2024 for 2025 Residential Land Analysis Summary - Non-Condo

LAND TBL	2024 Land Rate	# pcls	# sales	% Sales	avg alloc @ 25%	Median alloc @ 25%	Propsd '24 for '25 Rt	% chg	
R03_E	1,250	1290	84	7%	1,548	1,535	1,500	20%	
R03_W	1,500	470	28	6%	1,722	1,690	1,700	13%	
R03NE	950	108	5	5%	1,170	1,092	1,100	16%	
R04_E	1,150	479	46	10%	1,383	1,408	1,400	**22%**	
R04_W	1,150	121	8	7%	1,694	1,635	1,450	**26%**	
R05_N	1,250	462	51	11%	1,493	1,516	1,500	20%	
R05_S	1,200	734	64	9%	1,508	1,414	1,450	21%	
R06_E	1,350	889	111	12%	1,737	1,483	1,500	11%	
R06W1	1,400	840	84	10%	1,693	1,562	1,600	14%	
R06W2	1,150	120	10	8%	1,454	1,256	1,300	13%	
R07_E	1,350	175	12	7%	1,893	1,661	1,700	**26%**	
R07W1	1,500	114	17	15%	2,177	1,925	1,880	**25%**	
R07W2	1,600	253	25	10%	2,319	2,375	2,000	**25%**	
R08_A	1,550	1649	125	8%	1,786	1,754	1,750	13%	
R09_A	1,750	1725	157	9%	2,001	1,796	1,850	6%	
	2,100	137	13	9%	2,466	2,747	2,500	19%	Vinsetta Blv
R10_A	1,600	1880	218	12%	1,935	1,807	1,800	13%	
R14_A	1,400	612	51	8%	1,703	1,646	1,700	**21%**	
R15_N	1,600	954	132	14%	1,903	1,869	1,900	19%	
R15_S	1,600	1518	185	12%	2,237	1,933	1,950	**22%**	
R16_A	1,600	1870	176	9%	1,951	1,823	1,850	16%	
R1716	1,350	251	20	8%	1,680	1,485	1,600	19%	
R21_A	1,800	495	47	9%	2,198	2,060	2,100	17%	
	1,500	47	3	6%	2,258	2,394	1,875	**25%**	> .28 acres
R22_N	1,750	1064	122	11%	2,378	2,082	2,100	20%	
R22_S	1,600	1160	113	10%	1,880	1,736	1,800	13%	
R23_A	1,400	1554	181	12%	1,710	1,563	1,600	14%	
R32_S	1,400	126	6	5%	1,639	1,718	1,700	21%	

Average	18.17%
Median	18.90%
High	26.09%
Low	5.71%

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
Land Table - R03_E													
72-25-03-228-020	1519 GENESEE DR	03R	R03_E	11/16/2022	335,000	83,750	1,587	227,009	4,200	231,209	103,791	1,967	65,948
72-25-03-229-004	1418 GENESEE DR	03R	R03_E	4/14/2023	340,000	85,000	1,605	234,829	-	234,829	105,171	1,986	66,180
72-25-03-229-026	1603 HURON AVE	03R	R03_E	8/15/2022	286,650	71,663	1,354	182,013	-	182,013	104,637	1,976	66,180
72-25-03-230-001	1402 HURON AVE	03R	R03_E	7/12/2023	305,000	76,250	1,462	181,113	3,582	184,695	120,305	2,307	65,179
72-25-03-230-010	1524 HURON AVE	03R	R03_E	3/18/2024	345,000	86,250	1,629	224,038	684	224,722	120,278	2,272	66,180
72-25-03-230-011	1602 HURON AVE	03R	R03_E	6/14/2023	353,000	88,250	1,667	208,248	5,769	214,017	138,983	2,625	66,180
72-25-03-230-012	1606 HURON AVE	03R	R03_E	6/20/2023	365,000	91,250	1,724	253,434	2,327	255,761	109,239	2,063	66,180
72-25-03-251-019	711 DONALD AVE	03B	R03_E	8/12/2022	219,000	54,750	1,174	143,484	-	143,484	75,516	1,619	58,294
72-25-03-251-027	909 DONALD AVE	03B	R03_E	5/13/2022	256,000	64,000	1,698	162,091	786	162,877	93,123	2,470	47,118
72-25-03-251-039	1025 DONALD AVE	03O	R03_E	6/17/2022	250,000	62,500	1,645	172,396	-	172,396	77,604	2,043	47,479
72-25-03-252-016	704 DONALD AVE	03B	R03_E	8/25/2023	236,500	59,125	1,440	142,656	-	142,656	93,844	2,285	51,340
72-25-03-252-023	902 DONALD AVE	03B	R03_E	6/6/2023	240,000	60,000	1,461	133,087	-	133,087	106,913	2,603	51,340
72-25-03-252-037	1024 DONALD AVE	03B	R03_E	5/24/2023	220,000	55,000	1,339	150,734	154	150,888	69,112	1,683	51,340
72-25-03-252-049	905 BAUMAN AVE	03B	R03_E	7/21/2023	275,000	68,750	1,674	188,099	-	188,099	86,901	2,116	51,340
72-25-03-252-059	1013 BAUMAN AVE	03B	R03_E	7/1/2022	335,000	83,750	2,039	229,205	-	229,205	105,795	2,576	51,340
72-25-03-253-008	706 BAUMAN AVE	03B	R03_E	11/10/2023	255,000	63,750	1,487	160,316	2,328	162,644	92,356	2,155	53,573
72-25-03-253-045	933 WHITCOMB AVE	03B	R03_E	7/11/2022	200,000	50,000	1,227	152,142	-	152,142	47,858	1,175	50,922
72-25-03-253-048	1011 WHITCOMB AVE	03B	R03_E	7/28/2023	314,000	78,500	1,927	202,636	-	202,636	111,364	2,734	50,922
72-25-03-277-002	1106 DONALD AVE	03B	R03_E	4/8/2022	236,500	59,125	1,310	141,381	-	141,381	95,119	2,108	56,413
72-25-03-277-003	1110 DONALD AVE	03B	R03_E	5/25/2022	287,500	71,875	1,512	156,696	563	157,259	130,241	2,741	59,402
72-25-03-277-012	1216 DONALD AVE	03B	R03_E	6/3/2022	310,000	77,500	1,717	206,940	-	206,940	103,060	2,284	56,413
72-25-03-277-037	1317 BAUMAN AVE	03B	R03_E	1/18/2023	307,500	76,875	1,703	225,942	-	225,942	81,558	1,807	56,413
72-25-03-278-008	1130 BAUMAN AVE	03B	R03_E	11/8/2022	282,000	70,500	1,645	181,054	1,490	182,544	99,456	2,321	53,573
72-25-03-278-015	1224 BAUMAN AVE	03B	R03_E	10/7/2022	299,900	74,975	1,749	215,496	-	215,496	84,404	1,969	53,573
72-25-03-278-023	1113 WHITCOMB AVE	03B	R03_E	11/8/2022	240,000	60,000	1,473	170,937	-	170,937	69,063	1,695	50,922
72-25-03-278-028	1203 WHITCOMB AVE	03B	R03_E	2/6/2024	282,000	70,500	1,731	178,447	-	178,447	103,553	2,542	50,922
72-25-03-278-031	1215 WHITCOMB AVE	03B	R03_E	11/20/2023	207,500	51,875	1,273	122,590	-	122,590	84,910	2,084	50,922
72-25-03-279-005	1424 OTTAWA DR	03R	R03_E	6/10/2022	330,000	82,500	1,160	203,824	724	204,548	125,452	1,764	84,449
72-25-03-280-010	1514 DONALD AVE	03B	R03_E	6/3/2022	270,000	67,500	1,523	176,256	-	176,256	93,744	2,115	55,408
72-25-03-281-016	1612 BAUMAN AVE	03B	R03_E	6/20/2023	315,000	78,750	1,965	200,535	-	200,535	114,465	2,857	50,089
72-25-03-281-034	1613 WHITCOMB AVE	03B	R03_E	4/4/2022	270,000	67,500	1,685	180,177	-	180,177	89,823	2,242	50,089
72-25-03-328-008	623 AMELIA AVE	03R	R03_E	11/9/2022	262,500	65,625	1,284	179,305	-	179,305	83,195	1,627	63,911
72-25-03-328-012	647 AMELIA AVE	03O	R03_E	6/5/2023	262,000	65,500	1,429	178,380	-	178,380	83,620	1,825	57,280
72-25-03-329-002	608 AMELIA AVE	03T	R03_E	6/9/2023	275,000	68,750	1,300	171,112	923	172,035	102,965	1,947	66,108
72-25-03-329-020	623 E SUNNYBROOK DR	03T	R03_E	7/21/2022	335,000	83,750	1,463	185,440	-	185,440	149,560	2,612	71,566
72-25-03-332-013	611 ENGLEWOOD AVE	03T	R03_E	4/10/2023	345,000	86,250	1,725	198,113	875	198,988	146,012	2,921	62,487
72-25-03-332-014	615 ENGLEWOOD AVE	03T	R03_E	8/28/2023	308,000	77,000	1,541	196,756	4,101	200,857	107,143	2,144	62,464
72-25-03-378-013	626 MIDLAND BLVD	03R	R03_E	4/24/2023	275,000	68,750	1,188	212,508	1,427	213,935	61,065	1,056	72,314
72-25-03-379-006	620 E WINDEMERE AVE	03R	R03_E	4/27/2023	230,000	57,500	1,184	154,079	804	154,883	75,117	1,547	60,688
72-25-03-379-007	626 E WINDEMERE AVE	03R	R03_E	8/26/2022	275,000	68,750	1,224	195,363	5,859	201,222	73,778	1,313	70,218
72-25-03-401-020	1102 WHITCOMB AVE	03B	R03_E	4/13/2022	277,000	69,250	1,402	160,756	-	160,756	116,244	2,353	61,758
72-25-03-401-037	927 MILLARD AVE	03C	R03_E	12/12/2023	410,000	102,500	1,766	309,064	6,244	315,308	94,692	1,631	72,564
