125	\$1,044	\$24,169	64.5	150.0	0.21	0.21	\$16	\$5,043	\$0.12	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0292 000	4522 RANDOLPH	07/27/20	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$47,400	40.00	\$107,098	\$35,571	\$24,169	64.5	150.0	0.21	0.21	\$552	\$171,841	\$3.94	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0293 002	4518 RANDOLPH	02/19/21	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$38,400	25.77	\$90,368	\$82,801	\$24,169	64.5	150.0	0.21	0.21	\$1,285	\$400,005	\$9.18	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0296 002	4430 RANDOLPH	03/11/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$53,900	29.94	\$115,167	\$89,002	\$24,169	64.5	150.0	0.21	0.21	\$1,381	\$429,961	\$9.87	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0299 302	4380 RANDOLPH	01/04/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$67,500	40.66	\$154,013	\$38,843	\$26,856	71.6	150.0	0.23	0.23	\$542	\$168,883	\$3.88	66.67	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0315 303	4154 RANDOLPH	08/06/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$47,700	31.80	\$103,545	\$78,680	\$32,225	85.9	150.0	0.28	0.28	\$916	\$286,109	\$6.57	80.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0368 002	4515 RANDOLPH	08/28/20	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$35,600	25.25	\$84,425	\$80,744	\$24,169	64.5	150.0	0.21	0.21	\$1,253	\$390,068	\$8.95	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0422 301	4110 GRACE	10/30/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,700	47.38	\$159,311	\$66,252	\$80,563	214.8	150.0	0.69	0.69	\$308	\$96,157	\$2.21	200.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0449 300	4183 GRACE	09/15/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,900	41.27	\$138,932	\$35,237	\$24,169	64.5	150.0	0.21	0.21	\$547	\$170,227	\$3.91	60.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0497 002	4478 JOHN HIX	04/28/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$51,200	25.60	\$111,107	\$122,118	\$33,225	88.6	159.4	0.29	0.29	\$1,378	\$416,785	\$9.57	80.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 010 01 0530 300	3980 JOHN HIX	06/23/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$42,200	30.14	\$93,880	\$75,192	\$29,072	77.5	150.3	0.26	0.26	\$970	\$286,992	\$6.59	64.50	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 015 02 0030 000	37157 BENDIX	05/03/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$53,900	31.71	\$115,253	\$81,110	\$26,363	70.3	257.0	0.30	0.30	\$1,154	\$274,949	\$6.31	50.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 015 02 0036 000	37061 BENDIX	07/17/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,300	33.30	\$87,431	\$53,932	\$26,363	70.3	257.0	0.30	0.30	\$767	\$182,820	\$4.20	50.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
55 015 99 0010 000	37328 VAN BORN	06/30/21	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$32,200	24.77	\$80,563	\$130,000	\$80,563	214.8	600.0	0.62	1.38	\$605	\$209,677	\$4.81	100.00	10060		MICHIGAN AVE/RAILROAD	401	FRONT FOOT			
Totals:			\$3,090,500			\$3,090,500	\$1,100,500		\$2,442,401	\$1,300,264	\$652,165	1,739.1		5.76	6.51												
								Sale. Ratio =>	35.61					Average					Average								
								Std. Dev. =>	8.37					per FF=>	\$748					per Net Acre=>	225,857.91					per SqFt=>	\$5.18

