

2026 Land 410 R CURB C&B AND 415 R CURB B&A 04-01-2023 TO 03-31-2025

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
010-018-200-030-00	4015 RICHLYN CT	12/21/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,850	42.33	\$175,841	\$36,101	\$46,942	82.4	88.2	0.20	0.20	\$438	\$178,718	\$4.10	100.00	410
010-B05-000-001-00	3455 WIN-KAE PL	09/12/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$146,250	38.50	\$319,692	\$115,945	\$55,737	97.8	99.6	0.27	0.27	\$1,186	\$423,157	\$9.71	120.02	415
010-B05-000-008-00	3404 WIN-KAE PL	09/27/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$182,200	46.72	\$384,805	\$91,888	\$86,693	152.1	135.0	0.52	0.60	\$604	\$176,031	\$4.04	96.48	415
010-G10-000-003-00	3469 GOLFVIEW DR	11/30/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,750	38.95	\$206,187	\$57,805	\$48,992	86.0	100.0	0.23	0.23	\$673	\$256,911	\$5.90	98.00	410
010-G10-000-009-00	3415 GOLFVIEW DR	10/02/23	\$190,400	WD	03-ARM'S LENGTH	\$190,400	\$72,650	38.16	\$178,005	\$65,736	\$53,341	93.6	133.5	0.31	0.31	\$702	\$212,738	\$4.88	75.52	410
010-G30-000-034-00	4526 GREENFIELD DR	06/09/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$95,700	51.18	\$238,259	\$26,935	\$78,194	137.2	154.1	0.45	0.45	\$196	\$60,392	\$1.39	126.00	410
010-H05-000-002-00	3494 HIGHLAND DR	09/09/24	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$123,400	31.65	\$258,642	\$197,496	\$66,238	116.2	148.0	0.40	0.40	\$1,700	\$497,471	\$11.42	116.99	415
010-H05-000-018-00	3483 HIGHLAND DR	02/11/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$181,800	86.57	\$370,998	(\$103,691)	\$57,307	100.5	168.0	0.37	0.37	(\$1,031)	(\$283,309)	(\$6.50)	95.00	415
010-L27-000-002-00	4190 S PAUL CIRCLE	01/03/25	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$127,550	38.42	\$272,215	\$100,731	\$40,946	71.8	125.3	0.21	0.21	\$1,402	\$479,671	\$11.01	73.27	410
010-L27-000-014-00	4120 S PAUL CIRCLE	04/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$110,100	36.70	\$271,359	\$81,703	\$53,062	93.1	150.0	0.33	0.33	\$878	\$249,856	\$5.74	70.00	410
010-L27-000-026-00	4167 S PAUL CIRCLE	09/18/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$140,200	45.82	\$338,677	\$15,608	\$48,285	84.7	179.9	0.30	0.30	\$184	\$52,552	\$1.21	72.00	410
010-L27-000-029-00	4185 S PAUL CIRCLE	11/21/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,250	30.87	\$238,688	\$122,537	\$46,225	81.1	173.7	0.28	0.28	\$1,511	\$437,632	\$10.05	70.16	410
010-L28-000-046-00	4141 N PAUL CIRCLE	02/08/24	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$125,500	38.15	\$304,789	\$69,785	\$45,574	80.0	126.0	0.25	0.25	\$873	\$279,140	\$6.41	70.72	410
010-L30-000-061-00	4484 LINDEN PARK DR	10/16/23	\$203,150	WD	03-ARM'S LENGTH	\$203,150	\$81,250	40.00	\$203,524	\$49,618	\$49,992	87.7	100.0	0.23	0.23	\$566	\$215,730	\$4.95	100.00	410
010-L30-000-065-00	4471 LINDEN PARK DR	11/27/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,300	46.05	\$220,580	\$53,726	\$54,306	95.3	118.0	0.27	0.27	\$564	\$198,251	\$4.55	100.00	410
010-L30-000-074-00	3080 OAKWOOD CT	03/08/24	\$374,500	WD	03-ARM'S LENGTH	\$374,500	\$195,700	52.26	\$495,459	(\$50,265)	\$70,694	124.0	147.0	0.40	0.40	(\$405)	(\$125,349)	(\$2.88)	112.45	410
010-M10-000-004-00	3035 CRESTWOOD CT	04/14/23	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$108,900	48.94	\$266,620	\$4,080	\$48,200	84.6	103.0	0.23	0.23	\$48	\$18,133	\$0.42	95.00	410
010-M10-000-011-00	3080 CRESTWOOD CT	09/19/24	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$143,350	48.35	\$313,797	\$74,290	\$91,587	232.9	198.6	1.35	1.35	\$319	\$55,030	\$1.26	72.40	410
010-N05-000-012-00	4643 NICCOLET PL	08/12/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$185,900	57.20	\$385,555	\$41,632	\$185,900	203.5	65.5	0.71	0.71	\$205	\$58,554	\$1.34	394.85	415
010-N10-000-018-00	3052 MELROSE DR	04/05/24	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$136,600	51.16	\$306,285	\$15,319	\$54,604	95.8	140.5	0.31	0.31	\$160	\$49,737	\$1.14	85.72	410
010-N10-000-022-00	3086 KIRKWOOD PL	05/23/23	\$261,700	WD	03-ARM'S LENGTH	\$261,700	\$102,350	39.11	\$252,452	\$75,050	\$65,802	115.4	131.0	0.35	0.35	\$650	\$216,908	\$4.98	115.00	410
