

2024 LAND RURAL RES

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
22-0008-0034-00-0	09/22/21	\$100,000	\$33,300	33.30	\$92,400	\$18,820	\$11,220	0.51	0.51	\$36,902	
22-0008-0026-02-3	05/09/22	\$70,000	\$27,800	39.71	\$70,355	\$8,995	\$9,350	0.52	0.52	\$17,298	
22-0005-0013-06-0	11/15/22	\$82,300	\$28,400	34.51	\$63,615	\$28,277	\$9,592	0.55	0.55	\$51,413	
22-0011-0015-03-0	05/14/21	\$6,000	\$5,600	93.33	\$13,728	\$6,000	\$13,728	0.77	0.77	\$7,792	
22-0005-0004-08-0	07/22/22	\$150,000	\$0	0.00	\$153,094	\$14,418	\$17,512	0.94	0.94	\$15,338	
22-0017-0023-01-5	06/01/21	\$78,000	\$19,300	24.74	\$51,498	\$45,840	\$19,338	1.00	1.00	\$45,840	
						\$122,350		4.29		\$28,520	1 ACRE RATE USED
22-0008-0013-01-1	06/28/21	\$140,000	\$53,600	38.29	\$151,031	\$12,122	\$23,153	1.36	1.36	\$8,913	
04-0018-0006-01-3	07/12/21	\$120,000	\$60,600	50.50	\$127,212	\$18,293	\$25,505	1.30	0.66	\$14,061	
04-0020-0010-01-2	03/28/23	\$120,000	\$39,800	33.17	\$89,370	\$57,240	\$26,610	1.42	1.42	\$40,310	
04-0032-0011-03-9	07/23/21	\$170,000	\$69,700	41.00	\$137,627	\$66,968	\$34,595	1.58	0.58	\$42,304	
04-0023-0007-01-6	12/06/21	\$185,000	\$61,500	33.24	\$174,052	\$39,727	\$28,779	1.68	1.68	\$23,647	
04-0020-0028-02-7	09/21/22	\$29,000	\$12,500	43.10	\$27,380	\$29,000	\$27,380	1.34	1.34	\$21,642	
05-0115-0004-09-2	10/20/21	\$119,000	\$56,400	47.39	\$112,834	\$43,696	\$37,530	1.53	1.53	\$28,559	
22-0035-0005-01-0	07/27/21	\$175,000	\$66,700	38.11	\$188,022	\$12,928	\$25,950	1.66	1.66	\$7,788	
						\$279,974		11.87		\$23,579	
										\$35,368	1.5 ACRE RATE USED
22-0007-0001-03-1	06/14/21	\$251,700	\$75,900	30.15	\$217,290	\$58,150	\$23,740	1.86	1.86	\$31,263	
04-0023-0007-01-6	12/06/21	\$185,000	\$61,500	33.24	\$174,052	\$39,727	\$28,779	1.68	1.68	\$23,647	
04-0019-0016-00-9	07/07/21	\$165,000	\$58,400	35.39	\$150,169	\$43,997	\$29,166	1.76	1.76	\$24,956	
04-0016-0011-01-0	09/01/22	\$120,000	\$54,400	45.33	\$119,692	\$30,923	\$30,615	2.00	2.00	\$15,462	
22-0035-0009-08-8	03/02/22	\$260,000	\$101,100	38.88	\$287,098	\$360	\$27,458	1.86	1.86	\$194	
22-0026-0008-10-0	10/21/22	\$205,000	\$86,500	42.20	\$222,072	\$14,528	\$31,600	1.96	1.96	\$7,412	
22-0008-0006-03-1	09/02/21	\$120,000	\$23,600	19.67	\$66,938	\$83,062	\$30,000	2.00	2.00	\$41,531	