10070 OLDER PAGES 3, 4, 6 & 13

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 003 01 0006 001	3006 S WAYNE	07/29/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$68,000	34.87	\$144,474	\$81,370	\$30,844	47.5	117.0	0.13	0.13	\$1,715	\$650,960	\$14.94	46.55	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0024 301	35405 GLENWOOD	12/22/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$100,800	50.65	\$227,938	\$29,002	\$57,940	89.1	133.8	0.47	0.47	\$325	\$61,445	\$1.41	153.60	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0039 000	35635 GLENWOOD	10/22/21	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$53,600	37.48	\$113,683	\$61,809	\$32,492	50.0	135.5	0.15	0.15	\$1,236	\$414,826	\$9.52	48.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0040 000	35647 GLENWOOD	03/28/22	\$141,000	PTA	03-ARM'S LENGTH	\$141,000	\$71,000	50.35	\$150,800	\$23,021	\$32,829	50.5	135.5	0.15	0.15	\$456	\$151,454	\$3.48	49.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0043 000	35731 GLENWOOD	10/08/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$105,500	54.10	\$225,120	\$17,245	\$47,365	72.9	135.5	0.32	0.32	\$237	\$54,401	\$1.25	102.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0055 002	35636 CHESTNUT	08/10/21	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$54,200	61.59	\$115,514	\$2,065	\$29,579	45.5	134.0	0.12	0.12	\$45	\$16,789	\$0.39	40.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0061 301	35514 CHESTNUT	08/30/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$74,800	40.43	\$158,511	\$70,857	\$44,368	68.3	134.0	0.28	0.28	\$1,038	\$255,801	\$5.87	90.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0067 000	35414 CHESTNUT	11/10/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$50,500	37.41	\$122,728	\$45,997	\$33,725	51.9	134.0	0.16	0.16	\$887	\$287,481	\$6.60	52.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0075 000	35274 CHESTNUT	08/06/20	\$164,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$164,900	\$74,700	45.30	\$147,617	\$68,665	\$51,382	102.8	268.0	0.31	0.16	\$668	\$218,678	\$5.02	102.00	10070	55 003 01 0074 000	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT
55 003 01 0077 000	35254 CHESTNUT	12/07/21	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$76,900	38.84	\$164,201	\$67,198	\$33,399	51.4	134.0	0.16	0.16	\$1,308	\$428,013	\$9.83	51.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0092 000	35325 CHESTNUT	05/28/21	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$62,100	36.96	\$132,067	\$33,399	\$33,399	51.4	134.0	0.16	0.16	\$1,349	\$441,605	\$10.14	51.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0093 000	35335 CHESTNUT	08/26/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$74,500	48.06	\$158,900	\$29,491	\$33,399	51.4	134.0	0.16	0.16	\$574	\$187,841	\$4.31	51.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0107 000	3006 SOPHIA	03/05/21	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$77,300	38.67	\$187,115	\$45,899	\$33,114	50.9	115.5	0.14	0.14	\$901	\$320,972	\$7.37	54.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0124 000	3039 CLARK	03/24/21	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$61,200	36.02	\$149,135	\$53,674	\$32,909	50.6	121.5	0.15	0.15	\$1,060	\$370,166	\$8.50	52.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 01 0145 000	35312 ELM	03/19/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$43,000	31.85	\$104,102	\$63,234	\$33,336	51.3	133.0	0.16	0.16	\$1,252	\$411,756	\$9.45	51.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 02 0199 000	35259 ELM	12/23/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$57,400	37.03	\$137,695	\$48,507	\$31,202	48.0	150.5	0.15	0.15	\$1,011	\$334,531	\$7.68	42.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 03 0001 000	35406 ASH	08/24/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$60,300	31.74	\$128,310	\$94,100	\$32,410	49.9	109.6	0.14	0.14	\$1,887	\$686,861	\$15.77	50.15	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 03 0006 000	35318 ASH	03/19/21	\$101,500	PTA	03-ARM'S LENGTH	\$101,500	\$43,700	43.05	\$106,027	\$23,464	\$27,991	43.1	107.5	0.10	0.10	\$545	\$237,010	\$5.44	40.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 03 0019 000	35150 ASH	12/14/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,400	36.14	\$125,481	\$46,215	\$26,696	41.1	88.9	0.08	0.08	\$1,125	\$563,598	\$12.94	40.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 03 0051 000	35343 ASH	09/16/20	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$38,100	60.48	\$96,966	(\$6,474)	\$27,492	42.3	100.0	0.09	0.09	(\$153)	(\$70,370)	(\$1.62)	40.