

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-02-153-001	6612 WABASH	06/16/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$196,630	45.20
88-20-02-153-010	1269 ALAMEDA	01/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$199,890	48.75
88-20-02-153-014	1289 ALAMEDA	07/01/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$201,750	49.81
88-20-02-153-016	1301 ALAMEDA	10/26/21	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$216,450	52.81
88-20-02-153-023	1311 ALAMEDA	01/07/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$202,610	48.82
88-20-02-153-025	1319 ALAMEDA	01/17/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$196,590	47.37
88-20-02-153-029	1334 ALAMEDA	06/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$215,860	46.93
88-20-02-153-036	1290 ALAMEDA	07/15/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$203,520	45.73
88-20-02-153-038	1262 ALAMEDA	11/05/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$236,940	52.65
88-20-02-153-054	1402 ALAMEDA	06/16/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$218,140	48.48
88-20-02-153-062	1362 ALAMEDA	05/25/22	\$458,435	WD	03-ARM'S LENGTH	\$458,435	\$203,760	44.45
88-20-02-153-065	1374 ALAMEDA	06/18/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$203,760	44.30
88-20-02-153-068	1350 ALAMEDA	04/01/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$207,700	47.20
88-20-02-153-075	1367 ALAMEDA	10/12/21	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$217,760	47.44
88-20-02-153-084	1344 HOLLINS HALL	10/21/22	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$218,870	40.61
Totals:			\$6,651,335			\$6,651,335	\$3,140,230	
Sale. Ratio =>								47.21
Std. Dev. =>								3.16

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$393,257	\$144,258	\$102,515	1.0	1.0	0.00	0.00	\$144,258	#DIV/0!	#DIV/0!
\$399,781	\$112,734	\$102,515	1.0	1.0	0.00	0.00	\$112,734	#DIV/0!	#DIV/0!
\$403,497	\$104,018	\$102,515	1.0	1.0	0.00	0.00	\$104,018	#DIV/0!	#DIV/0!
\$432,905	\$79,510	\$102,515	1.0	1.0	0.00	0.00	\$79,510	#DIV/0!	#DIV/0!
\$405,228	\$112,287	\$102,515	1.0	1.0	0.00	0.00	\$112,287	#DIV/0!	#DIV/0!
\$393,170	\$124,345	\$102,515	1.0	1.0	0.00	0.00	\$124,345	#DIV/0!	#DIV/0!
\$431,717	\$130,798	\$102,515	1.0	1.0	0.00	0.00	\$130,798	#DIV/0!	#DIV/0!
\$407,036	\$140,479	\$102,515	1.0	1.0	0.00	0.00	\$140,479	#DIV/0!	#DIV/0!
\$473,873	\$78,642	\$102,515	1.0	1.0	0.00	0.00	\$78,642	#DIV/0!	#DIV/0!
\$436,279	\$116,236	\$102,515	1.0	1.0	0.00	0.00	\$116,236	#DIV/0!	#DIV/0!
\$407,523	\$153,427	\$102,515	1.0	1.0	0.00	0.00	\$153,427	#DIV/0!	#DIV/0!
\$407,523	\$154,992	\$102,515	1.0	1.0	0.00	0.00	\$154,992	#DIV/0!	#DIV/0!
\$415,407	\$127,108	\$102,515	1.0	1.0	0.00	0.00	\$127,108	#DIV/0!	#DIV/0!
\$435,521	\$125,994	\$102,515	1.0	1.0	0.00	0.00	\$125,994	#DIV/0!	#DIV/0!
\$437,730	\$203,785	\$102,515	1.0	1.0	100.00	0.00	\$203,785	\$2,038	\$0.05
\$6,280,447	\$1,908,613	\$1,537,725	15.0		100.00	0.00			
	Average				Average			Average	
	per FF=>		\$127,241		per Net Acre=>	19,086.13		per SqFt=>	\$0.44

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
1.00	C0202	57886/062		VILLAS OF NORTHWYCK	0	1	8/11/2004		407
1.00	C0202	57461/697		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	56523/019		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	57408/624		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	57390/755		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	58384/409		VILLAS OF NORTHWYCK	0	1	5/3/2023		407
1.00	C0202	56796/128		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	57967/426		VILLAS OF NORTHWYCK	0	1	11/2/2022		407
1.00	C0202	57134/165		VILLAS OF NORTHWYCK	0	1	4/14/2022		407
1.00	C0202	56481/736		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	57840/513		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	56436/174		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202	56045/848		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407
1.00	C0202			VILLAS OF NORTHWYCK	0	1	6/6/2022		407
1.00	C0202	58221/092		VILLAS OF NORTHWYCK	0	1	NOT INSPECTED		407

Rate Group 1	Rate Group 2	Rate Group 3