

2024 Garfield Township Rural Residential Land Study

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	Liber/Page	Other Parcels in Sale	Land Table	Class
18-05-100-001	3970 W 48TH ST	11/30/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$103,100	38.47	\$285,193	(\$2,693)	\$14,500	0.0	0.0	1.00	1.00	#DIV/0!	(\$2,693)	(\$0.06)	0.00	RES	486/7208		RESIDE# 401	
18-05-200-004	4941 S BALDWIN AVE	03/23/23	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$80,100	59.78	\$191,815	(\$43,315)	\$14,500	0.0	0.0	1.00	1.00	#DIV/0!	(\$43,315)	(\$0.99)	0.00	RES	492/970		RESIDE# 401	
18-15-300-030	6862 S BINGHAM AVE	08/26/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$58,200	45.12	\$141,106	\$2,394	\$14,500	0.0	0.0	1.00	1.00	#DIV/0!	\$2,394	\$0.05	0.00	RES	490/178		RESIDE# 401	
18-21-400-016	7817 S BINGHAM AVE	12/20/21	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$93,900	38.34	\$259,615	(\$215)	\$14,500	0.0	0.0	1.00	1.00	#DIV/0!	(\$215)	(\$0.00)	0.00	RES	487/37		RESIDE# 401	
18-22-100-004	7414 S BINGHAM AVE	05/20/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$52,600	26.30	\$145,074	\$69,426	\$14,500	0.0	0.0	1.00	1.02	#DIV/0!	\$69,426	\$1.59	0.00	RES	483/8528		RESIDE# 401	
18-36-200-019	9100 S MUNDY AVE	02/07/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$68,000	36.76	\$187,850	\$11,650	\$14,500	0.0	0.0	1.00	1.00	#DIV/0!	\$11,650	\$0.27	0.00	RES	487/5068		RESIDE# 401	
18-21-400-008	7809 S BINGHAM AVE	08/02/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$44,700	30.83	\$96,237	\$63,273	\$14,510	0.0	0.0	1.01	1.01	#DIV/0!	\$62,647	\$1.44	0.00	RES	493/6562		RESIDE# 401	
18-23-200-010	914 W SPRING DR	10/04/22	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$55,100	26.55	\$126,809	\$95,201	\$14,510	0.0	0.0	1.01	1.01	#DIV/0!	\$94,258	\$2.16	0.00	RES	490/8040		RESIDE# 401	
18-15-300-035	2097 W 72ND ST	08/27/21	\$175,600	WD	03-ARM'S LENGTH	\$175,600	\$44,300	25.23	\$134,104	\$56,036	\$14,540	0.0	0.0	1.04	1.04	#DIV/0!	\$53,881	\$1.24	0.00	RES	485/2931		RESIDE# 401	
18-02-250-023	4889 S KIMBALL LAKE LN	05/06/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$84,300	30.11	\$231,543	\$63,057	\$14,600	0.0	0.0	1.10	1.10	#DIV/0!	\$57,325	\$1.32	0.00	RES	483/6856		RESIDE# 401	
											\$314,814			10.16										
											\$30,986	1.0 Acres												
18-15-300-016	2268 W 68TH ST	09/15/21	\$68,400	WD	03-ARM'S LENGTH	\$68,400	\$51,500	75.29	\$133,492	(\$50,032)	\$15,060	0.0	0.0	1.53	1.53	#DIV/0!	(\$32,701)	(\$0.75)	0.00	RES	485/5198		RESIDE# 401	
18-13-200-009	28 W 68TH	08/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,300	37.39	\$197,088	(\$1,848)	\$15,240	0.0	0.0	1.62	1.62	#DIV/0!	(\$1,141)	(\$0.03)	0.00	RES	485/2894		RESIDE# 401	
18-17-300-007	3661 W 72ND ST	04/25/22	\$95,400	WD	03-ARM'S LENGTH	\$95,400	\$59,200	62.05	\$140,679	(\$30,019)	\$15,260	0.0	0.0	1.63	1.63	#DIV/0!	(\$18,417)	(\$0.42)	0.00	RES	488/4191		RESIDE# 401	
18-15-100-007	6752 S BINGHAM AVE	09/08/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,600	36.98	\$195,653	\$64,707	\$15,360	0.0	0.0	1.68	1.68	#DIV/0!	\$38,516	\$0.88	0.00	RES	494/1485		RESIDE# 401	
											(\$17,192)			6.46										
											(\$3,992)	1.5 Acres												