72-25-03-401-039	1003 MILLARD AVE	03R	R03_E	10/30/2023	315,000	78,750	1,357	197,869	-	197,869	117,131	2,018	72,564
72-25-03-402-002	708 MILLARD AVE	03R	R03_E	6/22/2023	323,000	80,750	1,778	162,036	-	162,036	160,964	3,544	56,773
72-25-03-402-005	722 MILLARD AVE	03R	R03_E	10/13/2023	275,000	68,750	1,386	183,489	-	183,489	91,511	1,844	62,021
72-25-03-403-002	906 MILLARD AVE	03R	R03_E	8/2/2022	275,000	68,750	1,482	162,665	-	162,665	112,335	2,421	58,001
72-25-03-403-018	903 AMELIA AVE	03R	R03_E	9/15/2022	302,500	75,625	1,593	196,149	-	196,149	106,351	2,240	59,348
72-25-03-403-021	917 AMELIA AVE	03R	R03_E	8/10/2022	306,000	76,500	1,636	184,739	1,010	185,749	120,251	2,572	58,451
72-25-03-403-030	1029 AMELIA AVE	03R	R03_E	9/2/2022	346,000	86,500	1,836	229,014	-	229,014	116,986	2,483	58,900
72-25-03-404-046	1003 E SUNNYBROOK DR	03R	R03_E	6/29/2022	315,000	78,750	1,376	226,659	-	226,659	88,341	1,543	71,561
72-25-03-405-003	3912 N ALEXANDER AVE	03C	R03_E	1/1/2023	305,000	76,250	1,473	258,765	-	258,765	46,235	893	64,694
72-25-03-405-024	1103 MONTROSE AVE	03C	R03_E	12/16/2022	415,000	103,750	1,937	314,252	-	314,252	100,748	1,881	66,950
72-25-03-405-031	1002 E SUNNYBROOK DR	03T	R03_E	6/27/2023	320,000	80,000	1,494	213,210	-	213,210	106,790	1,994	66,950
72-25-03-406-041	706 MONTROSE AVE	03C	R03_E	6/26/2023	470,000	117,500	2,063	282,611	3,738	286,349	183,651	3,224	71,195
72-25-03-426-002	4216 N BLAIR AVE	03R	R03_E	2/13/2024	295,000	73,750	1,425	175,098	-	175,098	119,902	2,317	64,694
72-25-03-426-013	1416 WHITCOMB AVE	03O	R03_E	2/1/2023	335,000	83,750	1,723	210,644	1,525	212,169	122,831	2,527	60,759
72-25-03-426-053	1607 MILLARD AVE	03R	R03_E	10/26/2022	302,000	75,500	1,332	207,478	-	207,478	94,522	1,667	70,868
72-25-03-427-015	1426 MILLARD AVE	03R	R03_E	7/7/2023	275,000	68,750	1,406	162,555	2,372	164,927	110,073	2,251	61,133
72-25-03-427-022	1602 MILLARD AVE	03R	R03_E	10/6/2023	330,000	82,500	1,821	223,496	-	223,496	106,504	2,350	56,645
72-25-03-427-046	1523 AMELIA AVE	03R	R03_E	10/6/2023	273,900	68,475	1,421	164,733	-	164,733	109,167	2,265	60,243
72-25-03-428-010	1322 AMELIA AVE	03B	R03_E	2/10/2023	285,000	71,250	1,559	187,389	-	187,389	97,611	2,136	57,136
72-25-03-428-018	1512 AMELIA AVE	03B	R03_E	5/2/2022	270,000	67,500	1,477	169,447	-	169,447	100,553	2,200	57,136
72-25-03-428-021	1528 AMELIA AVE	03R	R03_E	10/31/2023	350,000	87,500	1,827	260,721	-	260,721	89,279	1,864	59,862
72-25-03-429-006	1222 MONTROSE AVE	03R	R03_E	8/8/2022	245,000	61,250	1,244	184,015	-	184,015	60,985	1,239	61,533
72-25-03-429-008	1312 MONTROSE AVE	03R	R03_E	8/23/2023	331,000	82,750	1,681	219,306	1,060	220,366	110,634	2,247	61,533
72-25-03-429-026	1618 MONTROSE AVE	03R	R03_E	5/13/2022	271,000	67,750	1,376	183,325	1,062	184,387	86,613	1,759	61,533
72-25-03-429-031	1219 ENGLEWOOD AVE	03R	R03_E	7/5/2023	305,000	76,250	1,518	208,796	-	208,796	96,204	1,915	62,791
72-25-03-429-045	1515 ENGLEWOOD AVE	03R	R03_E	9/18/2023	310,000	77,500	1,528	202,408	1,760	204,168	105,832	2,087	63,382
72-25-03-429-053	1623 ENGLEWOOD AVE	03R	R03_E	2/28/2024	349,000	87,250	1,585	185,918	3,821	189,739	159,261	2,892	68,827
72-25-03-451-029	907 WOODLAWN AVE	03R	R03_E	6/26/2023	313,000	78,250	1,517	196,134	-	196,134	116,866	2,265	64,492
72-25-03-452-001	702 WOODLAWN AVE	03R	R03_E	9/6/2023	285,000	71,250	1,381	192,858	1,412	194,270	90,730	1,759	64,492
72-25-03-452-004	716 WOODLAWN AVE	03O	R03_E	2/21/2023	365,000	91,250	1,621	247,059	559	247,618	117,382	2,085	70,380
72-25-03-452-019	1102 WOODLAWN AVE	03R	R03_E	5/19/2023	280,000	70,000	1,357	170,441	1,418	171,859	108,141	2,096	64,492
72-25-03-452-023	1122 WOODLAWN AVE	03R	R03_E	6/16/2023	365,000	91,250	1,769	214,545	329	214,874	150,126	2,910	64,492
72-25-03-453-020	1112 MIDLAND BLVD	03R	R03_E	3/13/2023	320,000	80,000	1,575	206,548	-	206,548	113,452	2,233	63,498
72-25-03-454-006	902 E WINDEMERE AVE	03R	R03_E	8/14/2023	300,000	75,000	1,318	189,249	-	189,249	110,751	1,946	71,153
72-25-03-454-018	1124 E WINDEMERE AVE	03R	R03_E	6/27/2023	435,000	108,750	1,569	275,906	8,212	284,118	150,882	2,177	86,617
72-25-03-476-015	1424 ENGLEWOOD AVE	03R	R03_E	7/19/2022	269,900	67,475	1,350	182,318	-	182,318	87,582	1,752	62,500
72-25-03-476-052	1615 WOODLAWN AVE	03R	R03_E	6/22/2023	332,000	83,000	1,660	208,250	1,606	209,856	122,144	2,443	62,500
72-25-03-477-001	1204 WOODLAWN AVE	03R	R03_E	10/28/2022	355,000	88,750	1,775	249,058	-	249,058	105,942	2,119	62,500

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-03-478-039	1507 E WINDEMERE AVE	03R	R03_E	8/11/2022	320,000	80,000	1,551	233,788	1,203	234,991	85,009	1,648	64,492
72-25-03-478-040	1513 E WINDEMERE AVE	03C	R03_E	2/21/2023	330,000	82,500	1,650	250,388	993	251,381	78,619	1,572	62,500
72-25-03-479-010	1402 E WINDEMERE AVE	03R	R03_E	4/20/2022	350,000	87,500	1,747	228,424	-	228,424	121,576	2,427	62,622
72-25-03-479-018	1512 E WINDEMERE AVE	03R	R03_E	11/30/2023	350,000	87,500	1,747	201,455	2,246	203,701	146,299	2,920	62,622
COUNT: 84	**Land Table - R03_E**			**AVG**	**303,415**	**75,854**	**1,548**	**198,237**	**919**	**199,155**	**104,259**	**2,130**	**61,450**
				MEDIAN	**305,000**	**76,250**	**1,535**	**195,749**	**-**	**196,142**	**104,904**	**2,117**	**62,243**
Eliminated top and bottom 10 rate/ff and came up with similar avg/med													
72-25-03-228-025	1619 GENESEE DR	03R	R03_E	5/23/2022	210,000	52,500	1,010	180,606	-	180,606	29,394	566	64,951
72-25-03-279-012	1608 OTTAWA DR	03R	R03_E	3/3/2023	325,000	81,250	1,143	187,923	-	187,923	137,077	1,928	84,449
72-25-03-279-036	4531 N CAMPBELL RD	03C	R03_E	3/4/2024	665,000	166,250	3,147	463,748	1,736	465,484	199,516	3,776	66,040
72-25-03-281-007	1426 BAUMAN AVE	03B	R03_E	7/15/2022	218,000	54,500	1,157	134,574	-	134,574	83,426	1,772	58,867
72-25-03-327-008	619 MILLARD AVE	03R	R03_E	9/28/2022	235,000	58,750	953	152,208	-	152,208	82,792	1,343	77,047
72-25-03-328-018	605 AMELIA AVE	03D	R03_E	9/9/2022	220,000	55,000	1,012	118,636	-	118,636	101,364	1,865	67,925
72-25-03-328-020	632 MILLARD AVE	03C	R03_E	3/29/2023	755,000	188,750	4,370	541,261	4,817	546,078	208,922	4,837	53,993
72-25-03-328-021	638 MILLARD AVE	03C	R03_E	6/30/2023	750,000	187,500	4,265	516,840	2,463	519,303	230,697	5,247	54,959
72-25-03-378-005	526 MIDLAND BLVD	03R	R03_E	1/20/2023	225,000	56,250	972	167,240	2,297	169,537	55,463	959	72,314
72-25-03-405-053	1028 E SUNNYBROOK DR	03C	R03_E	2/10/2023	790,000	197,500	4,039	541,035	-	541,035	248,965	5,092	61,117