22-0008-0025-06-0	06/30/21	\$25,000	\$10,900	43.60	\$30,624	\$25,000	\$30,624	2.05	2.05	\$12,195	
						\$295,747		15.17		\$19,492	
										\$38,983	2 ACRE RATE USED
04-0035-0006-04-0	08/20/21	\$210,000	\$85,700	40.81	\$198,774	\$44,890	\$33,664	2.27	2.27	\$19,775	
05-0109-0001-14-5	07/14/22	\$200,000	\$85,500	42.75	\$171,066	\$71,164	\$42,230	2.47	2.47	\$28,811	
05-0012-0006-15-9	02/17/22	\$40,000	\$21,300	53.25	\$42,610	\$40,000	\$42,610	2.51	2.51	\$15,936	
05-0103-0001-42-0	09/22/22	\$70,000	\$22,100	31.57	\$44,150	\$70,000	\$44,150	2.65	2.65	\$26,415	
04-0029-0001-15-0	10/07/21	\$15,000	\$25,600	170.67	\$51,210	\$15,000	\$51,210	2.34	1.20	\$6,410	
						\$241,054		12.24		\$19,694	
										\$49,235	2.5 ACRE RATE USED
04-0026-0015-02-1	11/22/21	\$185,000	\$79,800	43.14	\$177,255	\$44,937	\$37,192	3.17	3.17	\$14,176	
04-0016-0010-01-0	03/24/23	\$177,000	\$64,600	36.50	\$142,361	\$73,673	\$39,034	3.41	3.41	\$21,605	
02-0003-0012-02-4	07/25/22	\$375,000	\$106,100	28.29	\$366,025	\$62,088	\$53,113	2.63	2.63	\$23,608	
02-0015-0002-04-9	07/15/21	\$370,000	\$126,400	34.16	\$332,396	\$92,731	\$55,127	2.88	2.88	\$32,198	
02-0011-0009-07-5	08/19/22	\$65,000	\$21,400	32.92	\$42,717	\$65,000	\$55,852	2.97	2.97	\$21,886	
02-0022-0015-06-2	05/24/21	\$26,000	\$21,500	82.69	\$56,094	\$26,000	\$56,094	3.00	3.00	\$8,667	
02-0022-0015-06-2	11/04/22	\$30,000	\$21,500	71.67	\$42,915	\$30,000	\$56,094	3.00	3.00	\$10,000	
02-0022-0015-05-4	05/19/22	\$512,500	\$209,100	40.80	\$501,483	\$74,920	\$63,903	3.47	3.47	\$21,591	
05-0103-0001-45-0	04/29/22	\$45,000	\$25,100	55.78	\$50,160	\$45,000	\$50,160	3.27	3.27	\$13,761	
05-0115-0009-43-0	11/23/22	\$235,000	\$100,000	42.55	\$199,951	\$85,929	\$50,880	3.36	3.36	\$25,574	
						\$600,278		31.16		\$19,264	
										\$57,793	3 ACRE RATE USED
22-0024-0001-09-0	12/28/21	\$235,000	\$82,700	35.19	\$242,168	\$44,322	\$51,490	3.59	3.59	\$12,346	
02-0015-0024-11-5	01/20/22	\$29,000	\$17,600	60.69	\$43,784	\$29,000	\$43,784	4.00	2.00	\$7,250	
04-0017-0004-04-7	12/22/22	\$225,000	\$72,800	32.36	\$170,171	\$94,389	\$39,560	3.56	3.56	\$26,514	
04-0025-0004-03-0	05/03/21	\$50,000	\$28,300	56.60	\$62,221	\$27,779	\$40,000	4.00	4.00	\$6,945	