18-03-200-003	1800 W 48TH ST	04/25/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$56,500	28.97	\$134,605	\$76,395	\$16,000	0.0	0.0	2.00	2.00	#DIV/0!	\$38,198	\$0.88	0.00	RES	488/4314		RESIDE# 401	
18-06-200-009	4206 W 48TH ST	07/28/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$94,700	41.90	\$259,581	(\$17,581)	\$16,000	0.0	0.0	2.00	2.00	#DIV/0!	(\$8,791)	(\$0.20)	0.00	RES	485/3002		RESIDE# 401	
18-27-300-011	8546 S BINGHAM AVE	08/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$109,400	32.66	\$290,421	\$60,579	\$16,000	0.0	0.0	2.00	2.00	#DIV/0!	\$30,290	\$0.70	0.00	RES	490/115		RESIDE# 401	
18-26-300-014		08/02/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$6,800	68.00	\$16,600	\$10,000	\$16,600	0.0	0.0	2.30	2.30	#DIV/0!	\$4,348	\$0.10	0.00	RES	484/8776		RESIDE# 402	
											\$129,393			8.30										
											\$31,179	2.0 Acres												
18-25-431-008	58 W CAROLE ST	05/19/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$39,100	28.96	\$107,210	\$44,790	\$17,000	0.0	0.0	2.50	2.50	#DIV/0!	\$17,916	\$0.41	0.00	RES	484/6738		RESIDE# 401	
18-02-100-016	4894 S BROOKSIDE LN	10/13/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,300	34.60	\$323,318	\$58,882	\$17,200	0.0	0.0	2.60	2.60	#DIV/0!	\$22,647	\$0.52	0.00	RES	490/5560		RESIDE# 401	
18-02-100-021	4922 S BROOKSIDE LN	05/06/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$163,300	49.64	\$385,581	(\$39,281)	\$17,300	0.0	0.0	2.65	2.65	#DIV/0!	(\$14,823)	(\$0.34)	0.00	RES	488/5848		RESIDE# 401	
											\$64,391			7.75										
											\$20,771	2.5 Acres												
18-02-100-024	4880 S FERRIS AVE	02/17/23	\$50,000	WD	08-ESTATE	\$50,000	\$33,600	67.20	\$83,702	(\$15,702)	\$18,000	0.0	0.0	3.00	3.00	#DIV/0!	(\$5,234)	(\$0.12)	0.00	RES	492/8476		RESIDE# 401	
18-12-100-015	520 W MORNINGSIDE LN	10/06/21	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$58,000	26.99	\$158,140	\$75,300	\$18,540	0.0	0.0	3.27	3.27	#DIV/0!	\$23,028	\$0.53	0.00	RES	485/8753		RESIDE# 401	
18-05-400-008		12/06/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$8,700	39.55	\$27,900	\$22,000	\$27,900	0.0	0.0	3.30	3.30	#DIV/0!	\$6,667	\$0.15	0.00	RES	491/1737		RESIDE# 402	
											\$81,598			9.57										
											\$25,579	3.0 Acres												
18-20-400-008	3457 W 80TH ST	12/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,200	36.69	\$150,217	\$44,683	\$19,900	0.0	0.0	3.95	3.95	#DIV/0!	\$11,312	\$0.26	0.00	RES	491/3830		RESIDE# 401	
18-04-400-013	5255 S BINGHAM AVE	01/16/23	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$115,200	42.20	\$275,597	\$17,403	\$20,000	0.0	0.0	4.00	3.90	#DIV/0!	\$4,351	\$0.10	0.00	RES	491/5090		RESIDE# 401	
18-35-300-015	9450 S FERRIS AVE	08/19/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$48,500	27.71	\$112,872	\$82,128	\$20,000	0.0	0.0	4.00	4.00	#DIV/0!	\$20,532	\$0.47	0.00	RES	489/9213		RESIDE# 401	
18-11-400-010		05/03/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,300	41.20	\$20,575	\$25,000	\$20,575	0.0	0.0	4.23	4.23	#DIV/0!	\$5,910	\$0.14	0.00	RES	492/5793		RESIDE# 402	
18-32-300-030	3955 W NORTH RIVER DR	03/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$50,600	28.91	\$138,402	\$57,323	\$20,725	0.0	0.0	4.29	4.29	#DIV/0!	\$13,362	\$0.31	0.00	RES	488/444		RESIDE# 401	