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 05 0194 000	35033 GLENWOOD	12/11/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$49,600	38.45	\$121,574	\$38,502	\$38,502	47.8	129.0	0.13	0.13	\$805	\$289,489	\$6.65	45.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0005 000	34805 GLENWOOD	01/22/21	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$56,700	35.89	\$143,901	\$45,615	\$31,516	48.5	123.0	0.13	0.13	\$941	\$340,410	\$7.81	47.40	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0009 000	34911 GLENWOOD	12/07/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,000	30.00	\$105,600	\$66,294	\$31,894	49.1	129.0	0.14	0.14	\$1,351	\$473,529	\$10.87	47.40	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0013 000	34914 CHESTNUT	04/28/21	\$85,000	OTH	03-ARM'S LENGTH	\$85,000	\$45,700	53.76	\$96,839	\$19,717	\$31,556	48.5	129.0	0.14	0.14	\$406	\$143,920	\$3.30	46.40	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0023 300	34641 CHESTNUT	02/22/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$48,300	32.20	\$100,908	\$92,948	\$43,856	67.5	143.4	0.28	0.28	\$1,378	\$331,957	\$7.62	85.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0031 000	34903 CHESTNUT	08/11/20	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$51,200	36.97	\$125,196	\$44,875	\$31,571	48.6	137.4	0.14	0.14	\$924	\$316,021	\$7.25	45.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0045 000	34642 ELM	11/03/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,500	40.88	\$148,259	\$53,582	\$31,841	49.0	143.4	0.15	0.15	\$1,094	\$362,041	\$9.31	44.80	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 08 0090 002	3259 SECOND	10/27/20	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$45,700	56.42	\$121,505	(\$507)	\$39,998	61.5	177.1	0.28	0.28	(\$8)	(\$1,824)	(\$0.04)	54.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0004 002	34539 GLENWOOD	08/30/21	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$75,200	35.64	\$163,170	\$97,824	\$49,994	76.9	133.0	0.35	0.35	\$1,272	\$279,497	\$6.42	114.70	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0015 001	34625 CHESTNUT	10/02/20	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$60,300	38.41	\$145,919	\$44,569	\$33,488	51.5	136.5	0.16	0.16	\$865	\$280,308	\$6.43	50.80	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0019 002	34549 CHESTNUT	03/04/22	\$102,500	PTA	03-ARM'S LENGTH	\$102,500	\$44,200	43.12	\$93,213	\$39,324	\$30,037	46.2	142.5	0.13	0.13	\$851	\$300,183	\$6.89	40.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0021 003	34509 CHESTNUT	04/30/21	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$43,100	31.23	\$90,688	\$77,349	\$30,037	46.2	142.5	0.13	0.13	\$1,674	\$590,450	\$13.55	40.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0049 001	34537 ASH	03/09/21	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$69,000	47.79	\$154,477	\$13,829	\$32,306	49.7	181.5	0.17	0.17	\$278	\$80,871	\$1.86	41.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0053 002	34538 POPLAR	02/11/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$60,800	43.43	\$130,988	\$58,188	\$49,176	75.7	181.5	0.40	0.40	\$769	\$146,939	\$3.37	95.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 09 0059 002	34615 ASH	06/04/21	\$186,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$186,000	\$72,300	38.87	\$142,844	\$104,630	\$61,474	94.6	200.0	0.23	0.12	\$1,106	\$454,913	\$10.44	100.00	10070	55 003 09 0059 003	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT
55 003 09 0061 003	3244 THIRD	06/25/21	\$130,900	PTA	03-ARM'S LENGTH	\$130,900	\$47,900	36.59	\$100,972	\$60,983	\$31,055	47.8	140.9	0.14	0.14	\$1,276	\$438,727	\$10.07	43.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 003 99 0018 700	35225 ELM	10/12/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$48,300	30.00	\$116,486	\$77,391	\$32,877	50.6	136.3	0.15	0.15	\$1,530	\$505,824	\$11.61	49.00	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 006 01 0327 001	3401 LAURA	07/12/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,300	40.76	\$147,739	\$58,589	\$36,328	55.9	130.0	0.18	0.18	\$1,048	\$320,158	\$7.35	61.26	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 006 01 0328 003	3300 PERSHING	05/20/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$114,100	50.71	\$245,189	\$18,861	\$39,050	60.1	114.0	0.20	0.20	\$314	\$95,258	\$2.19	75.58	10070	OLDER PAGES 3, 4, 6, & 13	401	FRONT FOOT	
55 006 02 0014 002	3450 PERSHING	12/01/21	\$147,900	PTA	03-ARM'S LENGTH	\$147,900	\$67,100	45.37	\$142,898	\$41,214	\$36,212													