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04-0010-0026-06-0	05/11/22	\$75,000	\$19,400	25.87	\$40,915	\$75,000	\$40,915	4.50	4.50	\$16,667
05-0103-0001-47-0	07/26/22	\$75,000	\$26,800	35.73	\$53,600	\$75,000	\$53,600	3.70	3.70	\$20,270
05-0015-0004-02-9	07/12/21	\$235,000	\$85,700	36.47	\$171,475	\$118,725	\$55,200	3.90	3.90	\$30,442
05-0109-0003-11-0	08/11/22	\$590,000	\$288,300	48.86	\$576,558	\$71,332	\$57,890	4.21	4.21	\$16,943
						\$535,547		31.46		\$17,023
										\$68,092 4 ACRE RATE USED
22-0005-0011-05-0	11/28/22	\$98,000	\$0	0.00	\$65,000	\$98,000	\$65,000	5.00	5.00	\$19,600
02-0011-0009-08-3	04/02/21	\$87,000	\$37,800	43.45	\$75,529	\$87,000	\$75,529	4.58	2.41	\$18,996
02-0011-0009-08-3	12/14/21	\$75,000	\$37,800	50.40	\$75,529	\$75,000	\$75,529	4.58	2.41	\$16,376
02-0011-0009-14-0	02/01/23	\$71,250	\$0	0.00	\$74,629	\$71,250	\$74,629	4.58	4.58	\$15,557
04-0003-0008-02-6	06/24/22	\$140,000	\$34,000	24.29	\$127,344	\$57,656	\$45,000	5.00	5.00	\$11,531
04-0010-0026-07-0	08/20/21	\$317,500	\$0	0.00	\$224,324	\$136,826	\$43,650	5.00	5.00	\$27,365
22-0006-0005-02-0	10/31/22	\$150,000	\$68,800	45.87	\$169,665	\$42,137	\$61,802	5.00	5.00	\$8,427
22-0006-0009-03-3	09/19/22	\$165,000	\$69,400	42.06	\$164,152	\$65,848	\$65,000	5.00	5.00	\$13,170
22-0005-0020-04-7	04/09/21	\$55,000	\$22,200	40.36	\$65,624	\$55,000	\$65,624	5.21	5.21	\$10,557
22-0035-0016-03-3	07/29/22	\$160,000	\$72,600	45.38	\$170,394	\$52,952	\$63,346	5.28	5.28	\$10,029
						\$741,669		49.23		\$15,065
										\$75,327 5 ACRE RATE USED
02-0024-0013-04-0	06/11/21	\$610,000	\$250,300	41.03	\$570,134	\$136,199	\$96,333	7.23	7.23	\$18,838
05-0121-0001-03-0	07/29/22	\$69,000	\$17,700	25.65	\$35,467	\$69,000	\$35,467	7.28	7.28	\$9,478
04-0012-0001-04-7	08/31/21	\$422,000	\$99,500	23.58	\$345,773	\$114,666	\$38,439	6.06	6.06	\$18,922
04-0019-0017-06-0	10/18/21	\$45,000	\$27,900	62.00	\$63,859	\$35,326	\$54,185	6.67	6.67	\$5,296
04-0020-0019-01-0	12/09/22	\$400,000	\$110,700	27.68	\$308,904	\$151,852	\$60,756	7.94	7.94	\$19,125
22-0017-0019-02-6	06/28/21	\$305,000	\$97,200	31.87	\$278,693	\$104,108	\$77,801	7.94	7.94	\$13,112
						\$611,151		43.12		\$14,173
										\$99,213 7 ACRE RATE USED
22-0017-0005-02-5	04/30/21	\$261,050	\$0	0.00	\$269,924	\$89,876	\$98,750	10.00	10.00	\$8,988
22-0006-0004-02-3	03/23/23	\$95,000	\$39,100	41.16	\$97,783	\$95,000	\$97,783	10.04	10.04	\$9,462
22-0008-0005-14-0	02/24/23	\$479,000	\$132,200	27.60	\$342,998	\$235,596	\$99,594	10.12	10.12	\$23,280
22-0019-0013-02-4	06/29/21	\$379,000	\$126,100	33.27	\$349,945	\$139,178	\$110,123	12.24	12.24	\$11,371
						\$559,650		42.40		\$13,199
										\$131,993 10 ACRE RATE USED
22-0007-0008-01-9	10/24/22	\$405,000	\$139,100	34.35	\$344,638	\$193,589	\$133,227	15.00	15.00	\$12,906
04-0020-0002-11-0	08/31/22	\$87,120	\$0	0.00	\$107,520	\$87,120	\$107,520	15.84	15.84	\$5,500
04-0002-0005-04-5	12/13/22	\$445,000	\$103,400	23.24	\$227,182	\$326,568	\$108,750	16.25	16.25	\$20,096
04-0011-0004-20-0	09/06/21	\$125,000	\$0	0.00	\$109,920	\$125,000	\$109,920	16.64	16.64	\$7,512
02-0034-0010-00-5	06/04/21	\$170,000	\$103,300	60.76	\$237,350	\$60,436	\$127,786	12.00	12.00	\$5,036
02-0012-0015-00-6	09/02/21	\$325,000	\$127,500	39.23	\$321,015	\$151,914	\$147,929	17.00	17.00	\$8,936
						\$944,627		92.73		\$10,187
										\$152,803 15 ACRE RATE USED
22-0011-0009-06-4	02/16/22	\$400,000	\$121,700	30.43	\$338,784	\$218,807	\$157,591	19.61	19.61	\$11,158
04-0033-0001-18-0	05/13/22	\$625,000	\$230,400	36.86	\$456,420	\$290,415	\$121,835	17.52	12.47	\$16,576
04-0035-0010-00-2	05/27/21	\$295,000	\$99,800	33.83	\$234,387	\$171,997	\$111,384	17.57	17.57	\$9,789
04-0002-0014-05-0	06/01/22	\$90,000	\$21,400	23.78	\$116,490	\$90,000	\$116,490	18.83	18.83	\$4,780
04-0020-0024-03-0	06/10/22	\$185,000	\$49,700	26.86	\$123,242	\$185,000	\$123,242	22.00	22.00	\$8,409
02-0015-0009-00-1	11/02/22	\$540,000	\$195,200	36.15	\$503,072	\$194,662	\$157,734	20.00	20.00	\$9,733
22-0007-0020-05-1	11/10/22	\$320,000	\$134,300	41.97	\$341,684	\$129,578	\$151,262	19.81	19.81	\$6,541
						\$1,280,459		135.34		\$9,461
										\$189,221 20 ACRE RATE USED
22-0017-0003-08-1	12/06/21	\$608,000	\$211,400	34.77	\$419,694	\$355,965	\$167,659	23.66	15.66	\$15,045