18-03-100-006	2102 W 48TH ST	06/04/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$129,200	56.17	\$302,728	(\$45,278)	\$27,450	0.0	0.0	4.50	4.50	#DIV/0!	(\$10,062)	(\$0.23)	0.00	RES	491/2952		RESIDE# 401	
18-02-300-001	5220 S FERRIS AVE	11/11/22	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$103,000	45.37	\$279,102	(\$30,337)	\$21,765	0.0	0.0	4.71	4.71	#DIV/0!	(\$6,446)	(\$0.15)	0.00	RES	491/690		RESIDE# 401	
											\$150,922			29.68										
											\$20,343	4.0 Acres												
18-20-400-014	3377 W 80TH ST	10/27/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$83,600	33.98	\$200,263	\$68,137	\$22,400	0.0	0.0	4.96	4.96	#DIV/0!	\$13,737	\$0.32	0.00	RES	490/7885		RESIDE# 401	
18-26-300-012	8544 S FERRIS AVE	04/11/22	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$161,200	44.90	\$382,151	(\$651)	\$22,500	0.0	0.0	5.00	5.00	#DIV/0!	(\$130)	(\$0.00)	0.00	RES	488/2691		RESIDE# 401	
18-04-100-007	4880 S BALDWIN AVE	08/14/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,500	54.72	\$210,974	\$5,726	\$36,700	0.0	0.0	5.88	1.00	#DIV/0!	\$974	\$0.02	0.00	RES	493/9283	18-04-100-027	RESIDE# 401	
18-32-300-032	9416 S CROSWELL AVE	04/07/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,900	47.02	\$335,794	(\$55,544)	\$25,250	0.0	0.0	6.00	6.00	#DIV/0!	(\$9,257)	(\$0.21)	0.00	RES	483/719		RESIDE# 401	
											\$17,668			21.84										
											\$4,045	5.0 Acres												
18-33-100-017	8969 S WISNER AVE	03/09/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,900	30.42	\$80,414	\$42,586	\$28,000	0.0	0.0	7.00	7.00	#DIV/0!	\$6,084	\$0.14	0.00	RES	487/7687		RESIDE# 401	
18-33-200-014	2616 W NORTH RIVER DR	06/25/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$119,500	26.85	\$329,529	\$145,501	\$30,030	0.0	0.0	7.87	7.87	#DIV/0!	\$18,488	\$0.42	0.00	RES	484/3025		RESIDE# 401	
18-27-200-018		11/01/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,700	31.75	\$30,333	\$40,000	\$30,333	0.0	0.0	8.00	8.00	#DIV/0!	\$5,000	\$0.11	0.00	RES	490/8610		RESIDE# 402	
											\$228,087			22.87										
											\$69,812	7.0 Acres												
18-23-400-017	7898 S FELCH AVE	05/20/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$72,900	43.65	\$173,773	\$28,227	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,823	\$0.06	0.00	RES	488/7593		RESIDE# 401	

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18-34-100-008	03/11/23	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$15,000	53.57	\$35,000	\$28,000	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,800	\$0.06	0.00	RES 491/9988	RESIDE# 001	
18-34-100-010	8875 S PARSON AVE	04/04/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	\$86,877	(\$21,877)	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	(\$2,188)	(\$0.05)	0.00	RES 488/712	RESIDE# 402
18-34-100-018	8973 S PARSON AVE	03/11/23	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$15,000	53.57	\$35,000	\$28,000	\$35,000	0.0	0.0	10.00	17.91	#DIV/0!	\$2,800	\$0.06	0.00	RES 491/9988	RESIDE# 401
										\$62,350			40.00								
										\$15,588	10.0	Acres									