10080 99'S ON PAGES 5, 7, 8

NO SALES

10081 LEGACY ESTATES

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	Other Parcels in Sale	Land Table	Class	Rate Group 1	
55 007 02 0007 000	38711 PARKVIEW	04/28/21	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$103,200	51.86	\$211,917	\$42,083	\$55,000	100.0	120.0	0.28	0.28	\$421	\$153,029	\$3.51	100.00	10081		LEGACY ESTATES	401	FRONT FOOT	
55 007 02 0020 000	38732 COVINGTON	10/29/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,500	48.41	\$251,907	\$25,722	\$57,629	104.8	123.4	0.30	0.30	\$245	\$84,612	\$1.94	99.61	10081		LEGACY ESTATES	401	FRONT FOOT	
55 007 02 0031 000	38748 CRECENT	09/03/19	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$110,300	38.84	\$265,992	\$78,625	\$60,617	110.2	131.4	0.30	0.30	\$713	\$264,731	\$6.08	133.75	10081		LEGACY ESTATES	401	FRONT FOOT	
55 007 02 0035 000	38813 CRECENT	09/21/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$118,600	47.44	\$234,637	\$71,375	\$56,012	101.8	145.4	0.34	0.34	\$701	\$209,926	\$4.82	101.84	10081		LEGACY ESTATES	401	FRONT FOOT	
55 007 02 0046 000	38750 PARKVIEW	04/04/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,500	37.12	\$232,527	\$82,473	\$55,000	100.0	120.0	0.28	0.28	\$825	\$299,902	\$6.88	100.00	10081		LEGACY ESTATES	401	FRONT FOOT	
55 007 02 0048 000	38794 PARKVIEW	06/24/19	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$87,200	38.25	\$240,165	\$42,835	\$55,000	100.0	120.0	0.28	0.28	\$428	\$155,764	\$3.58	100.00	10081		LEGACY ESTATES	401	FRONT FOOT	
Totals:			\$1,441,000			\$1,441,000	\$622,300		\$1,437,145	\$343,113	\$339,258	616.8		1.77	1.77										
								Sale. Ratio =>	43.19					Average			Average								
								Std. Dev. =>	6.32					per FF=>	\$556	Average	per Net Acre=>	194,288.22	Average	per SqFt=>	\$4.46				

