

2025 Land Value Analysis C0202 Villas of Northwyck

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	\$210,840	48.47
88-20-02-153-017	1305 ALAMEDA	10/02/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$212,460	45.69
88-20-02-153-020	1325 HOLLINS HALL	07/31/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$217,100	53.60
88-20-02-153-025	1319 ALAMEDA	01/17/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$210,810	50.80
88-20-02-153-036	1290 ALAMEDA	07/15/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$217,820	48.95
88-20-02-153-042	1337 HOLLINS HALL	11/07/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$222,820	46.42
88-20-02-153-044	1345 HOLLINS HALL	08/07/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$216,070	46.97
88-20-02-153-051	1381 HOLLINS HALL	06/27/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$237,530	47.04
88-20-02-153-062	1362 ALAMEDA	05/25/22	\$458,435	WD	03-ARM'S LENGTH	\$458,435	\$218,080	47.57
88-20-02-153-066	1342 ALAMEDA	05/08/23	\$469,900	WD	03-ARM'S LENGTH	\$469,900	\$232,060	49.38
88-20-02-153-084	1344 HOLLINS HALL	10/21/22	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$233,390	43.30
Totals:			\$5,077,335			\$5,077,335	\$2,428,980	
							Sale. Ratio =>	47.84
							Std. Dev. =>	2.73

Cur. Appraisal	Land Residual	Est. Land Value	Site	Dollars/Site	Liber/Page	Land Table	Class	Rate Group 1
\$421,676	\$140,565	\$127,241	1.0	\$140,565	57886/062	VILLAS OF NORTHWYCK	407	SITE VALUE
\$424,922	\$167,319	\$127,241	1.0	\$167,319	58929/504	VILLAS OF NORTHWYCK	407	SITE VALUE
\$434,205	\$98,036	\$127,241	1.0	\$98,036	58839/342	VILLAS OF NORTHWYCK	407	SITE VALUE
\$421,629	\$120,612	\$127,241	1.0	\$120,612	58384/409	VILLAS OF NORTHWYCK	407	SITE VALUE
\$435,640	\$136,601	\$127,241	1.0	\$136,601	57967/426	VILLAS OF NORTHWYCK	407	SITE VALUE
\$445,637	\$161,604	\$127,241	1.0	\$161,604	59005/555	VILLAS OF NORTHWYCK	407	SITE VALUE
\$432,136	\$155,105	\$127,241	1.0	\$155,105	58803/346	VILLAS OF NORTHWYCK	407	SITE VALUE
\$475,061	\$157,180	\$127,241	1.0	\$157,180	58739/727	VILLAS OF NORTHWYCK	407	SITE VALUE
\$436,163	\$149,513	\$127,241	1.0	\$149,513	57840/513	VILLAS OF NORTHWYCK	407	SITE VALUE
\$464,113	\$133,028	\$127,241	1.0	\$133,028	58595/311	VILLAS OF NORTHWYCK	407	SITE VALUE
\$466,777	\$199,464	\$127,241	1.0	\$199,464	58221/092	VILLAS OF NORTHWYCK	407	SITE VALUE
\$4,857,959	\$1,619,027	\$1,399,651	11.0					
		Average						
		per Site=>		\$147,184				