

2024 Rural Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	\$ Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	ECF Area
12-010-002-10	10981 N BEGOLE RD	11/12/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,100	56.84	\$182,525	\$40,054	\$114,946	\$181,031	0.635	4004
12-010-018-09	10541 N GRAFTON RD	01/20/22	\$244,160	WD	03-ARM'S LENGTH	\$244,160	\$98,800	40.47	\$197,685	\$55,873	\$188,287	\$173,789	1.083	4004
12-010-021-01	2150 W JEFFERSON RD	05/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,800	42.80	\$86,638	\$11,723	\$88,277	\$91,808	0.962	4004
12-010-028-10	10221 N BEGOLE RD	09/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,800	55.03	\$179,530	\$45,364	\$119,636	\$170,478	0.702	4004
12-014-007-30	1863 W JEFFERSON RD	11/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,700	31.94	\$117,708	\$9,032	\$155,968	\$133,181	1.171	4004
12-014-007-95	1893 W JEFFERSON RD	04/12/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,600	59.60	\$119,118	\$10,987	\$89,013	\$137,396	0.648	4004
12-018-006-25	9120 N RICH RD	04/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,500	47.50	\$56,953	\$44,735	\$15,265	\$23,587	0.647	4004
12-020-003-00	8949 N LUCE RD	02/15/22	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$94,600	38.93	\$198,396	\$45,505	\$197,495	\$187,366	1.054	4004
12-022-013-00	8105 N GRAFTON RD	08/05/22	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$64,300	29.91	\$143,895	\$28,868	\$186,132	\$140,964	1.320	4004
12-022-014-00	8199 N GRAFTON RD	05/17/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$50,000	32.68	\$98,807	\$12,498	\$140,502	\$109,668	1.281	4004
12-023-027-00	1878 W MONROE RD	12/14/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$53,100	55.89	\$112,273	\$14,861	\$80,139	\$119,377	0.671	4004
12-023-032-01	1636 W MONROE RD	06/04/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,600	44.38	\$92,116	\$19,462	\$85,538	\$92,318	0.927	4004
12-024-017-00	210 OLNEY	09/22/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$31,600	59.62	\$62,143	\$13,029	\$39,971	\$62,407	0.640	4004
12-024-042-00	761 W MADISON RD	04/19/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$70,800	38.06	\$138,725	\$65,056	\$120,944	\$142,218	0.850	4004
12-024-051-00	758 W MONROE RD	09/10/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$31,300	46.03	\$61,378	\$5,290	\$62,710	\$71,268	0.880	4004
12-029-006-00	7549 N LUCE RD	08/31/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$126,208	\$24,149	\$145,851	\$129,681	1.125	4004
12-030-006-01	5625 W MONROE RD	09/07/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$145,000	36.34	\$323,870	\$89,361	\$309,639	\$286,296	1.082	4004
12-033-013-01	6747 N SMITH RD	04/29/22	\$118,750	WD	03-ARM'S LENGTH	\$118,750	\$67,000	56.42	\$135,554	\$23,032	\$95,718	\$137,895	0.694	4004
12-036-025-00	285 W HOFFMAN RD	06/03/22	\$69,200	PTA	03-ARM'S LENGTH	\$69,200	\$49,100	70.95	\$99,621	\$4,426	\$64,774	\$116,661	0.555	4004
12-080-002-01	718 N EDEN ST	05/07/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$36,100	68.11	\$83,490	\$21,360	\$31,640	\$76,140	0.416	4004
12-090-005-00	1190 CHEESMAN RD	10/06/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$56,200	35.57	\$125,453	\$18,537	\$139,463	\$131,025	1.064	4004
Totals:			\$3,075,110			\$3,075,110	\$1,321,000		\$2,742,086		\$2,471,908	\$2,714,554		
								Sale. Ratio =>	42.96			E.C.F. =>	0.911	0.256105102
								Std. Dev. =>	12.12			Ave. E.C.F.	0.877	#REF!