10085 GLENWOOD HEIGHTS & CARBAR

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 006 13 0008 000	3032 FLORA	06/03/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$91,000	42.33	\$187,090	\$75,778	\$47,868	79.8	130.4	0.28	0.28	\$950	\$268,716	\$6.17	50.67	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0001 000	37500 HILLCREST	02/11/21	\$227,000	PTA	03-ARM'S LENGTH	\$227,000	\$87,200	38.41	\$195,491	\$91,509	\$60,000	100.0	125.0	0.29	0.29	\$915	\$318,847	\$7.32	100.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0002 000	37520 HILLCREST	12/10/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$94,000	48.21	\$192,437	\$59,659	\$57,096	95.2	129.9	0.28	0.28	\$627	\$210,067	\$4.82	95.16	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0010 000	37680 HILLCREST	06/25/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,400	48.92	\$210,249	\$41,751	\$57,000	95.0	129.7	0.28	0.28	\$439	\$147,530	\$3.39	95.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0012 000	37720 HILLCREST	01/04/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$99,400	41.76	\$219,248	\$75,752	\$57,000	95.0	129.6	0.28	0.28	\$797	\$267,675	\$6.14	95.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0030 000	38124 LAURENWOOD	10/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,600	52.22	\$213,791	\$25,209	\$54,000	90.0	120.0	0.25	0.25	\$280	\$101,649	\$2.33	90.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0059 000	38504 MEADOWLAWN	03/31/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$85,300	33.45	\$194,208	\$108,792	\$48,000	80.0	120.0	0.22	0.22	\$1,360	\$494,509	\$11.35	80.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0063 000	38564 MEADOWLAWN	08/27/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$95,500	40.13	\$212,148	\$74,502	\$48,650	81.1	122.7	0.24	0.24	\$919	\$314,354	\$7.22	74.58	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0076 000	38684 MEADOWLAWN	03/17/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$102,800	39.54	\$211,602	\$96,398	\$48,000	80.0	120.0	0.22	0.22	\$1,205	\$438,173	\$10.06	80.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0115 000	38527 BROOKFIELD	12/21/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$97,400	51.26	\$216,014	\$23,390	\$49,404	82.3	135.0	0.31	0.31	\$284	\$75,696	\$1.74	47.83	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0118 000	38515 MEADOWLAWN	03/31/22	\$296,000	PTA	03-ARM'S LENGTH	\$296,000	\$125,300	42.33	\$258,854	\$92,758	\$55,612	92.7	123.7	0.25	0.25	\$1,001	\$372,522	\$8.55	102.67	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0127 000	38594 LAURENWOOD	04/28/21	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$105,200	38.98	\$216,397	\$102,061	\$48,558	80.9	122.0	0.22	0.22	\$1,261	\$455,629	\$10.46	82.72	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0129 000	38634 LAURENWOOD	12/21/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$100,200	43.19	\$223,158	\$56,850	\$48,008	80.0	120.0	0.22	0.22	\$711	\$257,240	\$5.91	79.87	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0173 000	3475 WESTRIDGE	12/03/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$79,000	38.73	\$179,857	\$65,275	\$41,132	68.6	153.6	0.28	0.28	\$952	\$234,802	\$5.39	47.83	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0176 000	3437 WESTRIDGE	10/27/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,600	40.24	\$218,604	\$80,076	\$53,680	89.5	125.8	0.24	0.24	\$895	\$332,266	\$7.63	101.73	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0190 000	3441 RIVERVIEW	08/14/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$101,700	39.73	\$226,198	\$80,802	\$51,000	85.0	120.0	0.23	0.23	\$951	\$345,308	\$7.93	85.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0201 000	37729 HILLCREST	05/05/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$100,700	41.96	\$207,171	\$80,829	\$48,000	80.0	123.5	0.23	0.23	\$1,010	\$356,075	\$8.17	80.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
55 007 01 0208 000	37609 HILLCREST	10/23/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,300	45.13	\$243,038	\$44,962	\$48,000	80.0	123.5	0.23	0.23	\$562	\$198,070	\$4.55	80.00	10085		GLENWOOD HEIGHTS & CABAR	401	FRONT FOOT
Totals:			\$4,180,900			\$4,180,900	\$1,763,600		\$3,825,555	\$1,276,353	\$921,008	1,535.0		4.55	4.55		Average							
							Sale. Ratio =>	42.18		Average		\$831		Average		280,270.75	Average							
							Std. Dev. =>	4.88		per FF=>		\$831		per Net Acre=>		280,270.75	per SqFt=>	\$6.43						

10100 CONDO'S RIVERSEDGE

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 007 04 0007 000	3368 RIVERS EDGE	08/14/20	\$202,510	WD	03-ARM'S LENGTH	\$202,510	\$80,700	39.85	\$180,728	\$64,282	\$42,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10100		CONDO'S-RIVERSEDGE	401	
55 007 04 0009 000	3360 RIVERS EDGE	03/26/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$79,100	41.63	\$177,127	\$55,373	\$42,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10100		CONDO'S-RIVERSEDGE	401	
55 007 04 0013 000	3344 RIVERS EDGE	07/30/20	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$119,100	47.26	\$267,568	\$26,932	\$42,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10100		CONDO'S-RIVERSEDGE	401	
55 007 04 0027 000	3076 RIVERS EDGE	12/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,600	43.04	\$241,739	\$50,761	\$42,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10100		CONDO'S-RIVERSEDGE	401	
55 007 04 0028 000	3072 RIVERS EDGE	09/21/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$122,500	39.52	\$275,325	\$77,175	\$42,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10100		CONDO'S-RIVERSEDGE	401	
55 007 04 0035 000	3044 RIVERS EDGE	04/30/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$79,200	38.63	\$175,642	\$71,858	\$42,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10100		CONDO'S-RIVERSEDGE	401	
Totals:			\$1,409,510			\$1,409,510	\$588,200		\$1,318,129	\$346,381	\$255,000	0.0	0.0	0.00	0.00									
								Sale. Ratio =>	41.73					Average			Average							
								Std. Dev. =>	3.17					Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!					
											SITE VALUE	\$57,730												