72-25-03-406-006	928 MONTROSE AVE	03O	R03_E	5/13/2022	975,000	243,750	3,699	745,482	2,321	747,803	227,197	3,448	82,375
72-25-03-451-038	1023 WOODLAWN AVE	03R	R03_E	7/1/2022	200,000	50,000	969	177,191	-	177,191	22,809	442	64,492
72-25-03-452-039	1027 MIDLAND BLVD	03C	R03_E	8/15/2023	1,200,000	300,000	4,805	990,273	-	990,273	209,727	3,359	78,044
72-25-03-454-008	910 E WINDEMERE AVE	03C	R03_E	10/6/2022	570,000	142,500	2,844	462,369	1,702	464,071	105,929	2,114	62,622
72-25-03-454-029	1009 E 13 MILE RD	03R	R03_E	7/7/2022	180,000	45,000	579	95,689	2,617	98,306	81,694	1,051	77,698
72-25-03-454-032	1103 E 13 MILE RD	03C	R03_E	12/6/2023	559,000	139,750	2,488	404,274	-	404,274	154,726	2,754	56,174
72-25-03-454-041	1102 E WINDEMERE AVE	03O	R03_E	10/7/2022	425,100	106,275	2,121	292,569	-	292,569	132,531	2,645	62,622
72-25-03-478-009	1416 MIDLAND BLVD	03O	R03_E	2/26/2024	486,999	121,750	2,397	255,383	2,267	257,650	229,349	4,515	63,498
72-25-03-479-029	1217 E 13 MILE RD	03B	R03_E	8/11/2023	186,000	46,500	786	109,357	-	109,357	76,643	1,296	59,151
72-25-03-479-040	1415 E 13 MILE RD	03B	R03_E	11/7/2023	193,000	48,250	963	164,665	-	164,665	28,335	566	50,098
Land Table - R03_W													
72-25-03-153-036	121 WOODSIDE RD	03O	R03_W	8/17/2022	362,500	90,625	1,451	222,294	6,732	229,026	133,474	2,138	93,664
72-25-03-153-045	213 WOODSIDE RD	03B	R03_W	5/24/2023	425,000	106,250	1,710	287,152	6,545	293,697	131,303	2,113	93,219
72-25-03-301-013	206 WOODSIDE RD	03C	R03_W	2/5/2024	500,000	125,000	1,994	297,879	2,419	300,298	199,702	3,186	94,017
72-25-03-301-037	306 AMELIA AVE	03T	R03_W	9/2/2022	290,000	72,500	1,524	243,117	-	243,117	46,883	986	71,342
72-25-03-301-044	334 AMELIA AVE	03R	R03_W	5/25/2023	293,895	73,474	1,456	196,244	1,053	197,297	96,598	1,914	75,709
72-25-03-301-050	424 AMELIA AVE	03B	R03_W	12/23/2022	320,000	80,000	1,867	205,346	1,558	206,904	113,096	2,639	64,288
72-25-03-301-053	506 AMELIA AVE	03B	R03_W	4/14/2022	250,000	62,500	1,458	156,850	-	156,850	93,150	2,173	64,288
72-25-03-301-070	501 E SUNNYBROOK DR	03B	R03_W	8/25/2022	250,000	62,500	1,458	168,040	6,061	174,101	75,899	1,771	64,288
72-25-03-301-124	133 E SUNNYBROOK DR	03C	R03_W	2/16/2024	470,500	117,625	1,288	255,216	2,159	257,375	213,125	2,334	136,956
72-25-03-301-131	236 WOODSIDE RD	03C	R03_W	7/12/2023	775,000	193,750	3,091	577,633	4,446	582,079	192,921	3,078	94,017
72-25-03-301-143	310 WOODSIDE RD	03C	R03_W	10/7/2022	647,400	161,850	2,584	578,663	-	578,663	68,737	1,097	93,960
72-25-03-302-026	338 E SUNNYBROOK DR	03B	R03_W	10/24/2023	279,900	69,975	1,410	155,796	1,881	157,677	122,223	2,462	74,462
72-25-03-302-027	344 E SUNNYBROOK DR	03B	R03_W	6/27/2023	400,000	100,000	2,014	232,230	3,902	236,132	163,868	3,301	74,462
72-25-03-302-037	233 EDMUND AVE	03C	R03_W	7/11/2023	637,000	159,250	2,159	414,247	12,550	426,797	210,203	2,850	110,629
72-25-03-303-011	216 EDMUND AVE	03R	R03_W	3/8/2023	450,000	112,500	1,879	293,429	3,995	297,424	152,576	2,548	89,823
72-25-03-304-004	318 EDMUND AVE	03C	R03_W	8/1/2022	410,000	102,500	1,712	262,690	780	263,470	146,530	2,447	89,823
72-25-03-304-045	418 EDMUND AVE	03R	R03_W	3/28/2023	325,000	81,250	1,570	200,886	-	200,886	124,114	2,398	77,632
72-25-03-326-017	507 AMELIA AVE	03B	R03_W	7/5/2023	277,000	69,250	1,671	164,800	1,609	166,409	110,591	2,669	62,160
72-25-03-330-009	514 E SUNNYBROOK DR	03T	R03_W	12/8/2023	260,000	65,000	1,314	175,564	1,677	177,241	82,759	1,673	74,182
72-25-03-352-030	227 MIDLAND BLVD	03R	R03_W	9/28/2022	365,000	91,250	1,825	255,308	572	255,880	109,120	2,182	75,000
72-25-03-352-032	237 MIDLAND BLVD	03O	R03_W	6/21/2022	389,000	97,250	1,945	220,249	-	220,249	168,751	3,375	75,000
72-25-03-353-014	212 MIDLAND BLVD	03R	R03_W	12/1/2023	270,000	67,500	1,350	159,331	-	159,331	110,669	2,213	75,000
72-25-03-353-020	129 E WINDEMERE AVE	03O	R03_W	12/2/2022	369,900	92,475	1,850	266,321	2,705	269,026	100,874	2,017	75,000
72-25-03-354-017	222 E WINDEMERE AVE	03O	R03_W	10/17/2023	295,000	73,750	1,519	170,934	3,941	174,875	120,125	2,474	72,826
72-25-03-354-029	217 E 13 MILE RD	03R	R03_W	4/19/2022	248,000	62,000	1,277	141,706	2,254	143,960	104,040	2,143	58,261
72-25-03-355-020	317 WOODLAWN AVE	03O	R03_W	11/29/2023	525,000	131,250	1,839	316,059	4,056	320,115	204,885	2,871	107,044
72-25-03-355-022	337 WOODLAWN AVE	03R	R03_W	3/31/2023	325,000	81,250	1,242	238,713	784	239,497	85,503	1,306	98,167
72-25-03-356-005	338 WOODLAWN AVE	03B	R03_W	3/3/2023	365,000	91,250	1,769	279,312	-	279,312	85,688	1,661	77,391
COUNT: 28	**Land Table - R03_W**			**AVG**	**384,825**	**96,206**	**1,722**	**254,857**	**2,560**	**257,417**	**127,407**	**2,286**	**82,593**
				MEDIAN	**363,750**	**90,938**	**1,690**	**235,472**	**1,779**	**237,815**	**116,611**	**2,274**	**75,355**
land only													
72-25-03-303-037	108 EDMUND AVE	03V	R03_W	6/10/2022	143,000	35,750	2,408	422,117	-	422,117	(279,117)	(4,700)	89,082
72-25-03-303-038	116 EDMUND AVE	03V	R03_W	6/10/2022	143,000	35,750	2,408	336,638	-	336,638	(193,638)	(3,260)	89,089
72-25-03-303-036	100 EDMUND AVE	03R	R03_W	6/17/2022	143,000	35,750	2,224	370,055	-	370,055	(227,055)	(3,532)	96,433
top and bottom 5 rate per ff taken out													
72-25-03-354-018	226 E WINDEMERE AVE	03C	R03_W	12/6/2023	635,000	158,750	3,270	459,261	-	459,261	175,739	3,620	72,826
72-25-03-153-040	143 WOODSIDE RD	03C	R03_W	5/5/2023	885,000	221,250	3,551	644,023	-	644,023	240,977	3,868	93,456
72-25-03-330-025	3904 BELLEVUE AVE	03C	R03_W	2/16/2024	950,000	237,500	3,822	642,706	-	642,706	307,294	4,945	93,205
72-25-03-330-024	3910 BELLEVUE AVE	03C	R03_W	7/14/2022	850,000	212,500	4,234	598,651	8,232	606,883	243,117	4,844	75,290
72-25-03-330-028	427 EDMUND AVE	03C	R03_W	10/12/2023	1,065,000	266,250	5,270	675,940	7,598	683,538	381,462	7,550	75,789
72-25-03-354-033	237 E 13 MILE RD	03R	R03_W	5/19/2022	150,000	37,500	772	89,815	432	90,247	59,753	1,231	58,261
72-25-03-304-014	508 EDMUND AVE	03R	R03_W	9/16/2022	302,500	75,625	999	200,878	-	200,878	101,622	1,343	113,533
72-25-03-351-023	145 WOODLAWN AVE	03V	R03_W	5/20/2022	200,000	50,000	1,000	-	-	-	200,000	4,000	150,000
72-25-03-354-014	206 E WINDEMERE AVE	03R	R03_W	6/23/2023	203,500	50,875	1,048	104,728	-	104,728	98,772	2,034	72,826
72-25-03-302-046	212 E SUNNYBROOK DR	03R	R03_W	5/20/2022	380,000	95,000	1,123	266,398	1,522	267,920	112,080	1,325	126,897
Land Table - R03NE													
72-25-03-202-023	1005 OTTAWA DR	03R	R03NE	4/5/2022	353,500	88,375	1,057	478,179	13,003	491,182	(137,682)	(1,647)	79,416