USED .911 FOR 2024

ORCHARD HILLS & LAKESIDE ESTATES 2024 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style	Land Table
12-021-101-00	3315 KALI LANE	12/19/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$147,600	\$48,909	\$236,091	\$314,155	0.752	4100	36.3085	2 STORY	LAKESIDE ESTATE CONDOMINIUM
12-050-007-00	132 FOX DR	12/17/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$74,600	\$17,359	\$192,641	\$174,307	1.105	4020	0.9411	RANCH	ORCHARD HILLS
12-050-025-00	224 WILSON PL	07/01/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,800	\$27,760	\$197,240	\$128,473	1.535	4020	42.0670	RANCH	ORCHARD HILLS
12-050-035-00	308 WILSON DR	02/10/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$62,200	\$16,732	\$167,268	\$138,192	1.210	4020	9.5805	RANCH	ORCHARD HILLS
12-060-003-00	108 DAVIS ST	02/23/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,400	\$20,880	\$114,120	\$94,879	1.203	4020	8.8200	1 1/2 STORY	ORCHARD HILLS
12-060-007-00	126 WILSON DR	04/28/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$55,400	\$15,000	\$123,000	\$109,831	1.120	4020	0.5302	1 1/2 STORY	ORCHARD HILLS
12-060-010-00	129 DAVIS ST	01/24/22	\$126,250	WD	03-ARM'S LENGTH	\$126,250	\$45,100	\$21,197	\$105,053	\$91,299	1.151	4020	3.6056	1 1/2 STORY	ORCHARD HILLS
12-060-012-00	123 DAVIS ST	04/27/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$43,700	\$19,525	\$71,475	\$84,982	0.841	4020	27.3538	1 1/2 STORY	ORCHARD HILLS
		Totals:	\$1,394,250			\$1,394,250	\$544,800		\$1,206,888	\$1,136,118			5.2305		
							Sale. Ratio =>			E.C.F. =>	1.062	0.239639965			
							Std. Dev. =>			Ave. E.C.F. =>	1.115	16.1508	Coefficient of Var=>	14.49030256	

USED 1.115 FOR 2024 ECF

2024 COMMERCIAL-INDUSTRIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Property Class	
12-028-003-00	3159 W MONROE RD	02/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	43.18	\$112,881	\$59,205	\$50,795	\$118,752	0.428	4,560	\$11.14	\$14,150	201	
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	73.25	\$157,400	\$121,119	\$38,881	\$80,268	0.484	15,100	\$2.57	\$110,760	201	
51-031-265-00	306 N STATE	03/15/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$20,600	31.69	\$58,904	\$1,933	\$63,067	\$126,042	0.500	1,382	\$45.63	\$1,535	201	
51-031-271-00	322 N STATE	06/14/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,500	50.00	\$65,760	\$3,500	\$71,500	\$137,743	0.519	3,228	\$22.15	\$2,349	201	
12-036-013-00	N JEROME (6000) RD	12/09/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$33,500	14.89	\$207,921	\$110,760	\$114,240	\$214,958	0.531	2,560	\$44.63	\$110,760	201	
51-031-028-00	200 W CENTER	06/30/21	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$40,400	40.00	\$83,985	\$13,646	\$87,354	\$155,617	0.561	3,128	\$27.93	\$10,556	201	
53-860-010-00	301 WOODSIDE	09/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$96,100	26.69	\$300,067	\$69,869	\$290,131	\$509,288	0.570	5,280	\$54.95	\$69,065	301	
12-027-009-00	7890 N ALGER RD	12/27/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$82,200	56.69	\$116,973	\$33,424	\$111,576	\$184,843	0.604	2,874	\$38.82	\$6,792	201	
51-352-768-00	1951 MICHIGAN	01/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,000	25.88	\$63,416	\$13,950	\$71,050	\$109,438	0.649	1,736	\$40.93	\$9,028	201	
51-031-028-00	200 W CENTER	08/16/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$40,400	34.83	\$83,985	\$13,646	\$102,354	\$155,617	0.658	3,128	\$32.72	\$10,556	201	
Totals:			\$1,442,000			\$1,442,000	\$537,400		\$1,251,292		\$1,000,948	\$1,792,566			\$321.47			
								Sale. Ratio =>	37.27					E.C.F. => 0.558	Std. Deviation=>			
								Std. Dev. =>	16.98					Ave. E.C.F. => 0.550	Ave. Variance=>			