2024 LAND RURAL RES

05-0104-0009-20-0	12/27/22	\$1,175,000	\$535,200	45.55	\$1,070,423	\$271,177	\$166,600	23.80	23.80	\$11,394
05-0116-0008-35-0	06/22/21	\$162,000	\$87,300	53.89	\$174,650	\$162,000	\$174,650	24.95	24.95	\$6,493
										\$10,898
										\$272,456
										\$224,581 25 ACRE RATE USED (SEE CHART BELOW)
22-0035-0012-16-0	04/15/22	\$319,000	\$118,100	37.02	\$236,111	\$319,000	\$236,111	31.46	21.59	\$10,140
05-0015-0016-05-1	03/10/23	\$200,000	\$96,600	48.30	\$193,240	\$200,000	\$193,240	29.56	29.56	\$6,766
										\$8,505
										\$255,162 30 ACRE RATE USED
04-0016-0005-10-0	01/14/22	\$575,000	\$204,900	35.63	\$456,481	\$281,839	\$163,320	41.67	41.67	\$6,764
										\$6,764
										\$270,544 40 ACRE RATE USED (SEE CHART BELOW)
10-0014-0009-03-1	11/12/21	\$300,000	\$241,600	80.53	\$304,068	\$300,000	\$304,068	59.77	26.38	\$5,019
04-0006-0012-02-8	06/07/21	\$265,712	\$96,700	36.39	\$228,800	\$265,712	\$228,800	58.00	58.00	\$4,581
										\$4,804
										\$240,177
										\$290,000 50 ACRE RATE USED (SEE CHART BELOW)
10-0001-0001-03-9	03/30/22	\$679,733	\$340,300	50.06	\$680,609	\$679,733	\$680,609	153.01	109.49	\$4,442
04-0014-0013-03-3	08/09/21	\$375,000	\$211,700	56.45	\$551,948	\$375,000	\$551,948	97.10	97.10	\$3,862
										\$4,217
										\$421,708
										\$500,000 100 ACRE RATE USED (SEE CHART BELOW)