010-N11-000-060-00	3024 N GLENWAY DR	08/25/23	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$94,750	35.77	\$239,163	\$79,887	\$54,150	95.0	130.0	0.28	0.28	\$841	\$281,292	\$6.46	95.00	410
010-N11-000-078-00	3025 S GLENWAY DR	09/01/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$104,050	41.64	\$255,365	\$57,235	\$62,700	110.0	130.0	0.33	0.33	\$520	\$174,497	\$4.01	110.00	410
010-N12-000-113-00	4079 DOVER LN	08/15/24	\$262,900	WD	03-ARM'S LENGTH	\$262,900	\$115,200	43.82	\$247,397	\$71,342	\$55,839	98.0	124.8	0.29	0.29	\$728	\$249,448	\$5.73	100.00	410
010-N12-000-121-00	3114 SHANNON LN	07/31/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$127,150	42.81	\$278,094	\$88,106	\$69,200	121.4	105.6	0.32	0.32	\$726	\$274,474	\$6.30	139.17	410
010-S16-000-035-00	3959 MAYWOOD DR	05/17/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,050	40.03	\$161,062	\$73,528	\$49,590	87.0	130.0	0.26	0.26	\$845	\$282,800	\$6.49	87.00	410
010-S20-000-103-00	3914 MAYWOOD DR	02/27/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$87,650	45.65	\$215,072	\$22,528	\$45,600	80.0	130.0	0.24	0.24	\$282	\$94,259	\$2.16	80.00	410
010-S21-000-127-00	3902 SEQUIN DR	08/30/24	\$240,000	SD	03-ARM'S LENGTH	\$240,000	\$82,450	34.35	\$177,659	\$107,941	\$82,450	80.0	130.0	0.24	0.24	\$1,349	\$451,636	\$10.37	80.00	410
010-S22-000-146-00	3381 ANNA DR	06/29/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$76,700	35.35	\$190,344	\$78,454	\$51,798	90.9	136.8	0.31	0.31	\$863	\$253,077	\$5.81	68.41	410
010-S22-000-153-00	3937 CASTLE DR	12/27/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$83,150	32.61	\$180,959	\$120,971	\$46,930	82.3	133.0	0.25	0.25	\$1,469	\$485,827	\$11.15	81.40	410
010-S28-000-013-00	3067 KINDLEWOOD LN	10/22/24	\$228,330	WD	03-ARM'S LENGTH	\$228,330	\$110,450	48.37	\$225,270	\$54,946	\$51,886	91.0	132.2	0.29	0.30	\$604	\$189,469	\$4.35	95.44	415
010-S40-000-024-00	4692 RICHARDSON DR	11/05/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,050	37.23	\$181,345	\$75,410	\$41,755	73.3	109.0	0.20	0.20	\$1,029	\$377,050	\$8.66	80.00	410
010-S40-000-030-00	3109 E MIDLAND RD	04/19/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$75,250	50.20	\$169,925	\$35,247	\$55,272	102.1	114.0	0.29	0.29	\$345	\$123,674	\$2.84	109.00	410
010-W03-000-013-00	3575 MEADOWOOD CT	06/22/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$36,600	93.85	\$108,861	\$39,000	\$107,221	188.1	285.0	1.06	1.05	\$207	\$36,932	\$0.85	89.70	415
010-W05-000-012-00	3967 PEPPERMILL LN	06/21/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$156,700	39.18	\$365,824	\$99,469	\$65,393	114.7	134.0	0.35	0.35	\$867	\$285,830	\$6.56	113.00	410
010-W10-000-028-00	3317 CATALINA DR	10/16/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$73,650	46.03	\$160,509	\$44,407	\$44,916	78.8	129.9	0.24	0.24	\$564	\$188,966	\$4.34	78.83	410
010-W10-000-042-00	3359 GLENDORA DR	10/11/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$72,850	53.96	\$159,404	\$23,422	\$47,826	83.9	143.0	0.26	0.26	\$279	\$89,057	\$2.04	80.00	410
010-W11-000-075-00	4426 DARLA DR	02/21/25	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$87,300	34.93	\$195,147	\$97,993	\$43,240	75.9	133.0	0.23	0.23	\$1,292	\$427,917	\$9.82	75.00	410
010-W20-000-001-00	4740 MORNINGSIDE DR	12/06/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$91,400	36.57	\$224,317	\$82,876	\$57,293	105.8	132.0	0.32	0.32	\$783	\$260,616	\$5.98	105.00	410
010-W20-000-004-00	4712 MORNINGSIDE DR	03/15/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$91,300	40.58	\$223,624	\$58,813	\$57,437	100.8	132.0	0.30	0.30	\$584	\$194,102	\$4.46	100.00	410
010-W20-000-021-00	4711 MORNINGSIDE DR	10/28/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,900	50.41	\$239,124	\$35,441	\$54,565	100.8	132.0	0.30	0.30	\$352	\$116,967	\$2.69	100.00	410

Totals:			\$10,315,180			\$10,315,180	\$4,443,150		\$10,200,894	\$2,489,045	\$2,373,119	4,275.3		14.29	14.36		Average		Average		Average	
								Sale. Ratio =>	43.07		Average		Average		Average		per FF=>	\$582	per Net Acre=>	174,144.34	per SqFt=>	\$4.00
								Std. Dev. =>	12.32													

Used \$582 per FF