USED 0.558

2024 COMMERCIAL-INDUSTRIAL (ADDITIONAL ACREAGE) ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
12-021-019-10	3520 W MONROE RD	01/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,300	\$218,454	\$58,356	\$36,810	1.88	1.88	\$31,040
12-022-029-01	W MONROE/N BEGOLE R	08/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,800	\$29,512	\$20,000	\$29,512	2.38	2.38	\$8,403
12-026-002-00	1985 W MONROE RD	12/21/21	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$330,400	\$676,364	\$410,786	\$555,150	16.80	16.80	\$24,452
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	\$244,427	\$93,183	\$177,610	5.00	5.00	\$18,637
12-033-007-10	6767 N SMITH RD	09/01/21	\$1,515,000	WD	03-ARM'S LENGTH	\$1,515,000	\$444,800	\$1,593,750	\$18,703	\$97,453	6.14	4.65	\$3,046
12-036-034-00	6453 N STATE RD	06/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$54,800	\$168,422	\$130,000	\$109,616	8.84	8.01	\$14,706
12-036-037-00	6453 N STATE	06/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$54,800	\$109,616	\$130,000	\$109,616	8.84	0.83	\$14,706
Totals:			\$2,727,000			\$2,727,000	\$1,089,100	\$3,040,545	\$861,028	\$1,115,767	49.88	39.55	
										Average	Average	Average	
										per FF=>	per Net Acre=>	17,261.99	per SqFt=>

USED 17,263 PER ACRE

2024 AG LAND ANALYSIS (SCRUB)

NBHD	Parcel Number	Sale Date	Sale Price	Unadjusted Price per	Total Acre	ROW	Drain	Residual Acre	Other Acre	Other Acre	Building Value	Scrub Acre	Residual Value	Adjusted Sale Price	Scrub Price Per Acre
	01-016-009-00	11/18/22	\$50,500	\$5,179	10.000	0.250	0.000	9.750	0.000	\$0	\$0	9.750	50,500	\$50,500	\$5,179
	04-006-002-45	5/15/23	\$52,900	\$5,290	10.000	0.000	0.000	10.000	0.000	\$0	\$0	10.000	52,900	\$52,900	\$5,290
	06-035-001-01	4/17/23	\$219,000	\$3,125	74.000	2.420	1.500	70.080	0.000	\$0	\$0	70.080	219,000	\$219,000	\$3,125
	10-019-012-00	6/16/21	\$120,000	\$4,898	25.000	0.500	0.000	24.500	0.000	\$0	\$0	24.500	120,000	\$120,000	\$4,898
	13-010-007-00	7/13/23	\$120,000	\$3,158	41.000	0.000	3.000	38.000	0.000	\$0	\$0	38.000	120,000	\$120,000	\$3,158
	13-018-012-02	5/6/21	\$72,500	\$2,838	28.550	0.000	3.000	25.550	0.000	\$0	\$0	25.550	72,500	\$72,500	\$2,838
	14-032-008-00	1/19/22	\$11,025	\$4,691	2.600	0.250	0.000	2.350	0.000	\$0	\$0	2.350	11,025	\$11,025	\$4,691
	14-034-001-10	4/6/21	\$100,000	\$3,306	30.500	0.250	0.000	30.250	0.000	\$0	\$0	30.250	100,000	\$100,000	\$3,306
												210.480		\$745,925	\$3,544
															Use \$3,500