1.00	\$28,520
1.50	\$35,368
2.00	\$38,983
2.50	\$49,235
3.00	\$57,793
4.00	\$68,092
5.00	\$75,327
7.00	\$99,213
10.00	\$131,993
15.00	\$152,803
20.00	\$189,221
25.00	\$224,581
30.00	\$255,162
40.00	\$270,544
50.00	\$290,000
100.00	\$500,000



2024 LAND ORCHARD

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
22-5700-0006-00-2	6 ORCHARD LANE	03/16/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$293,800	41.97	\$620,559	\$309,441	\$230,000
22-5700-0018-00-1	18 ORCHARD LANE	12/21/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$242,300	39.72	\$575,462	\$264,538	\$230,000
22-5700-0025-00-7	25 ORCHARD LANE	06/18/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$238,200	40.03	\$565,993	\$259,007	\$230,000
22-5700-0029-00-2	29 ORCHARD LANE	12/02/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$287,300	39.63	\$686,518	\$268,482	\$230,000
Totals:			\$2,630,000			\$2,630,000	\$1,061,600		\$2,448,532	\$1,101,468	\$920,000
										Average	
										per site=>	\$275,367 Lakefront
22-5700-0013-00-9	13 ORCHARD LANE	04/09/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$200,000	142.86	\$400,000	\$140,000	\$400,000
										Average	
										per site=>	\$70,000 Back lot

2024 LAND VILL NEW TROY

Parcel Number	Sale Date	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
22-0008-0049-00-7	08/01/22	\$240,000	\$81,300	33.88	\$161,264	\$105,136	\$26,400	132.0	264.0	0.60	0.20	\$796	\$175,227
22-1400-0003-00-2	11/11/21	\$87,500	\$33,900	38.74	\$102,215	\$5,085	\$19,800	66.0	132.0	0.20	0.20	\$77	\$25,425
22-2000-0008-00-4	10/05/21	\$120,000	\$43,800	36.50	\$137,117	\$22,483	\$39,600	132.0	165.0	0.50	0.50	\$170	\$44,966
22-5000-0008-00-1	05/10/22	\$120,000	\$35,700	29.75	\$94,334	\$39,466	\$13,800	46.0	132.0	0.14	0.14	\$858	\$283,928
22-5000-0023-00-0	12/17/21	\$151,500	\$42,300	27.92	\$130,918	\$40,382	\$19,800	66.0	132.0	0.20	0.20	\$612	\$201,910
22-5400-0002-00-8	06/11/21	\$110,000	\$33,300	30.27	\$117,397	\$10,603	\$18,000	60.0	264.0	0.36	0.36	\$177	\$29,129
22-6900-0008-00-3	07/11/22	\$135,000	\$48,100	35.63	\$127,518	\$27,282	\$19,800	66.0	116.0	0.18	0.18	\$413	\$155,011
Totals:		\$964,000	\$318,400		\$870,763	\$250,437	\$157,200	568.0		2.18	1.78		
			Sale. Ratio =>	33.03			Average			Average		Average	
			Std. Dev. =>	4.01			per FF=>	\$441		per Net Acre=>	114,932.08	per SqFt=>	
							2024 FF RATE USED						

2024 LAND AGRICULTURAL

AG SALES:

