

2025 Land 400 R Curb C&D AND 445 R D&C 04/01/2022 - 03/31/2024

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	
010-006-200-100-01	3090 N EUCLID AVE	09/28/22	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$38,800	40.89	\$94,044	\$28,247	\$27,391	106.7	101.9	0.29	0.29	
010-008-200-360-00	3948 PLUMMER DR	04/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,700	51.89	\$111,392	\$2,812	\$24,204	75.4	141.5	0.24	0.24	
010-017-300-070-00	1204 N ERIE ST	09/28/23	\$116,900	WD	03-ARM'S LENGTH	\$116,900	\$36,050	30.84	\$80,233	\$60,742	\$24,075	75.0	140.0	0.24	0.24	
010-017-300-080-00	1208 N ERIE ST	12/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,450	32.93	\$106,620	\$52,455	\$24,075	75.0	140.0	0.24	0.24	
010-017-300-090-00	1212 N ERIE ST	06/15/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$36,950	32.99	\$89,023	\$47,052	\$24,075	75.0	140.0	0.24	0.24	
010-019-400-108-00	207 S WESTLAWN AVE	07/18/22	\$72,200	WD	03-ARM'S LENGTH	\$72,200	\$36,350	50.35	\$85,878	\$1,907	\$15,585	48.6	132.0	0.15	0.15	
010-031-300-170-00	3024 LEMUEL DR	08/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,800	37.80	\$93,295	\$21,411	\$14,706	57.3	93.7	0.15	0.15	
010-031-300-225-01	3065 LAZAROWICZ DR	07/19/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,100	48.39	\$212,206	\$27,352	\$59,558	231.9	493.2	2.83	2.83	
010-031-300-230-01	3045 LAZAROWICZ DR	06/24/22	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$37,100	42.21	\$88,691	\$20,193	\$20,984	81.7	74.0	0.19	0.19	
010-B15-000-014-00	4623 MOCASA CT	02/09/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$80,100	50.09	\$191,244	\$9,336	\$40,680	133.4	122.8	0.16	0.49	
010-B15-000-021-00	4566 MOCASA CT	08/26/22	\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$82,500	48.10	\$193,615	\$5,379	\$27,494	85.7	132.0	0.26	0.26	
010-B35-000-044-00	3289 BOWMAN RD	11/18/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$38,950	30.91	\$97,605	\$77,255	\$48,860	152.2	328.0	0.75	0.75	
010-F10-001-004-00	607 WEBB DR	03/29/24	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,300	33.11	\$118,148	\$74,498	\$31,646	103.8	140.0	0.32	0.32	
010-F10-002-006-00	711 WEBB DR	03/27/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,850	39.00	\$184,129	\$62,517	\$31,646	103.8	140.0	0.32	0.32	
010-F10-003-014-00	611 HANDY DR	01/24/23	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$66,050	40.05	\$162,939	\$35,273	\$33,312	103.8	140.0	0.32	0.32	
010-F10-003-015-00	613 HANDY DR	06/21/23	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$81,350	44.58	\$175,636	\$40,176	\$33,312	103.8	140.0	0.32	0.32	
010-F10-005-008-00	614 HANDY DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,900	31.77	\$174,516	\$78,796	\$33,312	103.8	140.0	0.32	0.32	
010-F10-006-005-00	708 HANDY DR	12/20/22	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$69,050	52.51	\$163,528	\$1,284	\$33,312	103.8	140.0	0.32	0.32	
010-F10-006-010-00	701 FROST DR	03/28/23	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$58,600	46.51	\$141,325	\$22,984	\$38,309	119.3	140.0	0.37	0.37	
010-F10-006-016-00	713 FROST DR	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,100	33.39	\$143,304	\$70,008	\$33,312	103.8	140.0	0.32	0.32	
010-F10-007-005-00	608 FROST DR	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,350	42.54	\$241,748	\$46,282	\$38,030	118.5	182.5	0.42	0.42	
010-F10-008-007-00	712 FROST DR	01/18/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,950	51.48	\$200,498	\$2,498	\$37,996	118.4	182.1	0.42	0.42	
010-G05-000-001-00	3011 COVENTRY DR	07/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,350	39.18	\$173,489	\$52,764	\$26,253	86.1	125.0	0.26	0.26	
010-G05-000-010-00	3074 COVENTRY DR	05/26/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,800	30.96	\$159,188	\$82,943	\$23,131	72.1	120.0	0.21	0.21	
010-G05-000-019-00	3146 COVENTRY DR	08/24/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,400	40.35	\$100,794	\$37,337	\$23,131	72.1	120.0	0.21	0.21	