2024 AG LAND ANALYSIS (TILLABLE)

Parcel Number	Sale Date	Sale Price	Unadjusted				Residual		% of Land Adjusted	Other Acre		Residual Value	Adjusted Sale Price	Tillable Price	
			Price per Acre	Total Acre	ROW	Drain	Acre	Wet Acre		Tillable Acre	Value			Per Acre	
01-018-007-01	7/15/22	\$325,000	\$6,435	52.505	2.000	0.000	50.505	0.000	10.69%	\$0	45.105	\$325,000	325,000	\$7,205	
01-018-007-01	7/15/22	\$325,000	\$6,435	52.505	2.000	0.000	50.505	0.000	10.69%	\$0	45.105	\$325,000	325,000	\$7,205	
03-008-008-01	7/12/21	\$205,000	\$5,563	38.850	2.000	0.000	36.85	0.000	0.00%	\$0	36.850	\$205,000	205,000	\$5,563	
09-017-001-20	10/13/21	\$200,000	\$3,263	65.690	2.600	1.800	61.29	0.000	0.00%	\$0	61.290	\$200,000	200,000	\$3,263	
09-019-003-20	2/25/22	\$148,000	\$4,634	35.000	1.260	1.800	31.94	0.000	0.00%	\$0	31.940	\$148,000	148,000	\$4,634	
13-018-003-10	1/31/22	\$185,000	\$5,197	37.000	1.400	0.000	35.600	0.000	0.00%	\$0	35.600	\$185,000	185,000	\$5,197	
14-004-010-41	2/22/22	\$80,000	\$4,706	18.000	1.000	0.000	17.000	0.000	15.29%	\$0	14.400	\$80,000	80,000	\$5,556	
			\$1,468				145.830				270.290		613,000	\$5,176	Used 5,130

2024 COMMERCIAL-INDUSTRIAL PRIME LAND ANALYSIS

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	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	
12-026-002-00	1985 W MONROE RD	12/21/21	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$330,400	62.11	\$676,364	\$410,786	\$555,150	16.80	16.80	\$24,452	2000	1095/1280	COMMERCIAL-PRIME	
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	73.25	\$244,427	\$93,183	\$177,610	5.00	5.00	\$18,637	2001	1106/127	COMMERCIAL-PRIME	
12-027-012-45	N ALGER (7000) RD	12/26/19	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$389,500	49.94	\$822,532	\$200,687	\$243,219	1.90	1.90	\$105,625	2001	1054/094	COMMERCIAL-PRIME	
12-027-012-60	7440 N ALGER RD	04/19/18	\$3,600,000	WD	03-ARM'S LENGTH	\$3,600,000	\$1,263,000	35.08	\$2,464,597	\$2,465,913	\$1,330,510	10.00	5.00	\$246,591	2001	1020/1055	COMMERCIAL-PRIME	
12-027-016-10	7642 N ALGER RD	07/03/19	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$318,800	45.54	\$639,075	\$231,178	\$170,253	1.33	1.33	\$173,818	2001	1044/804	COMMERCIAL-PRIME	
12-027-016-10	7642 N ALGER RD	08/11/21	\$858,757	CD	03-ARM'S LENGTH	\$858,757	\$306,800	35.73	\$639,075	\$389,935	\$170,253	1.33	1.33	\$293,184	2001	1087/542	COMMERCIAL-PRIME	
12-028-039-20	7455 N ALGER RD	10/10/18	\$923,076	WD	03-ARM'S LENGTH	\$923,076	\$217,600	23.57	\$426,716	\$693,495	\$197,135	1.54	1.54	\$450,321	2001	1033/44	COMMERCIAL-PRIME	
12-036-034-00	6453 N STATE RD	06/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$54,800	42.15	\$168,422	\$130,000	\$109,616	8.84	8.01	\$14,706	2001	2023R-1338	COMMERCIAL-PRIME	
12-036-037-00	6453 N STATE	06/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$54,800	42.15	\$109,616	\$130,000	\$109,616	8.84	0.83	\$14,706	2001	2023R-1338	COMMERCIAL-PRIME	
Totals:			\$7,813,833			\$7,813,833	\$3,052,900		\$6,190,824	\$4,745,177	\$3,063,362	55.58	41.74					
								Sale. Ratio =>	39.07			Average	Average			Average		
								Std. Dev. =>	14.89			per FF=>	per Net Acre=>	85,375.62			per SqFt=>	