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	2ND LAND RESIDUAL	TAKABLE ACRES	TILLABLE	PER TILL AC	WOODS	PER WD AC	ROW	DRAIN	BLD SITE
22-0005-0008-06-0	12434 SAND RIDGE RD	05/27/21	\$220,000	\$99,800	45.36	\$216,148	\$220,000	39.51	39.51		38.07	34.074	NA					
22-0008-0006-00-6	WEE CHIK	04/23/21	\$90,000	\$33,300	37.00	\$71,844	\$90,000	12.00	12.00		11.88	11.875	NA	4	NA	0.6	0.833	
22-0008-0027-07-1	W GLENDORA	06/11/21	\$65,000	\$30,600	47.08	\$66,157	\$65,000	11.41	11.41		10.94	10.935	NA		NA	0.13		
22-0010-0015-00-7	2044 W GLENDORA	12/06/22	\$395,000	\$129,200	32.71	\$290,210	\$271,420	30.00	30.00		29.60	20.6	NA	8	NA	0.4		
22-0011-0015-07-0	1660 W GLENDORA	06/01/21	\$175,888	\$114,800	65.27	\$272,972	\$61,122	24.91	24.82		23.28	21.687	NA		NA	1.31	0.326	
22-0011-0016-01-0	13085 CLEVELAND	04/28/22	\$132,000	\$0	0.00	\$106,783	\$132,000	17.65	17.65		17.65	17.65	NA		NA			
22-0019-0005-08-1	CARPENTER	01/06/23	\$130,000	\$15,900	12.23	\$35,094	\$120,692	5.00	5.00		4.85	3.849	NA	1	NA	0.15		
22-0021-0003-03-9	W WARREN WOODS	06/16/22	\$172,000	\$84,700	49.24	\$181,080	\$172,000	41.00	41.00		38.88	23.629	NA	15.25	NA		2.121	
22-0025-0006-00-6	GARDNER	03/23/23	\$220,000	\$50,200	22.82	\$166,188	\$220,000	20.00	20.00		19.31	16.312	NA	3	NA	0.69		
22-0025-0010-01-1	W ELM VALLEY	07/29/22	\$40,000	\$46,700	116.75	\$99,277	\$40,000	20.00	20.00		19.75	14.054	NA	5.7	NA	0.25		
22-0028-0009-02-0	16059 PARDEE	07/05/22	\$144,000	\$73,000	50.69	\$153,903	\$144,000	30.43	30.43		26.61	24.612	NA	2	NA	2	1.818	
22-0028-0009-03-0	PARDEE	12/03/21	\$25,000	\$0	0.00	\$27,207	\$25,000	5.00	5.00		4.50	4.497	NA		NA	0.5		
22-0028-0009-06-0	PARDEE	07/05/22	\$144,000	\$73,000	50.69	\$153,903	\$144,000	30.43	20.00		28.11	17.682	NA		NA	0.5	1.818	
22-0029-0010-02-0	15636 PARDEE	12/05/22	\$221,850	\$0	0.00	\$173,919	\$221,850	29.58	29.58		28.75	28.747	NA		NA	0.83		
22-0035-0009-11-0	GARDNER	04/28/22	\$194,160	\$0	0.00	\$172,438	\$194,160	32.36	32.36		31.44	26.436	NA	5	NA	0.92		
05-0002-0006-03-0	S RED BUD TR	04/01/22	\$407,000	\$175,900	43.22	\$351,711	\$407,000	64.83	64.83		61.26	44.73		16.53		3.57		
05-0007-0009-06-2	2190 DAYTON RD	10/11/21	\$260,000	\$83,900	32.27	\$167,898	\$259,032	28.84	28.84		28.35	17.70		8.65		0.49		
05-0008-0008-02-0	BUFFALO RD	10/20/21	\$150,000	\$51,000	34.00	\$102,028	\$150,000	19.26	19.26		18.88	17.88				0.38		
05-0022-0003-02-0	W CHICAGO RD	04/14/22	\$190,000	\$54,000	28.42	\$108,098	\$190,000	22.00	22.00			9.30		12.345		0.36		
05-0107-0004-06-7	2915 W CHICAGO RD	12/23/21	\$1,220,000	\$527,600	43.25	\$1,055,242	\$1,088,508	167.25	167.25			155.00		4		4.25		
05-0117-0005-02-8	PORTAGE RD	12/28/21	\$650,000	\$171,600	26.40	\$343,250	\$650,000	78.09	78.09			50.00		4.3		0.79		
02-0002-0001-02-0	W LINCO RD	12/28/22	\$360,000	\$99,500	27.64	\$208,045	\$360,000	37.00	18.00		35.95	16.953	NA		NA	1.05		
02-0010-0012-04-3	CLEVELAND AVE	12/10/21	\$100,000	\$53,600	53.60	\$107,305	\$100,000	20.00	10.00		19.76	9.76	NA		NA	0.24		
02-0013-0004-10-0	W LEMON CREEK RD	11/02/21	\$77,660	\$0	0.00	\$38,993	\$77,660	7.77	7.77		6.96	6.963	NA		NA	0.8		
02-0013-0011-00-9	HOLDS TUTTLE RD	09/19/22	\$580,000	\$158,200	27.28	\$354,613	\$580,000	42.24	22.45		41.14	19.85				1.1		
02-0015-0003-02-9	HOLDEN RD	09/21/22	\$150,000	\$43,300	28.87	\$86,600	\$150,000	17.00	17.00		17.00	15	NA					
04-0008-0005-00-1	8257 LABERDY RD	06/23/21	\$531,810	\$187,600	35.28	\$373,920	\$531,810	59.09	28.75		56.92	56.923				2.17		
04-0027-0006-02-1	TRUE RD	01/31/22	\$155,000	\$79,800	51.48	\$156,676	\$155,000	29.79	29.79		29.01	29.014				0.78		
04-0033-0008-04-0	6545 FAIRLAND RD	06/03/22	\$230,100	\$140,000	60.84	\$280,017	\$230,100	52.35	52.35		51.86	51.855				0.5		
02-0015-0004-13-1	9477 HOLDEN RD	05/24/21	\$351,000	\$86,300	24.59	\$221,524	\$351,000	9.96	9.96		8.96	7.96				1		
02-0034-0006-00-8	11745 HOLDEN RD	06/25/21	\$430,000	\$144,500	33.60	\$358,078	\$430,000	20.00	20.00		19.00	18				1		
02-0034-0009-03-1	11318 LANDON RD	11/15/21	\$725,000	\$433,600	59.81	\$827,654	\$725,000	74.84	54.95		74.07	48.18				0.77		
02-0034-0015-00-7	11840 LANDON RD	02/07/23	\$125,000	\$52,100	41.68	\$110,080	\$125,000	19.04	19.04		18.65	13.15				0.39		