18-02-100-028	05/12/21	\$55,000	QC	03-ARM'S LENGTH	\$55,000	\$22,300	40.55	\$55,499	\$40,501	\$41,000	0.0	0.0	14.00	14.00	#DIV/0!	\$2,893	\$0.07	0.00	RES 483/5403	RESIDE# 401	
18-04-200-010	5061 S BINGHAM AVE	08/02/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$124,600	30.39	\$314,287	\$138,213	\$42,500	0.0	0.0	15.00	15.00	#DIV/0!	\$9,214	\$0.21	0.00	RES 489/7025	RESIDE# 401
18-27-200-015	1675 W NORTH RIVER DR	09/19/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$112,400	34.06	\$240,569	\$131,931	\$42,500	0.0	0.0	15.00	15.00	#DIV/0!	\$8,795	\$0.20	0.00	RES 494/3344	RESIDE# 401
18-19-200-031	7353 S CROSWELL AVE	09/09/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$88,200	43.02	\$210,668	\$28,901	\$34,569	0.0	0.0	15.70	15.70	#DIV/0!	\$1,841	\$0.04	0.00	RES 490/2030	RESIDE# 401
18-28-200-014	2450 W 80TH ST	01/31/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$95,200	28.42	\$262,601	\$118,039	\$45,640	0.0	0.0	16.57	16.57	#DIV/0!	\$7,124	\$0.16	0.00	RES 487/7565	RESIDE# 401
18-33-200-012	01/06/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$19,600	30.15	\$46,500	\$65,000	\$46,500	0.0	0.0	17.00	17.00	#DIV/0!	\$3,824	\$0.09	0.00	RES 487/984	RESIDE# 402	
										\$522,585			93.27								
										\$84,044	15.0	Acres									
18-27-200-010	1721 W NORTH RIVER DR	10/07/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,700	32.21	\$176,022	\$111,478	\$52,500	0.0	0.0	20.00	20.00	#DIV/0!	\$5,574	\$0.13	0.00	RES 490/5056	RESIDE# 401
18-33-100-019	9149 S WISNER AVE	12/16/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$147,200	38.23	\$366,940	\$78,560	\$60,500	0.0	0.0	24.00	24.00	#DIV/0!	\$3,273	\$0.08	0.00	RES 491/2740	RESIDE# 401
										\$190,038			44.00								
										\$86,381	20.0	Acres									
18-31-300-003	9364 S LUCE AVE	08/13/21	\$450,100	WD	03-ARM'S LENGTH	\$450,100	\$142,500	31.66	\$372,639	\$194,089	\$116,628	0.0	0.0	48.37	8.00	#DIV/0!	\$4,013	\$0.09	0.00	RES 485/2718,CT 4 18-31-300-002	RESIDE# 401
										\$194,089			48.37								
										\$160,504	40.0	Acres									
18-32-300-007	02/22/22	\$100,000	QC	03-ARM'S LENGTH	\$100,000	\$70,000	70.00	\$161,250	\$100,000	\$161,250	0.0	0.0	75.00	75.00	#DIV/0!	\$1,333	\$0.03	0.00	RES 487/5730	RESIDE# 402	
18-10-300-001	6092 S BINGHAM AVE	06/19/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$221,900	63.40	\$415,166	\$189,727	\$254,893	0.0	0.0	118.33	78.95	#DIV/0!	\$1,603	\$0.04	0.00	RES 493/2410	18-10-400-001 RESIDE# 401
										\$289,727			193.33								
										\$149,861	100.0	Acres									
Totals:		\$10,512,800			\$10,512,800	\$4,032,100			\$10,055,058	\$4,167,213	\$2,315,967	111.0	877.86	458.80							
				Sale. Ratio =>	38.35						Average	per Net Ac 4,747.00									
				Std. Dev. =>	12.91						Average	per SqFt=>		\$0.11							

2023 Values	Acres	2024 Values	\$PER ACRE	
1	14,500	1	15,250	15,250
2	15,000	1.5	15,750	10,500
3	16,000	2	16,750	8,375
4	17,000	2.5	17,800	7,120
5	18,000	3	18,850	6,283
6	20,000	4	21,000	5,250
7	22,500	5	23,700	4,740
8	28,000	7	29,500	4,214
9	35,000	10	36,600	3,660
10	42,500	15	44,500	2,967
11	52,500	20	55,250	2,763
12	62,500	25	65,500	2,620
13	75,000	30	78,400	2,613
14	90,000	40	104,000	2,600
15	122,500	50	128,500	2,570
16	200,000	100	210,000	2,100