2024 COMMERCIAL (NOT PRIME) LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	F Area	Liber/Page		
12-021-019-10	3520 W MONROE RD	01/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,300	\$218,454	\$58,356	\$36,810	1.88	1.88	\$31,040	2000	1097/54		
12-022-029-01	W MONROE/N BEGOLE RD	08/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,800	\$29,512	\$20,000	\$29,512	2.38	2.38	\$8,403	2000	1087/1151		
12-026-002-00	1985 W MONROE RD	12/21/21	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$330,400	\$676,364	\$410,786	\$555,150	16.80	16.80	\$24,452	2000	1095/1280		
12-027-004-00	7900 N ALGER RD	07/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,200	\$244,427	\$93,183	\$177,610	5.00	5.00	\$18,637	2001	1106/127		
12-027-016-10	7642 N ALGER RD	08/11/21	\$858,757	CD	03-ARM'S LENGTH	\$858,757	\$306,800	\$639,075	\$389,935	\$170,253	1.33	1.33	\$293,184	2001	1087/542		
12-028-003-00	3159 W MONROE RD	02/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,500	\$75,704	\$59,796	\$25,500	0.50	0.50	\$119,592	2000	1099/123		
12-033-007-10	6767 N SMITH RD	09/01/21	\$1,515,000	WD	03-ARM'S LENGTH	\$1,515,000	\$444,800	\$1,593,750	\$18,703	\$97,453	6.14	4.65	\$3,046	2000	1090/133		
12-036-034-00	6453 N STATE RD	06/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$54,800	\$168,422	\$130,000	\$109,616	8.84	8.84	\$14,706	2001	2023R-1338		
Totals:			\$3,565,757			\$3,565,757	\$1,388,600	\$3,645,708	\$1,180,759	\$1,201,904	42.87	41.38					
							Sale. Ratio =>			Average	Average		Average				
							Std. Dev. =>			per FF=>		per Net Acre=>		27,542.78 per SqFt=>			

USED 27,543 PER ACRE

2024 RURAL RESIDENTIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	ECF Area	Liber/Page
12-004-016-00	11255 N ALGER RD	12/09/21	\$199,100	WD	03-ARM'S LENGTH	\$199,100	\$59,700	29.98	\$119,420	15.00	15.00	4004	1095/589
12-008-003-20	4823 W ADAMS RD	05/21/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$46,400	35.72	\$52,950	2.19	2.19	4004	1082/1095
12-010-002-10	10981 N BEGOLE RD	11/12/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$88,100	56.84	(\$9,526)	3.00	3.00	4004	PTA
12-010-018-09	10541 N GRAFTON RD	01/20/22	\$244,160	WD	03-ARM'S LENGTH	\$244,160	\$98,800	40.47	\$85,011	6.52	6.52	4004	1097/158
12-010-021-01	2150 W JEFFERSON RD	05/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$42,800	42.80	\$23,394	1.00	1.00	4004	1103/1340
12-010-028-10	10221 N BEGOLE RD	09/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$90,800	55.03	\$9,449	4.84	4.84	4004	1090/391
12-014-007-30	1863 W JEFFERSON RD	11/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,700	31.94	\$56,324	1.00	1.00	4004	1112/1286
12-018-006-25	9120 N RICH RD	04/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,500	47.50	\$42,796	10.00	10.00	4004	1078/391
12-020-003-00	8949 N LUCE RD	02/15/22	\$243,000	PTA	03-ARM'S LENGTH	\$243,000	\$94,600	38.93	\$69,942	2.71	0.99	4004	1098/822
12-023-021-00	1886 W MONROE RD	05/06/21	\$77,250	WD	03-ARM'S LENGTH	\$77,250	\$37,400	48.41	\$16,368	1.11	1.11	4004	1081/753
12-023-032-01	1636 W MONROE RD	06/04/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,600	44.38	\$32,346	3.45	3.45	4004	1082/570
12-024-001-02	W MADISON (0000) RD	03/04/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,100	26.00	\$35,000	3.34	3.34	4004	1099/1108
12-024-013-01	883 BERIA ST	12/22/22	\$111,100	WD	03-ARM'S LENGTH	\$111,100	\$31,800	28.62	\$52,269	1.05	1.85	4004	1114/112
12-024-017-00	210 OLNEY	09/22/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$31,600	59.62	\$2,896	1.18	1.18	4004	1089/708
12-024-042-00	761 W MADISON RD	04/19/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$70,800	38.06	\$62,674	2.20	2.20	4004	PTA
12-024-045-00	723 W MADISON RD	09/21/21	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$27,200	36.51	\$32,771	1.35	1.35	4004	1089/885
12-024-051-00	758 W MONROE RD	09/10/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$31,300	46.03	\$11,912	0.46	0.46	4004	1089/803
12-028-023-11	7975 N SMITH	08/18/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,700	67.00	\$10,000	2.32	2.32	4004	1108/452
12-029-006-00	7549 N LUCE RD	08/31/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,000	37.65	\$56,104	1.25	1.25	4004	1088/266
12-029-036-00	7473 N LUCE RD	03/11/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,400	40.38	\$24,774	0.86	0.86	4004	1100/194
12-030-006-01	5625 W MONROE RD	09/07/22	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$145,000	36.34	\$114,445	10.01	10.01	4004	1109/199
12-033-011-20	6529 N SMITH RD	10/06/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,400	49.33	\$15,000	2.02	2.02	4004	1091/399
12-033-013-01	6747 N SMITH RD	04/29/22	\$118,750	WD	03-ARM'S LENGTH	\$118,750	\$67,000	56.42	\$6,228	5.00	5.00	4004	1102/691
12-036-033-00	255 W HOFFMAN RD	01/27/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$22,600	30.13	\$35,582	0.99	0.99	4004	1115/329
12-090-005-00	1190 CHEESMAN RD	10/06/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$56,200	35.57	\$42,579	1.00	1.00	4004	1110/1085
Totals:			\$3,221,760			\$3,221,760	\$1,299,500		\$1,000,708	83.85	82.93		
								Sale. Ratio =>	40.34	Average			
								Std. Dev. =>	10.59	per Net Acre=> 11,934.36			