TILLABLE STUDY:

22-0008-0006-00-6	WEE CHIK	04/23/21	\$90,000	\$33,300	37.00	\$71,844	\$90,000	12.00	12.00		11.88	11.875	\$7,578.95			0.13		
22-0008-0027-07-1	W GLENDORA	06/11/21	\$65,000	\$30,600	47.08	\$66,157	\$65,000	11.41	11.41		10.94	10.935	\$5,944.22			0.48		
22-0011-0016-01-0	13085 CLEVELAND	04/28/22	\$132,000	\$0	0.00	\$106,783	\$132,000	17.65	17.65		17.65	17.65	\$7,478.75					
02-0013-0004-10-0	W LEMON CREEK RD	11/02/21	\$77,660	\$0	0.00	\$38,993	\$77,660	7.77	7.77		6.96	6.963	\$11,153.24			0.8		
22-0029-0010-02-0	15636 PARDEE	12/05/22	\$221,850	\$0	0.00	\$173,919	\$221,850	29.58	29.58		28.75	28.747	\$7,717.33			0.83		
							\$586,510					76.17	\$7,700.01	2024 TILLABLE AC RATE				

WOODS-NON TILL STUDY:

05-0002-0006-03-0	S RED BUD TR	04/01/22	\$407,000	\$175,900	43.22	\$351,711	\$407,000	64.83	64.83		61.26	44.73		16.53	\$5,228.08	3.57		
22-0021-0003-03-9	W WARREN WOODS	06/16/22	\$172,000	\$84,700	49.24	\$181,080	\$172,000	41.00	41.00			23.629	NA	15.25	\$173.83			
22-0035-0009-11-0	GARDNER	04/28/22	\$194,160	\$0	0.00	\$172,438	\$194,160	32.36	32.36		31.44	26.436	NA	5	\$938.64	0.92		
												\$93,764.24		36.78	\$2,549.33	2024 NON-TILLABLE AC RATE		

WET STUDY:

02-0015-0003-02-9	HOLDEN RD	09/21/22	\$150,000	\$43,300	28.87	\$86,600	\$150,000	17.00	17.00		\$39,720.00	17.00	15					
05-0008-0008-02-0	BUFFALO RD	10/20/21	\$150,000	\$51,000	34.00	\$102,028	\$150,000	19.26	19.26		\$18,538.89	18.88	17.88			0.38		
											\$39,720.00							