72-25-03-276-010	1318 OTTAWA DR	03R	R03NE	8/29/2022	405,000	101,250	1,235	247,239	16,916	264,155	140,845	1,718	77,900
72-25-03-202-022	943 OTTAWA DR	03R	R03NE	1/11/2023	365,000	91,250	1,092	272,181	236	272,417	92,583	1,108	79,416
72-25-03-227-019	1311 OTTAWA DR	03R	R03NE	2/3/2023	337,000	84,250	1,027	228,934	8,548	237,482	99,518	1,214	77,900
72-25-03-226-004	1128 E 14 MILE RD	03B	R03NE	5/17/2023	426,000	106,500	1,440	237,172	2,594	239,766	186,234	2,518	56,205
COUNT: 5	**Land Table - R03NE**			**AVG**	**377,300**	**94,325**	**1,170**	**292,741**	**8,259**	**301,000**	**76,300**	**982**	**74,167**
				MEDIAN	**365,000**	**91,250**	**1,092**	**247,239**	**8,548**	**264,155**	**99,518**	**1,214**	**77,900**

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
Land Table - R04_E													
72-25-04-427-009	211 JEFFREY AVE	04R	R04_E	4/29/2022	351,000	87,750	1,701	232,303	-	232,303	118,697	2,301	59,333
72-25-04-454-010	536 W 13 MILE RD	04R	R04_E	5/12/2022	395,000	98,750	888	244,100	1,977	246,077	148,923	1,339	102,297
72-25-04-428-019	316 CHARLOTTE AVE	04R	R04_E	5/20/2022	315,000	78,750	1,461	193,509	-	193,509	121,491	2,254	61,978
72-25-04-453-009	619 MOUNT VERNON BLVD	04R	R04_E	6/1/2022	351,000	87,750	948	288,829	756	289,585	61,415	664	106,435
72-25-04-426-009	217 NORMANDY RD	04R	R04_E	6/10/2022	265,000	66,250	1,347	166,001	-	166,001	98,999	2,012	56,578
72-25-04-426-022	306 JEFFREY AVE	04R	R04_E	6/30/2022	420,000	105,000	2,035	285,212	1,279	286,491	133,509	2,588	59,333
72-25-04-403-029	432 W SUNNYBROOK DR	04R	R04_E	7/1/2022	285,000	71,250	1,425	190,593	883	191,476	93,524	1,870	57,500
72-25-04-427-012	123 JEFFREY AVE	04R	R04_E	7/6/2022	325,000	81,250	1,575	194,289	1,429	195,718	129,282	2,506	59,333
72-25-04-429-014	111 CHARLOTTE AVE	04R	R04_E	8/10/2022	320,000	80,000	1,575	206,204	2,470	208,674	111,326	2,192	58,406
72-25-04-453-006	715 MOUNT VERNON BLVD	04C	R04_E	8/15/2022	475,000	118,750	1,283	325,553	3,536	329,089	145,911	1,577	106,435
72-25-04-180-011	1220 NORMANDY RD	04T	R04_E	8/22/2022	449,000	112,250	1,257	282,273	7,439	289,712	159,288	1,784	102,681
72-25-04-403-032	416 W SUNNYBROOK DR	04R	R04_E	8/25/2022	303,000	75,750	1,515	194,386	-	194,386	108,614	2,172	57,500
72-25-04-427-021	312 W SUNNYBROOK DR	04R	R04_E	8/29/2022	293,000	73,250	1,378	214,402	-	214,402	78,598	1,478	61,151
72-25-04-454-018	404 W 13 MILE RD	04O	R04_E	9/27/2022	355,000	88,750	581	-	-	-	355,000	2,326	140,415
72-25-04-404-009	3809 CUSTER AVE	04R	R04_E	9/28/2022	325,000	81,250	1,398	216,158	2,999	219,157	105,843	1,821	66,827
72-25-04-403-020	403 JEFFREY AVE	04R	R04_E	10/6/2022	270,000	67,500	1,350	205,593	1,355	206,948	63,052	1,261	57,500
72-25-04-428-001	331 W SUNNYBROOK DR	04R	R04_E	10/11/2022	260,000	65,000	1,040	215,441	-	215,441	44,559	713	71,863
72-25-04-182-028	1000 NORMANDY RD	04T	R04_E	10/28/2022	435,000	108,750	1,627	283,800	1,307	285,107	149,893	2,243	76,864
72-25-04-426-006	307 NORMANDY RD	04R	R04_E	11/10/2022	295,000	73,750	1,499	206,151	-	206,151	88,849	1,806	56,578
72-25-04-403-005	4002 CUSTER AVE	04R	R04_E	11/14/2022	250,000	62,500	1,250	189,534	1,105	190,639	59,361	1,187	57,500
72-25-04-454-017	414 W 13 MILE RD	04O	R04_E	12/29/2022	375,000	93,750	1,008	268,475	2,090	270,565	104,435	1,123	85,573
72-25-04-405-016	427 W SUNNYBROOK DR	04R	R04_E	1/17/2023	260,000	65,000	1,149	185,662	647	186,309	73,691	1,303	65,054
72-25-04-426-033	102 JEFFREY AVE	04R	R04_E	2/1/2023	306,000	76,500	1,418	169,320	1,184	170,504	135,496	2,511	62,056
72-25-04-476-001	325 LEXINGTON BLVD	04R	R04_E	2/23/2023	702,500	175,625	1,427	498,997	6,738	505,735	196,765	1,598	141,582
72-25-04-428-017	326 CHARLOTTE AVE	04R	R04_E	3/3/2023	260,000	65,000	1,189	199,751	2,170	201,921	58,079	1,063	62,857
72-25-04-401-001	4125 CUSTER AVE	04R	R04_E	3/14/2023	325,000	81,250	1,567	224,655	-	224,655	100,345	1,935	59,643
72-25-04-403-020	403 JEFFREY AVE	04R	R04_E	3/31/2023	375,000	93,750	1,875	205,593	1,355	206,948	168,052	3,361	57,500
72-25-04-477-016	3403 N MAIN ST	04R	R04_E	5/16/2023	308,000	77,000	1,079	189,513	-	189,513	118,487	1,661	82,029
72-25-04-259-026	502 NORMANDY RD	04R	R04_E	5/19/2023	350,000	87,500	1,834	190,947	-	190,947	159,053	3,334	54,855
72-25-04-405-031	426 CHARLOTTE AVE	04R	R04_E	6/7/2023	346,000	86,500	1,529	246,745	4,798	251,543	94,457	1,670	65,054
72-25-04-402-004	4108 CUSTER AVE	04R	R04_E	6/16/2023	355,000	88,750	1,775	221,433	-	221,433	133,567	2,671	57,500
72-25-04-402-032	416 JEFFREY AVE	04R	R04_E	6/23/2023	317,500	79,375	1,588	210,555	-	210,555	106,945	2,139	57,500
72-25-04-429-014	111 CHARLOTTE AVE	04R	R04_E	7/14/2023	355,000	88,750	1,747	206,204	2,470	208,674	146,326	2,881	58,406
72-25-04-429-015	107 CHARLOTTE AVE	04R	R04_E	7/17/2023	385,000	96,250	1,895	238,923	5,849	244,772	140,228	2,761	58,406
72-25-04-403-003	4012 CUSTER AVE	04R	R04_E	8/1/2023	270,000	67,500	1,350	178,397	-	178,397	91,603	1,832	57,500
72-25-04-406-009	437 CHARLOTTE AVE	04R	R04_E	9/11/2023	295,000	73,750	1,372	193,852	2,015	195,867	99,133	1,844	61,824
72-25-04-405-010	517 W SUNNYBROOK DR	04R	R04_E	9/25/2023	280,000	70,000	1,237	179,051	11,793	190,844	89,156	1,576	65,054
72-25-04-426-016	107 NORMANDY RD	04R	R04_E	9/26/2023	345,000	86,250	1,725	179,488	1,954	181,442	163,558	3,271	57,500
72-25-04-402-034	406 JEFFREY AVE	04C	R04_E	9/27/2023	300,000	75,000	1,500	240,476	-	240,476	59,524	1,190	57,500
72-25-04-426-018	326 JEFFREY AVE	04R	R04_E	10/10/2023	310,000	77,500	1,436	197,605	-	197,605	112,395	2,083	62,056
72-25-04-402-019	407 NORMANDY RD	04R	R04_E	10/11/2023	292,000	73,000	1,460	172,948	-	172,948	119,052	2,381	57,500
72-25-04-405-001	3928 CUSTER AVE	04R	R04_E	10/26/2023	265,000	66,250	1,210	169,061	649	169,710	95,290	1,741	62,957
72-25-04-451-002	823 LEXINGTON BLVD	04R	R04_E	12/18/2023	350,000	87,500	945	250,462	-	250,462	99,538	1,075	106,435
72-25-04-477-001	325 MOUNT VERNON BLVD	04R	R04_E	2/2/2024	549,000	137,250	1,115	274,378	18,062	292,440	256,560	2,084	141,582
72-25-04-406-016	403 CHARLOTTE AVE	04R	R04_E	2/6/2024	216,000	54,000	932	189,957	-	189,957	26,043	450	66,627
72-25-04-429-017	324 LEXINGTON BLVD	04O	R04_E	2/23/2024	550,000	137,500	1,113	290,318	1,728	292,046	257,954	2,087	142,119
COUNT: 46	**Land Table - R04_E**			**AVG**	**343,022**	**85,755**	**1,383**	**219,720**	**1,957**	**221,677**	**121,345**	**1,907**	**73,547**
				MEDIAN	**322,500**	**80,625**	**1,408**	**206,178**	**994**	**207,811**	**109,970**	**1,857**	**61,901**
Land Table - R04_W													
72-25-04-380-009	1119 W WINDEMERE AVE	04B	R04_W	4/6/2022	353,000	88,250	1,813	198,920	-	198,920	154,080	3,165	55,985