10120 CONDO'S FOUNTAIN PLACE

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 018 10 0008 000	3769 S WAYNE	04/23/21	\$116,000	PTA	03-ARM'S LENGTH	\$116,000	\$47,100	40.60	\$97,362	\$36,638	\$18,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10120		CONDO'S-FOUNTAIN PLACE	401	
Totals:			\$116,000			\$116,000	\$47,100	40.60	\$97,362	\$36,638	\$18,000	0.0	0.0	0.00	0.00									
							Sale. Ratio =>	40.60	Average			Average		Average										
							Std. Dev. =>	#DIV/0!	SITE VALUE			\$36,638	per Net Acre=>		#DIV/0!	per SqFt=>		#DIV/0!						

10130 CONDO'S NEW ALEXIS MANOR

NO SALES

10135 CONDO'S BROWNSTONES OF FOREST

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	Other Parcels in Sale	Land Table	Class	Rate Group 1	
55 018 11 0001 000	4181 S WAYNE	09/29/20	\$140,650	WD	03-ARM'S LENGTH	\$140,650	\$50,200	35.69	\$144,139	\$24,011	\$27,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10135		CONDO'S-BROWNSTONES OF FOREST	401		
55 018 11 0002 000	4171 S WAYNE	06/05/20	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$48,800	35.49	\$139,938	\$25,062	\$27,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10135		CONDO'S-BROWNSTONES OF FOREST	401		
55 018 11 0017 000	35353 FOREST	01/21/22	\$177,500	PTA	03-ARM'S LENGTH	\$177,500	\$68,700	38.70	\$141,915	\$63,085	\$27,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10135		CONDO'S-BROWNSTONES OF FOREST	401		
55 018 11 0020 000	35323 FOREST	02/11/22	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$70,400	39.11	\$145,507	\$61,993	\$27,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10135		CONDO'S-BROWNSTONES OF FOREST	401		
Totals:			\$635,650			\$635,650	\$238,100		\$571,499	\$174,151	\$110,000	0.0		0.00	0.00										
								Sale. Ratio =>	37.46					Average			Average								
								Std. Dev. =>	1.92					Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!						
														SITE VALUE	\$43,538	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!					

10150 MONROE COMMONS SITE CONDOS

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	Other Parcels in Sale	Land Table	Class	Rate Group 1
55 019 04 0009 000	35258 STELLWAGEN	04/21/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$110,500	43.33	\$237,931	\$62,069	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10150		MONROE COMMONS SITE CONDOS	401	
55 019 04 0010 000	5219 BIDDLE	05/03/22	\$311,000	PTA	03-ARM'S LENGTH	\$311,000	\$126,000	40.51	\$249,512	\$106,488	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10150		MONROE COMMONS SITE CONDOS	401	
55 019 04 0025 000	35043 RICHARD	04/20/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$94,800	37.18	\$205,321	\$94,679	\$45,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	10150		MONROE COMMONS SITE CONDOS	401	
Totals:			\$821,000			\$821,000	\$331,300		\$692,764	\$263,236	\$135,000	0.0		0.00	0.00									
							Sale. Ratio =>	40.35			Average			Average				Average						
							Std. Dev. =>	3.08			SITE VALUE	\$87,745			per Net Acre=>	#DIV/0!		per SqFt=>	#DIV/0!					