2024 LAND COMMERCIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
51-4500-0014-01-1	11/16/20	\$77,000	\$35,400	45.97	\$82,024	\$6,539	\$11,563	32.5	125.0	0.09	\$201	\$70,312	\$1.61
52-3020-0011-00-6	07/13/18	\$80,000	\$52,900	66.13	\$108,823	\$17,737	\$46,560	175.2	420.0	0.85	\$101	\$20,991	\$0.48
51-0340-0185-00-7	01/21/22	\$35,000	\$28,700	82.00	\$57,488	\$35,000	\$55,000	100.0	125.0	0.29	\$350	\$121,951	\$2.80
80-52-001-019-00	08/13/21	\$1,995	\$1,500	75.19	\$3,520	\$1,995	\$3,520	22.0	90.0	0.05	\$91	\$44,333	\$1.02
Totals:		\$193,995	\$118,500		\$251,855	\$61,271	\$116,643	329.7		1.27			
								Average					
								per FF=>	\$186				
								2024 FF RATE					
02-0011-0027-01-4	07/12/23	\$130,000	\$78,400	60.31	\$156,712	\$11,288	\$38,000	na	na	1.00	na	\$11,288	\$0.26
80-54-550-033-10	01/07/22	\$145,000	\$54,500	37.59	\$119,085	\$49,205	\$23,290	na	na	1.21	na	\$40,565	\$0.93
80-54-801-038-00	12/01/22	\$18,000	\$24,500	136.11	\$50,775	\$2,325	\$35,100	na	na	1.30	na	\$1,788	\$0.04
80-54-407-017-68	12/10/20	\$240,000	\$135,500	56.46	\$264,613	\$83,753	\$108,366	na	na	3.06	na	\$27,406	\$0.63
02-0022-0004-10-0	12/29/20	\$225,000	\$49,800	22.13	\$112,560	\$225,000	\$112,560	na	na	28.14	na	\$7,996	\$0.18
						\$371,571				34.71		\$10,705	
											2024 ACRE RATE		

2024 LAND INDUSTRIAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
30-0011-0012-13-2	05/29/20	\$12,000	\$15,100	125.83	\$33,480	\$12,000	\$33,480	0.0	0.0	1.24	1.24	\$9,677
30-9425-0014-13-0	10/04/19	\$24,240	\$0	0.00	\$36,000	\$24,240	\$36,000	0.0	0.0	2.00	2.00	\$12,120
30-9425-0014-13-0	06/23/22	\$30,000	\$20,200	67.33	\$36,000	\$30,000	\$36,000	0.0	0.0	2.00	2.00	\$15,000
53-1300-0125-01-8	09/10/21	\$60,000	\$81,500	135.83	\$66,526	\$9,721	\$16,247	0.0	0.0	2.01	2.01	\$4,848
30-9425-0014-14-0	11/03/22	\$52,000	\$0	0.00	\$48,240	\$52,000	\$48,240	0.0	0.0	3.36	3.36	\$15,476
54-0007-0102-02-3	07/09/21	\$65,000	\$13,800	21.23	\$25,080	\$65,000	\$23,980	0.0	0.0	3.74	3.74	\$17,389
10-0022-0012-10-6	05/08/19	\$125,000	\$55,500	44.40	\$101,244	\$70,198	\$46,442	0.0	0.0	4.40	4.40	\$15,954
						\$263,159				18.74		\$14,040 RATE USED FOR FIRST ACRE
53-1300-0125-01-8	09/10/21	\$60,000	\$81,500	135.83	\$66,526	\$9,721	\$16,247	0.0	0.0	2.01	2.01	\$4,848
05-0001-0001-06-0	01/21/20	\$144,774	\$82,600	57.05	\$165,166	\$144,774	\$165,166	0.0	0.0	34.47	34.47	\$4,200
						\$154,495				36.48		\$4,236 RATE USED FOR ADDL ACRES