72-25-04-352-015	1509 W WINDEMERE AVE	04B	R04_W	4/13/2022	254,500	63,625	1,307	179,063	-	179,063	75,437	1,550	55,985
72-25-04-380-023	1102 W 13 MILE RD	04R	R04_W	8/18/2022	315,000	78,750	1,533	190,877	5,495	196,372	118,628	2,310	47,248
72-25-04-379-003	1012 W WINDEMERE AVE	04B	R04_W	9/23/2022	255,000	63,750	1,359	178,625	1,756	180,381	74,619	1,591	53,940
72-25-04-351-028	1402 W WINDEMERE AVE	04O	R04_W	11/4/2022	344,500	86,125	1,828	263,127	-	263,127	81,373	1,727	54,184
72-25-04-378-005	1206 W WINDEMERE AVE	04C	R04_W	5/5/2023	460,000	115,000	2,441	320,211	-	320,211	139,789	2,967	54,184
72-25-04-381-002	1011 W WINDEMERE AVE	04O	R04_W	6/23/2023	306,000	76,500	1,571	236,667	-	236,667	69,333	1,424	55,985
72-25-04-351-019	1518 W WINDEMERE AVE	04O	R04_W	8/4/2023	320,000	80,000	1,698	303,450	-	303,450	16,550	351	54,184
COUNT: 8	**Land Table - R04_W**			**AVG**	**326,000**	**81,500**	**1,694**	**233,868**	**906**	**234,774**	**91,226**	**1,886**	**53,962**
				MEDIAN	**317,500**	**79,375**	**1,635**	**217,794**	**-**	**217,794**	**78,405**	**1,659**	**54,184**
eliminated high and low from analysis													
72-25-04-380-004	1215 W WINDEMERE AVE	04C	R04_W	10/19/2023	745,000	186,250	3,826	568,933	-	568,933	176,067	3,617	55,985
72-25-04-380-004	1215 W WINDEMERE AVE	04R	R04_W	7/18/2022	175,000	43,750	899	568,933	-	568,933	(393,933)	(8,092)	55,985
Land Table - R05_N													
72-25-05-231-009	4414 ROSEWOLD AVE	05O	R05_N	4/22/2022	400,000	100,000	1,929	327,094	-	327,094	72,906	1,406	64,801
72-25-05-232-019	4419 HILLCREST AVE	05R	R05_N	4/22/2022	210,000	52,500	1,013	182,046	-	182,046	27,954	539	64,801
72-25-05-226-010	4612 WOODLAND AVE	05R	R05_N	5/2/2022	350,000	87,500	1,688	183,145	723	183,868	166,132	3,205	64,801
72-25-05-282-012	1718 CRESTHILL AVE	05R	R05_N	5/4/2022	245,000	61,250	1,319	185,076	284	185,360	59,640	1,285	58,030
72-25-05-229-006	4628 HILLCREST AVE	05R	R05_N	5/5/2022	325,000	81,250	1,866	207,363	5,985	213,348	111,652	2,564	54,437
72-25-05-280-006	4228 ROSEWOLD AVE	05R	R05_N	5/6/2022	375,000	93,750	1,494	260,362	3,343	263,705	111,295	1,774	78,417
72-25-05-282-002	4310 MANOR AVE	05R	R05_N	5/16/2022	335,000	83,750	1,797	221,104	3,333	224,437	110,563	2,372	58,259
72-25-05-204-022	4603 WOODLAND AVE	05R	R05_N	5/18/2022	320,000	80,000	1,563	208,955	-	208,955	111,045	2,169	63,996
72-25-05-276-031	1904 CRESTHILL AVE	05R	R05_N	5/20/2022	411,000	102,750	1,727	279,950	4,008	283,958	127,042	2,135	74,370
72-25-05-228-017	4615 HILLCREST AVE	05R	R05_N	5/31/2022	335,000	83,750	1,616	209,851	112	209,963	125,037	2,412	64,801
72-25-05-282-017	4241 CROOKS RD	05R	R05_N	6/6/2022	260,000	65,000	1,384	185,228	574	185,802	74,198	1,579	58,722
72-25-05-231-021	4415 SEDGEMOOR AVE	05R	R05_N	7/1/2022	320,000	80,000	1,543	192,649	-	192,649	127,351	2,457	64,801
72-25-05-227-018	4615 SEDGEMOOR AVE	05B	R05_N	7/6/2022	268,500	67,125	1,357	188,371	-	188,371	80,129	1,619	61,850
72-25-05-203-001	4728 ELMHURST AVE	05R	R05_N	7/14/2022	275,000	68,750	944	161,988	-	161,988	113,012	1,552	91,028
72-25-05-226-012	4604 WOODLAND AVE	05R	R05_N	7/29/2022	250,000	62,500	1,206	172,306	-	172,306	77,694	1,499	64,801
72-25-05-206-009	4424 ELMHURST AVE	05R	R05_N	8/4/2022	310,000	77,500	1,510	196,275	-	196,275	113,725	2,216	64,155

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-05-276-008	1925 NAKOTA RD	05R	R05_N	8/9/2022	217,500	54,375	1,099	218,541	-	218,541	(1,041)	(21)	61,850
72-25-05-202-015	4709 ELMHURST AVE	05R	R05_N	9/12/2022	320,000	80,000	1,600	208,191	-	208,191	111,809	2,236	62,500
72-25-05-202-008	4628 BRIARWOOD AVE	05R	R05_N	9/19/2022	349,900	87,475	1,722	233,153	1,599	234,752	115,148	2,267	63,498
72-25-05-232-023	4403 HILLCREST AVE	05R	R05_N	9/28/2022	383,500	95,875	1,900	259,670	3,000	262,670	120,830	2,394	63,084
72-25-05-232-005	4506 SEDGEMOOR AVE	05B	R05_N	10/11/2022	360,000	90,000	1,819	301,240	-	301,240	58,760	1,188	61,850
72-25-05-277-010	1915 CRESTHILL AVE	05R	R05_N	12/9/2022	250,000	62,500	1,282	164,707	-	164,707	85,293	1,749	60,957
72-25-05-231-015	4515 SEDGEMOOR AVE	05R	R05_N	12/30/2022	225,000	56,250	1,085	232,105	2,635	234,740	(9,740)	(188)	64,801
72-25-05-229-009	4614 HILLCREST AVE	05R	R05_N	1/12/2023	280,000	70,000	1,534	213,836	-	213,836	66,164	1,450	57,034
72-25-05-207-016	4513 WOODLAND AVE	05R	R05_N	1/20/2023	240,000	60,000	1,145	155,184	-	155,184	84,816	1,619	65,482
72-25-05-277-002	2023 CRESTHILL AVE	05R	R05_N	1/31/2023	300,000	75,000	1,516	220,407	-	220,407	79,593	1,609	61,850
72-25-05-206-010	4416 ELMHURST AVE	05R	R05_N	2/21/2023	203,500	50,875	991	238,026	4,427	242,453	(38,953)	(759)	64,155
72-25-05-231-019	4423 SEDGEMOOR AVE	05R	R05_N	3/31/2023	253,000	63,250	1,239	180,511	-	180,511	72,489	1,420	63,821
72-25-05-207-022	4415 WOODLAND AVE	05C	R05_N	4/7/2023	415,000	103,750	1,980	302,283	-	302,283	112,717	2,152	65,482
72-25-05-204-005	4710 THORNCROFT AVE	05R	R05_N	5/11/2023	250,000	62,500	1,193	159,622	-	159,622	90,378	1,725	65,482
72-25-05-202-008	4628 BRIARWOOD AVE	05R	R05_N	5/26/2023	384,000	96,000	1,890	233,153	1,599	234,752	149,248	2,938	63,498
72-25-05-203-017	4623 THORNCROFT AVE	05R	R05_N	6/12/2023	288,000	72,000	1,374	189,739	-	189,739	98,261	1,876	65,482
72-25-05-276-008	1925 NAKOTA RD	05R	R05_N	6/30/2023	332,500	83,125	1,680	218,541	-	218,541	113,959	2,303	61,850
72-25-05-207-021	4421 WOODLAND AVE	05R	R05_N	7/6/2023	255,000	63,750	1,245	139,578	-	139,578	115,422	2,254	63,996
72-25-05-282-013	1712 CRESTHILL AVE	05R	R05_N	7/19/2023	295,000	73,750	1,589	212,929	74,660	287,589	7,411	160	58,030
72-25-05-206-010	4416 ELMHURST AVE - resale	05R	R05_N	8/24/2023	360,500	90,125	1,756	238,026	4,427	242,453	118,047	2,300	64,155
72-25-05-282-004	4320 MANOR AVE	05R	R05_N	9/13/2023	295,000	73,750	1,519	212,835	-	212,835	82,165	1,693	60,680
72-25-05-231-015	4515 SEDGEMOOR AVE	05R	R05_N	9/22/2023	410,000	102,500	1,977	232,105	2,635	234,740	175,260	3,381	64,801
72-25-05-230-016	4511 ROSEWOLD AVE	05R	R05_N	10/6/2023	295,000	73,750	1,423	206,399	-	206,399	88,601	1,709	64,801
72-25-05-232-001	4522 SEDGEMOOR AVE	05R	R05_N	10/11/2023	310,000	77,500	1,518	198,416	-	198,416	111,584	2,185	63,821
72-25-05-227-005	4706 ROSEWOLD AVE	05R	R05_N	10/30/2023	293,500	73,375	1,415	178,461	5,092	183,553	109,947	2,121	64,801
72-25-05-204-018	4623 WOODLAND AVE	05R	R05_N	11/8/2023	302,000	75,500	1,475	198,824	-	198,824	103,176	2,015	63,996
72-25-05-282-022	4217 CROOKS RD	05R	R05_N	11/9/2023	274,000	68,500	1,467	176,634	-	176,634	97,366	2,086	58,356
