

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd/Adj.		Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
						Adj. Sale \$	Asd. when Sold																		
18-23-400-028	7760 S RIVER RIDGE DR	07/21/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$123,000	30.76	\$313,820	\$159,501	\$73,421	244.7	727.6	3.52	3.52	\$652	\$45,313	\$1.04	221.42	RIVER 484/8481		RIVER FRONT PROF	4/19/2023	401	
18-26-480-011	911 W CROOK DR	08/10/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,300	39.82	\$381,591	\$62,932	\$64,523	215.1	487.0	2.24	2.24	\$293	\$28,145	\$0.65	200.00	RIVER 482/830		RIVER FRONT PROF	7/1/1989	401	
18-26-480-012	905 W CROOK	04/29/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,900	43.17	\$68,975	\$60,000	\$68,975	229.9	585.0	2.79	2.79	\$251	\$21,482	\$0.49	208.00	RIVER 483/5044		RIVER FRONT PROF	12/15/2022	401	
18-32-400-011	3455 W 96TH ST	08/18/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$282,100	60.02	\$524,852	\$211,720	\$266,572	1,051.0	2444.5	13.16	3.81	\$201	\$16,089	\$0.37	1,306.00	RIVER 493/9235	18-32-400-010, 18-32-400-009	RIVER FRONT PROF	9/25/2023	401	
18-32-400-020	3411 W 96TH ST	06/22/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$158,700	42.32	\$404,663	\$63,191	\$92,854	309.5	930.0	5.58	5.58	\$204	\$11,331	\$0.26	261.20	RIVER 484/3492		RIVER FRONT PROF	7/1/1989	401	
18-33-300-002		06/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,600	45.40	\$133,738	\$400,000	\$133,738	1,928.2	694.7	57.25	31.49	\$207	\$6,987	\$0.16	1,650.00	RIVER 493/1789	18-33-300-001	RIVER FRONT PROF	7/2/1986	402	
18-34-100-011	8818 S PARSON AVE	04/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,800	28.00	\$148,336	\$123,740	\$112,076	311.3	1700.0	9.37	9.37	\$397	\$13,212	\$0.30	240.00	RIVER AFF		RIVER FRONT PROF	10/21/2022	401	
18-34-100-011	8818 S PARSON AVE	10/29/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$42,000	33.07	\$114,342	\$127,000	\$112,076	311.3	1700.0	9.37	9.37	\$408	\$13,560	\$0.31	240.00	RIVER 486/4317,486/4315		RIVER FRONT PROF	10/21/2022	401	
18-34-200-009	9075 S FERRIS AVE	08/27/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$154,800	45.53	\$398,922	\$108,513	\$165,435	424.2	1600.0	12.12	12.12	\$151	\$8,787	\$0.20	330.00	RIVER 483/3360		RIVER FRONT PROF	1/7/1989	401	
18-34-400-006	9589 S FERRIS AVE	08/04/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$236,100	35.77	\$622,953	\$294,479	\$257,432	858.1	1200.0	19.20	22.90	\$343	\$15,337	\$0.35	697.00	RIVER 489/8108		RIVER FRONT PROF	10/21/2022	401	
18-35-200-007	830 W 90TH ST	10/13/21	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$25,800	51.60	\$67,709	\$33,531	\$51,240	170.8	713.0	2.46	2.46	\$196	\$13,658	\$0.31	150.00	RIVER 485/9748		RIVER FRONT PROF	7/1/1989	401	
18-35-220-008	8940 S FELCH AVE	04/11/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$50,300	39.30	\$100,631	\$77,386	\$50,017	166.7	180.0	0.74	0.82	\$464	\$104,013	\$2.39	180.00	RIVER 492/4501		RIVER FRONT PROF	5/17/2023	401	
18-35-257-005	9178 S FELCH AVE	05/21/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$33,600	26.88	\$86,589	\$73,759	\$35,348	117.8	60.0	0.21	0.21	\$626	\$356,324	\$8.18	150.00	RIVER 483/8984		RIVER FRONT PROF	7/1/1989	401	
<b>Totals:</b>						<b>\$3,674,900</b>	<b>\$3,674,900</b>	<b>\$1,510,000</b>	<b>\$3,367,121</b>	<b>\$1,793,752</b>	<b>\$1,483,707</b>	<b>6,338.7</b>	<b>138.00</b>	<b>106.66</b>											
								Sale. Ratio =>	41.09	Average															
								Std. Dev. =>	9.48	per FF=>		\$283	Average												
										per Net Acre=>		12,998.67	Average												
										per Sqft=>		50.30													

2023 used: \$300 per FF  
 2024 use: no change