010-G05-000-032-00	3125 COVENTRY DR	08/08/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,400	51.60	\$181,668	(\$8,780)	\$22,888	71.3	117.5	0.20	0.20	
010-G05-000-039-00	3075 COVENTRY DR	06/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$68,550	35.15	\$147,211	\$70,677	\$22,888	71.3	117.5	0.20	0.20	
010-G05-000-040-00	3067 COVENTRY DR	09/29/22	\$143,500	WD	03-ARM'S LENGTH	\$143,500	\$53,300	37.14	\$126,125	\$40,263	\$22,888	71.3	117.5	0.20	0.20	
010-G05-000-046-00	3019 COVENTRY DR	07/31/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$67,500	43.55	\$147,684	\$30,949	\$23,633	73.6	125.3	0.22	0.22	
010-G25-000-017-00	3053 CANTERBURY DR	11/29/22	\$142,100	WD	03-ARM'S LENGTH	\$142,100	\$44,850	31.56	\$107,116	\$60,123	\$25,139	78.3	115.0	0.25	0.25	
010-G27-000-053-00	3177 YORKSHIRE DR	05/27/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,400	42.00	\$173,133	\$25,837	\$28,970	93.8	87.7	0.32	0.32	
010-G27-000-067-00	3071 YORKSHIRE DR	01/31/24	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$63,150	42.96	\$144,271	\$27,910	\$25,181	78.4	125.0	0.23	0.23	
010-G27-000-097-00	3158 YORKSHIRE DR	12/02/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,300	35.76	\$174,588	\$65,879	\$35,467	110.5	120.0	0.32	0.32	
010-K05-000-005-00	3468 ADA DR	10/25/23	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$44,900	36.53	\$99,558	\$50,735	\$27,393	85.3	181.3	0.31	0.31	
010-K05-000-018-00	3421 ADA DR	05/20/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,750	40.65	\$112,611	\$29,763	\$27,374	85.3	181.0	0.31	0.31	
010-L05-000-003-00	3366 L AND L CT	07/15/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$33,550	38.79	\$81,042	\$28,160	\$22,702	70.7	100.0	0.19	0.19	
010-L20-002-014-00	300 N WOODBRIDGE AVE	10/27/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,550	45.24	\$133,911	\$18,218	\$27,129	84.5	100.0	0.23	0.23	
010-L20-002-018-00	310 N WOODBRIDGE AVE	06/23/22	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$28,950	43.86	\$71,824	\$7,741	\$13,565	42.3	100.0	0.12	0.12	
010-L20-003-012-00	303 N WOODBRIDGE AVE	04/20/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$54,150	39.24	\$123,869	\$27,294	\$13,163	41.0	94.2	0.11	0.11	
010-L20-005-016-00	108 N WOODBRIDGE AVE	06/02/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,250	40.29	\$80,694	\$18,413	\$14,107	43.9	100.0	0.12	0.12	
010-L25-000-004-00	4548 E LEWIS DR	07/20/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$63,750	34.48	\$138,368	\$77,373	\$30,841	96.1	120.0	0.28	0.28	
010-M05-001-001-00	1227 N ERIE ST	04/08/22	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$42,800	51.26	\$102,050	\$3,739	\$22,289	69.4	120.0	0.21	0.21	
010-M05-001-007-00	1215 N ERIE ST	04/18/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$34,950	33.29	\$84,228	\$43,061	\$22,289	69.4	120.0	0.21	0.21	
010-P15-009-003-00	304 S WOODBRIDGE AVE	08/17/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$52,150	35.99	\$123,493	\$42,297	\$20,890	65.1	95.0	0.17	0.17	
010-W15-007-003-00	508 S WOODBRIDGE AVE	04/28/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,700	46.27	\$85,412	\$3,866	\$14,278	44.5	110.0	0.13	0.13	
010-W15-007-011-00	503 S WESTLAWN AVE	02/16/23	\$114,500	WD	03-ARM'S LENGTH	\$114,500	\$48,150	42.05	\$113,658	\$20,214	\$19,372	60.4	90.0	0.16	0.16	
010-W15-010-006-00	502 S WESTLAWN AVE	11/07/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$34,800	32.83	\$76,834	\$49,586	\$20,420	63.6	100.0	0.17	0.17	
010-W15-011-001-00	510 GIES ST	02/23/23	\$62,900	WD	03-ARM'S LENGTH	\$62,900	\$31,450	50.00	\$75,513	\$6,250	\$18,863	58.8	100.0	0.16	0.16	
Totals:			\$6,698,900			\$6,698,900	\$2,690,200		\$6,287,949	\$1,701,069	\$1,290,118	4,139.5		14.69	15.02	
								Sale. Ratio =>	40.16			Average				
								Std. Dev. =>	6.67			per FF=>	\$411	Average per Net Acre=>		115,837.18

USED \$411 Per FF