72-25-05-205-021	4419 ELMHURST AVE	05B	R05_N	11/15/2023	202,500	50,625	1,122	220,526	-	220,526	(18,026)	(399)	56,424
72-25-05-204-004	2105 W 14 MILE RD	05C	R05_N	12/1/2023	492,000	123,000	1,740	326,229	1,428	327,657	164,343	2,324	70,703
72-25-05-204-018	4623 WOODLAND AVE	05R	R05_N	12/1/2023	304,219	76,055	1,486	198,824	-	198,824	105,395	2,059	63,996
72-25-05-232-016	4507 HILLCREST AVE	05R	R05_N	12/18/2023	359,000	89,750	1,814	240,049	2,038	242,087	116,913	2,363	61,850
72-25-05-278-013	4303 MANOR AVE	05R	R05_N	12/22/2023	206,133	51,533	907	210,717	75	210,792	(4,659)	(82)	71,057
72-25-05-205-021	4419 ELMHURST AVE - resale	05B	R05_N	2/14/2024	293,000	73,250	1,623	220,526	-	220,526	72,474	1,606	56,424
72-25-05-231-013	4523 SEDGEMOOR AVE	05R	R05_N	2/20/2024	306,000	76,500	1,498	188,646	-	188,646	117,354	2,298	63,821
72-25-05-276-018	1803 NAKOTA RD	05R	R05_N	3/21/2024	388,000	97,000	1,546	254,136	1,139	255,275	132,725	2,116	78,414
COUNT: 51	**Land Table - R05_N**			**AVG**	**307,495**	**76,874**	**1,493**	**214,599**	**2,414**	**217,013**	**90,482**	**1,744**	**64,213**
				MEDIAN	**302,000**	**75,500**	**1,516**	**209,851**	**-**	**210,792**	**105,395**	**2,015**	**63,996**
Land Table - R05_S													
72-25-05-427-010	4006 DURHAM RD	05R	R05_S	5/10/2022	190,000	47,500	1,034	113,515	834	114,349	75,651	1,646	55,150
72-25-05-402-008	4016 KENT RD	05R	R05_S	9/7/2022	173,000	43,250	1,034	133,451	-	133,451	39,549	946	50,191
72-25-05-402-036	3927 ELMHURST AVE	05R	R05_S	6/16/2022	240,000	60,000	1,037	167,128	989	168,117	71,883	1,243	69,422
72-25-05-454-039	3503 WOODLAND AVE	05V	R05_S	9/13/2023	212,000	53,000	1,060	-	-	-	212,000	4,240	120,000
72-25-05-303-060	3108 STARR RD	05R	R05_S	9/26/2022	180,000	45,000	1,063	122,364	-	122,364	57,636	1,361	50,805
72-25-05-404-007	4014 LINWOOD AVE	05R	R05_S	11/21/2023	215,000	53,750	1,075	143,275	-	143,275	71,725	1,435	60,000
72-25-05-303-005	4108 COOLIDGE HWY	05R	R05_S	12/2/2022	190,000	47,500	1,091	128,660	-	128,660	61,340	1,409	41,807
72-25-05-305-055	3605 GREENWAY AVE	05R	R05_S	4/28/2023	250,000	62,500	1,099	158,717	1,469	160,186	89,814	1,580	68,233
72-25-05-454-015	3506 LINWOOD AVE	05R	R05_S	3/8/2024	220,000	55,000	1,100	140,946	950	141,896	78,104	1,562	60,000
72-25-05-452-028	3525 ELMHURST AVE	05O	R05_S	6/12/2023	245,000	61,250	1,112	189,773	1,354	191,127	53,873	978	66,111
72-25-05-426-018	3828 WOODLAND AVE	05R	R05_S	7/14/2022	205,000	51,250	1,115	115,262	1,297	116,559	88,441	1,924	55,150
72-25-05-477-032	3411 DEVON RD	05R	R05_S	7/5/2023	180,000	45,000	1,179	128,908	440	129,348	50,652	1,327	45,800
72-25-05-402-001	4128 KENT RD	05R	R05_S	9/8/2023	239,000	59,750	1,195	164,859	150	165,009	73,991	1,480	60,000
72-25-05-477-093	3604 DURHAM RD	05B	R05_S	12/19/2023	315,000	78,750	1,203	207,835	1,318	209,153	105,847	1,617	78,533
72-25-05-327-001	2727 NORMANDY RD	05R	R05_S	5/25/2023	195,000	48,750	1,218	105,442	802	106,244	88,756	2,217	48,035
72-25-05-304-065	3738 EDGAR AVE	05R	R05_S	12/22/2023	214,500	53,625	1,222	135,217	-	135,217	79,283	1,807	52,654
72-25-05-454-018	3420 LINWOOD AVE	05B	R05_S	6/29/2023	206,000	51,500	1,231	147,231	695	147,926	58,074	1,388	50,191
72-25-05-402-005	4102 KENT RD	05R	R05_S	10/21/2022	209,000	52,250	1,249	152,118	-	152,118	56,882	1,360	50,191
72-25-05-305-065	4010 MARK ORR RD	05R	R05_S	9/23/2022	410,000	102,500	1,263	282,612	1,602	284,214	125,786	1,550	97,382
72-25-05-452-030	3619 ELMHURST AVE	05R	R05_S	6/25/2022	440,000	110,000	1,264	286,816	2,653	289,469	150,531	1,729	104,466
72-25-05-303-007	4018 COOLIDGE HWY	05R	R05_S	11/23/2022	225,000	56,250	1,292	137,632	-	137,632	87,368	2,006	41,807
72-25-05-304-009	4006 EDGAR AVE	05B	R05_S	1/26/2024	230,000	57,500	1,313	168,377	3,706	172,083	57,917	1,323	52,535
72-25-05-303-059	3112 STARR RD	05R	R05_S	4/13/2023	225,000	56,250	1,329	157,753	-	157,753	67,247	1,588	50,805
72-25-05-426-017	3904 WOODLAND AVE	05R	R05_S	12/27/2023	247,000	61,750	1,344	158,432	747	159,179	87,821	1,911	55,150
72-25-05-305-047	3717 GREENWAY AVE	05R	R05_S	11/2/2022	258,500	64,625	1,345	191,557	1,081	192,638	65,862	1,371	57,663
72-25-05-476-041	3515 DURHAM RD	05B	R05_S	9/12/2022	249,900	62,475	1,359	161,845	-	161,845	88,055	1,916	55,150
72-25-05-404-021	3804 LINWOOD AVE	05R	R05_S	11/17/2023	242,000	60,500	1,365	153,013	74	153,087	88,913	2,006	53,180
72-25-05-302-003	3821 COOLIDGE HWY	05B	R05_S	10/4/2022	210,000	52,500	1,376	150,935	-	150,935	59,065	1,548	36,640
72-25-05-304-040	4011 MARK ORR RD	05R	R05_S	11/20/2023	260,000	65,000	1,393	178,533	-	178,533	81,467	1,746	56,000
72-25-05-454-045	3417 WOODLAND AVE	05B	R05_S	5/2/2022	247,000	61,750	1,393	176,688	-	176,688	70,312	1,587	53,180
72-25-05-327-017	3918 EDGELAND AVE	05R	R05_S	10/19/2022	275,000	68,750	1,395	192,851	1,072	193,923	81,077	1,645	59,133
72-25-05-402-019	3826 KENT RD	05R	R05_S	12/29/2022	236,400	59,100	1,413	193,254	-	193,254	43,146	1,032	50,191
72-25-05-455-004	3620 BENJAMIN AVE	05R	R05_S	8/4/2023	359,000	89,750	1,415	239,680	1,984	241,664	117,336	1,850	76,119
72-25-05-454-020	3412 LINWOOD AVE	05B	R05_S	9/1/2022	248,500	62,125	1,485	164,979	527	165,506	82,994	1,984	50,191
72-25-05-304-052	3801 MARK ORR RD	05R	R05_S	4/12/2023	280,000	70,000	1,496	185,981	764	186,745	93,255	1,992	56,166
72-25-05-476-021	3420 WOODLAND AVE	05T	R05_S	8/22/2023	400,000	100,000	1,514	276,859	4,298	281,157	118,843	1,799	79,286
72-25-05-326-023	4011 EDGELAND AVE	05R	R05_S	8/26/2022	315,000	78,750	1,554	217,557	2,134	219,691	95,309	1,881	60,813
72-25-05-476-004	3708 WOODLAND AVE	05B	R05_S	12/5/2022	275,500	68,875	1,584	223,421	850	224,271	51,229	1,178	52,188
72-25-05-401-011	4002 BENJAMIN AVE	05R	R05_S	6/30/2023	335,000	83,750	1,597	222,388	2,131	224,519	110,481	2,107	62,922
72-25-05-453-038	3503 LINWOOD AVE	05B	R05_S	9/15/2023	296,000	74,000	1,610	187,753	-	187,753	108,247	2,355	55,150
72-25-05-304-056	3719 MARK ORR RD	05R	R05_S	9/16/2022	305,000	76,250	1,628	227,596	-	227,596	77,404	1,652	56,221
72-25-05-403-035	3917 LINWOOD AVE	05B	R05_S	6/22/2022	326,123	81,531	1,631	219,074	-	219,074	107,049	2,141	60,000
72-25-05-326-028	3909 EDGELAND AVE	05R	R05_S	8/7/2023	322,500	80,625	1,642	229,107	1,437	230,544	91,956	1,873	58,908
72-25-05-304-020	3812 EDGAR AVE	05R	R05_S	6/13/2023	289,900	72,475	1,653	169,999	3,381	173,380	116,520	2,657	52,621
72-25-05-305-010	3820 MARK ORR RD	05R	R05_S	9/8/2022	315,000	78,750	1,690	202,920	2,668	205,588	109,412	2,347	55,931