2024 LAKESIDE ESTATES LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	ECF Area	Liber/Page	Land Table	
12-021-101-00	3315 KALI LANE	12/19/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$147,600	51.79	\$35,000	1.00	1.00	4100	1113/1379	LAKESIDE ESTATE CONDOMINIUM	
12-021-105-00	KALI LANE	03/28/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$17,500	53.85	\$32,500	1.00	1.00	4100	1100/841	LAKESIDE ESTATE CONDOMINIUM	
12-021-106-00	KALI LANE	03/28/22	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$17,500	53.85	\$32,500	1.00	1.00	4100	1100/839	LAKESIDE ESTATE CONDOMINIUM	
12-021-111-00	3596 KALI LANE	06/22/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$0		\$35,000	1.00	1.00	4100	1106/851	LAKESIDE ESTATE CONDOMINIUM	
Totals:			\$350,000			\$350,000	\$182,600		\$135,000	4.00	4.00				
								Sale. Ratio =>	52.17	Average					
								Std. Dev. =>	1.19	per Net Acre=> 33,750.00					

2024 ORCHARD HILLS LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	ECF Area	Liber/Page	Land Table	
12-050-035-00	308 WILSON DR	02/10/23	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$62,200	33.80	\$26,940	1.00	1.00	4020	1116-1260	ORCHARD HILLS	
12-060-003-00	108 DAVIS ST	02/23/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,400	34.37	\$45,247	1.00	1.00	4020	1099/530	ORCHARD HILLS	
12-060-007-00	126 WILSON DR	04/28/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$55,400	40.14	\$40,909	2.00	2.00	4020	1102/1442	ORCHARD HILLS	
12-060-010-00	129 DAVIS ST	01/24/22	\$126,250	WD	03-ARM'S LENGTH	\$126,250	\$45,100	35.72	\$39,345	1.00	1.00	4020	1097/226	ORCHARD HILLS	
12-060-012-00	123 DAVIS ST	04/27/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$43,700	48.02	\$19,594	1.00	1.00	4020	PTA	ORCHARD HILLS	
Totals:			\$674,250			\$674,250	\$252,800		\$172,035	6.00	6.00				
								Sale. Ratio =>	37.49	Average					
								Std. Dev. =>	5.92	per Net Acre=> 28,672.50					