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-05-327-047	4110 EDGELAND AVE	05R	R05_S	8/2/2022	334,000	83,500	1,700	251,220	1,125	252,345	81,655	1,662	58,942
72-25-05-404-027	4021 WOODLAND AVE	05R	R05_S	10/19/2022	340,000	85,000	1,700	170,790	-	170,790	169,210	3,384	60,000
72-25-05-303-047	3817 EDGAR AVE	05B	R05_S	3/10/2023	279,900	69,975	1,706	186,798	-	186,798	93,102	2,269	49,230
72-25-05-303-027	4127 EDGAR AVE	05B	R05_S	10/11/2022	310,000	77,500	1,719	228,467	-	228,467	81,533	1,809	54,094
72-25-05-426-032	3923 DURHAM RD	05B	R05_S	9/1/2023	316,500	79,125	1,722	192,660	-	192,660	123,840	2,695	55,150
72-25-05-476-024	3410 WOODLAND AVE	05B	R05_S	4/7/2023	290,000	72,500	1,733	193,773	1,091	194,864	95,136	2,275	50,191
72-25-05-403-030	4019 LINWOOD AVE	05R	R05_S	8/23/2022	375,000	93,750	1,737	243,220	663	243,883	131,117	2,430	64,754
72-25-05-453-012	3530 ELMHURST AVE	05B	R05_S	4/3/2023	295,000	73,750	1,763	197,780	-	197,780	97,220	2,324	50,191
72-25-05-476-042	3509 DURHAM RD	05B	R05_S	6/22/2022	325,000	81,250	1,768	160,730	1,854	162,584	162,416	3,534	55,150
72-25-05-305-021	3616 MARK ORR RD	05R	R05_S	4/27/2023	357,211	89,303	1,855	208,004	1,220	209,224	147,987	3,075	57,758
72-25-05-326-004	2811 NORMANDY RD	05R	R05_S	8/11/2023	300,000	75,000	1,874	176,124	1,768	177,892	122,108	3,050	48,035
72-25-05-453-045	3605 LINWOOD AVE	05C	R05_S	1/30/2024	410,000	102,500	1,900	268,549	1,981	270,530	139,470	2,585	64,754
72-25-05-476-046	3437 DURHAM RD	05C	R05_S	5/3/2023	360,000	90,000	1,958	237,520	-	237,520	122,480	2,665	55,150
72-25-05-327-029	3704 EDGELAND AVE	05R	R05_S	6/14/2023	387,000	96,750	1,985	263,407	155	263,562	123,438	2,533	58,475
72-25-05-303-035	4015 EDGAR AVE	05O	R05_S	8/31/2022	335,500	83,875	2,045	290,112	-	290,112	45,388	1,106	49,230
72-25-05-303-043	3833 EDGAR AVE	05R	R05_S	1/26/2024	340,000	85,000	2,072	211,014	-	211,014	128,986	3,144	49,230
72-25-05-454-035	3521 WOODLAND AVE	05O	R05_S	9/19/2023	420,000	105,000	2,100	295,824	2,309	298,133	121,867	2,437	60,000
72-25-05-454-031	3605 WOODLAND AVE	05C	R05_S	9/8/2023	512,000	128,000	2,690	364,911	3,685	368,596	143,404	3,014	57,102
72-25-05-304-006	4018 EDGAR AVE	05C	R05_S	10/6/2023	490,000	122,500	2,799	305,560	1,999	307,559	182,441	4,169	52,512
COUNT: 64	**Land Table - R05_S**			**AVG**	**288,733**	**72,183**	**1,508**	**191,543**	**926**	**192,469**	**96,264**	**2,007**	**58,313**
				MEDIAN	**279,950**	**69,988**	**1,414**	**187,276**	**721**	**187,276**	**88,835**	**1,861**	**55,150**
eliminated top and bottom 10 rates / ff													
72-25-05-454-036	3517 WOODLAND AVE	05C	R05_S	9/9/2022	610,000	152,500	3,050	496,480	-	496,480	113,520	2,270	60,000
72-25-05-454-011	3526 LINWOOD AVE	05C	R05_S	7/6/2022	675,000	168,750	3,375	508,264	1,178	509,442	165,558	3,311	60,000
72-25-05-305-038	3915 GREENWAY AVE	05C	R05_S	2/17/2023	625,000	156,250	3,647	431,569	-	431,569	193,431	4,515	51,410
72-25-05-454-005	3620 LINWOOD AVE	05C	R05_S	2/29/2024	755,000	188,750	3,775	511,231	1,922	513,153	241,847	4,837	60,000
72-25-05-453-003	3712 ELMHURST AVE	05C	R05_S	2/9/2024	700,000	175,000	3,808	544,249	1,233	545,482	154,518	3,362	55,150
72-25-05-303-062	3805 EDGAR AVE	05C	R05_S	8/4/2022	700,000	175,000	4,266	480,309	-	480,309	219,691	5,355	49,230
72-25-05-454-002	3712 LINWOOD AVE	05C	R05_S	4/26/2023	885,000	221,250	4,425	635,098	1,288	636,386	248,614	4,972	60,000
72-25-05-426-005	4108 WOODLAND AVE	05C	R05_S	4/6/2023	930,000	232,500	4,650	791,764	2,310	794,074	135,926	2,719	60,000
72-25-05-476-029	3715 DURHAM RD	05C	R05_S	2/9/2024	1,000,000	250,000	5,000	834,745	-	834,745	165,255	3,305	60,000
72-25-05-454-013	3516 LINWOOD AVE	05C	R05_S	1/19/2024	1,050,000	262,500	5,250	875,653	1,899	877,552	172,448	3,449	60,000
72-25-05-403-007	4020 ELMHURST AVE	05R	R05_S	1/4/2024	130,000	32,500	707	86,708	-	86,708	43,292	942	55,150
72-25-05-326-001	2825 NORMANDY RD	05R	R05_S	4/25/2022	140,000	35,000	874	82,674	-	82,674	57,326	1,432	48,035
72-25-05-427-032	4013 DEVON RD	05R	R05_S	2/23/2024	210,000	52,500	881	122,949	-	122,949	87,051	1,461	71,516
72-25-05-403-039	3831 LINWOOD AVE	05R	R05_S	7/11/2022	167,000	41,750	908	108,775	-	108,775	58,225	1,267	55,150
72-25-05-453-041	3419 LINWOOD AVE	05R	R05_S	4/12/2022	187,000	46,750	920	109,086	381	109,467	77,533	1,526	60,968
72-25-05-403-004	4112 ELMHURST AVE	05R	R05_S	7/5/2022	190,000	47,500	950	93,412	-	93,412	96,588	1,932	60,000
72-25-05-476-056	3403 DURHAM RD	05B	R05_S	1/3/2023	295,000	73,750	953	170,925	-	170,925	124,075	1,603	92,911
72-25-05-454-027	3705 WOODLAND AVE	05R	R05_S	4/20/2023	199,000	49,750	995	158,853	-	158,853	40,147	803	60,000
72-25-05-451-002	3721 KENT RD	05B	R05_S	2/22/2024	300,000	75,000	1,023	216,372	-	216,372	83,628	1,141	87,935
72-25-05-403-025	4121 LINWOOD AVE	05R	R05_S	1/6/2023	205,000	51,250	1,025	118,642	3,681	122,323	82,677	1,654	60,000
Land Table - R06_E													
72-25-06-126-025	4214 BERKSHIRE RD	06R	R06_E	6/13/2022	160,000	40,000	664	199,855	1,845	201,700	(41,700)	(693)	81,289
72-25-06-427-015	3303 NORMANDY RD	05R	R06_E	3/6/2023	150,000	37,500	682	154,397	-	154,397	(4,397)	(80)	59,359
72-25-06-204-020	4619 OLIVIA AVE	05R	R06_E	3/24/2023	143,000	35,750	783	128,915	562	129,477	13,523	296	61,619
72-25-06-432-015	3721 HAMPTON BLVD	05R	R06_E	10/5/2022	235,000	58,750	802	138,285	-	138,285	96,715	1,321	98,855
72-25-06-427-025	3332 HUNTER AVE	05B	R06_E	3/2/2023	160,000	40,000	870	151,395	1,932	153,327	6,673	145	62,068
72-25-06-432-015	3721 HAMPTON BLVD	05R	R06_E	9/19/2023	265,500	66,375	906	138,285	-	138,285	127,215	1,737	98,855
72-25-06-280-003	4246 TONAWANDA AVE	05C	R06_E	2/24/2023	230,000	57,500	933	-	102,800	102,800	127,200	2,063	83,231
72-25-06-280-014	4229 HAMPTON BLVD	05R	R06_E	3/2/2023	240,000	60,000	973	160,921	-	160,921	79,079	1,283	83,231
72-25-06-207-007	4438 ELMWOOD AVE	06R	R06_E	7/19/2022	290,000	72,500	975	173,690	1,636	175,326	114,674	1,543	100,338
72-25-06-203-004	4710 ROBINWOOD AVE	06R	R06_E	8/12/2022	291,000	72,750	979	220,675	873	221,548	69,452	934	100,338
72-25-06-280-018	3518 NORMANDY RD	05B	R06_E	6/2/2023	240,000	60,000	987	149,997	-	149,997	90,003	1,480	82,100
72-25-06-282-009	3324 NORMANDY RD	05R	R06_E	5/24/2023	230,000	57,500	994	116,769	122	116,891	113,109	1,955	78,112
72-25-06-427-004	3417 NORMANDY RD	05R	R06_E	7/14/2022	220,000	55,000	1,001	118,911	-	118,911	101,089	1,839	59,359
72-25-06-426-038	3526 HUNTER AVE	05B	R06_E	4/3/2023	225,000	56,250	1,023	214,706	-	214,706	10,294	187	74,199
72-25-06-427-013	3313 NORMANDY RD	05R	R06_E	9/18/2023	226,000	56,500	1,028	164,300	-	164,300	61,700	1,123	59,359
72-25-06-180-019	4307 COOPER AVE	06R	R06_E	5/15/2023	210,000	52,500	1,029	132,496	-	132,496	77,504	1,519	68,892
72-25-06-431-018	3303 CHESTER RD	05R	R06_E	12/27/2022	190,000	47,500	1,033	209,852	-	209,852	(19,852)	(432)	62,068
72-25-06-227-013	4703 MANKATO AVE	05R	R06_E	10/31/2023	255,000	63,750	1,033	162,530	2,649	165,179	89,821	1,456	83,296
72-25-06-430-012	3521 CHESTER RD	05V	R06_E	7/27/2023	272,500	68,125	1,071	-	-	-	272,500	4,285	171,701
72-25-06-226-020	4609 HAMPTON BLVD	05R	R06_E	6/28/2022	270,000	67,500	1,080	150,260	-	150,260	119,740	1,916	84,357
72-25-06-427-019	3416 HUNTER AVE	05B	R06_E	8/8/2022	200,000	50,000	1,088	153,647	-	153,647	46,353	1,008	62,068
72-25-06-280-011	4247 HAMPTON BLVD	05V	R06_E	8/31/2023	270,000	67,500	1,095	-	-	-	270,000	4,379	166,461
72-25-06-205-005	4706 OLIVIA AVE	05R	R06_E	11/14/2023	220,000	55,000	1,117	135,140	141	135,281	84,719	1,720	66,501
72-25-06-126-024	4220 BERKSHIRE RD	06R	R06_E	4/13/2023	277,000	69,250	1,150	165,290	-	165,290	111,710	1,855	81,289
72-25-06-427-011	3323 NORMANDY RD	06O	R06_E	11/10/2023	255,000	63,750	1,160	210,506	-	210,506	44,494	810	59,359
72-25-06-431-002	3429 CHESTER RD	05O	R06_E	9/29/2023	215,000	53,750	1,169	146,746	-	146,746	68,254	1,485	62,068
72-25-06-206-013	4332 COOPER AVE	06R	R06_E	4/11/2022	240,000	60,000	1,175	170,042	406	170,448	69,552	1,362	68,939
72-25-06-427-015	3303 NORMANDY RD	05R	R06_E	6/21/2023	260,000	65,000	1,183	154,397	-	154,397	105,603	1,921	59,359
72-25-06-259-010	3620 NORMANDY RD	05R	R06_E	2/13/2023	228,500	57,125	1,193	132,094	1,036	133,130	95,370	1,992	64,626
72-25-06-427-007	3403 NORMANDY RD	05B	R06_E	7/7/2023	263,000	65,750	1,196	169,602	915	170,517	92,483	1,683	59,359
72-25-06-127-014	4115 BERKSHIRE RD	06R	R06_E	5/31/2022	290,000	72,500	1,204	187,873	-	187,873	102,127	1,696	81,289
72-25-06-206-001	4526 COOPER AVE	06R	R06_E	12/15/2023	275,000	68,750	1,235	158,502	-	158,502	116,498	2,093	75,153
72-25-06-281-012	4243 MANKATO AVE	05B	R06_E	10/13/2022	265,000	66,250	1,242	170,937	-	170,937	94,063	1,764	71,991
72-25-06-431-005	3415 CHESTER RD	05R	R06_E	9/30/2022	240,000	60,000	1,255	159,562	-	159,562	80,438	1,683	64,539
72-25-06-427-022	3406 HUNTER AVE	05R	R06_E	4/13/2022	215,000	53,750	1,259	147,279	602	147,881	67,119	1,572	57,629
72-25-06-228-019	4609 MANDALAY AVE	05B	R06_E	9/21/2023	322,500	80,625	1,307	189,835	2,302	192,137	130,363	2,113	83,296
72-25-06-126-030	4126 BERKSHIRE RD	06R	R06_E	2/17/2023	320,000	80,000	1,329	208,638	477	209,115	110,885	1,842	81,289
72-25-06-431-035	3306 RAVENA AVE	05R	R06_E	7/15/2022	249,900	62,475	1,332	177,520	-	177,520	72,380	1,543	63,306
72-25-06-431-023	3416 RAVENA AVE	05R	R06_E	4/25/2022	254,900	63,725	1,333	172,553	-	172,553	82,347	1,723	64,539

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-06-207-016	4513 ROBINWOOD AVE	06B	R06_E	9/7/2022	275,000	68,750	1,347	228,992	-	228,992	46,008	902	68,892
72-25-06-228-020	4603 MANDALAY AVE	05C	R06_E	12/22/2022	335,000	83,750	1,348	221,871	-	221,871	113,129	1,821	83,851
72-25-06-126-025	4214 BERKSHIRE RD	06R	R06_E	11/15/2022	325,000	81,250	1,349	199,855	1,845	201,700	123,300	2,048	81,289
72-25-06-204-013	4727 OLIVIA AVE	05R	R06_E	5/26/2022	247,000	61,750	1,353	128,949	-	128,949	118,051	2,586	61,619
72-25-06-256-011	4306 OLIVIA AVE	05R	R06_E	6/13/2023	248,000	62,000	1,358	138,142	-	138,142	109,858	2,407	61,619
72-25-06-429-006	3413 HUNTER AVE	05B	R06_E	8/25/2022	250,000	62,500	1,359	174,848	601	175,449	74,551	1,622	62,068
72-25-06-429-016	3313 HUNTER AVE	05B	R06_E	5/9/2022	251,000	62,750	1,365	162,697	-	162,697	88,303	1,921	62,068
72-25-06-205-002	4722 OLIVIA AVE	05R	R06_E	9/6/2022	253,750	63,438	1,390	166,431	203	166,634	87,116	1,909	61,619
72-25-06-256-023	4305 TONAWANDA AVE	05R	R06_E	12/15/2022	295,000	73,750	1,391	211,599	4,764	216,363	78,637	1,483	71,587
72-25-06-426-032	3626 HUNTER AVE	05B	R06_E	4/14/2022	311,000	77,750	1,415	217,082	4,396	221,478	89,522	1,629	74,199
72-25-06-258-005	4234 ELMWOOD AVE	06R	R06_E	9/30/2022	300,000	75,000	1,422	212,387	871	213,258	86,742	1,645	71,186
72-25-06-258-005	4234 ELMWOOD AVE	06R	R06_E	3/15/2023	300,000	75,000	1,422	212,387	871	213,258	86,742	1,645	71,186
72-25-06-426-035	3612 HUNTER AVE	05B	R06_E	10/6/2022	315,000	78,750	1,433	205,638	-	205,638	109,362	1,990	74,199
72-25-06-201-010	4606 COOPER AVE	06R	R06_E	11/22/2022	299,000	74,750	1,453	209,435	-	209,435	89,565	1,741	69,452
72-25-06-283-001	4258 MANDALAY AVE	05B	R06_E	4/4/2023	360,000	90,000	1,478	248,187	-	248,187	111,813	1,837	82,184
72-25-06-281-015	4223 MANKATO AVE	05R	R06_E	5/5/2022	362,000	90,500	1,487	249,516	-	249,516	112,484	1,848	82,184
72-25-06-259-008	4220 OLIVIA AVE	05R	R06_E	6/22/2022	295,000	73,750	1,497	181,725	1,480	183,205	111,795	2,269	66,501
72-25-06-426-038	3526 HUNTER AVE	05B	R06_E	7/17/2023	330,000	82,500	1,501	214,706	-	214,706	115,294	2,098	74,199
72-25-06-210-007	4424 OLIVIA AVE	05R	R06_E	3/29/2023	400,000	100,000	1,504	245,894	2,446	248,340	151,660	2,281	89,745
72-25-06-282-004	4240 MANKATO AVE	05C	R06_E	3/7/2024	457,000	114,250	1,517	265,828	-	265,828	191,172	2,538	101,694
72-25-06-253-025	4202 COOPER AVE	06C	R06_E	4/14/2023	340,000	85,000	1,517	272,621	1,489	274,110	65,890	1,176	75,656
72-25-06-256-012	4302 OLIVIA AVE	05R	R06_E	2/7/2023	275,000	68,750	1,531	162,401	2,483	164,884	110,116	2,452	60,631
72-25-06-279-003	4346 MANDALAY AVE	05O	R06_E	11/11/2022	335,000	83,750	1,571	234,133	1,630	235,763	99,237	1,861	71,991
72-25-06-253-017	4331 ELMWOOD AVE	06C	R06_E	9/30/2022	335,000	83,750	1,590	222,426	-	222,426	112,574	2,138	71,088
72-25-06-201-006	4624 COOPER AVE	06R	R06_E	6/8/2022	335,000	83,750	1,624	247,251	-	247,251	87,749	1,702	69,610
72-25-06-429-003	3427 HUNTER AVE	05R	R06_E	2/28/2023	300,000	75,000	1,631	180,884	2,054	182,938	117,062	2,546	62,068
72-25-06-207-021	4423 ROBINWOOD AVE	06B	R06_E	4/13/2022	336,500	84,125	1,649	229,727	1,455	231,182	105,318	2,064	68,892
72-25-06-428-009	3611 HUNTER AVE	05R	R06_E	1/19/2024	365,000	91,250	1,660	163,157	-	163,157	201,843	3,672	74,199
72-25-06-253-022	4307 ELMWOOD AVE	06B	R06_E	7/8/2022	355,000	88,750	1,685	258,385	1,751	260,136	94,864	1,802	71,088
72-25-06-429-031	3328 CHESTER RD	05B	R06_E	2/22/2024	310,000	77,500	1,686	193,996	-	193,996	116,004	2,523	62,068
72-25-06-431-018	3303 CHESTER RD	05R	R06_E	6/26/2023	317,000	79,250	1,724	209,852	-	209,852	107,148	2,330	62,068
72-25-06-282-016	4229 MANDALAY AVE	05O	R06_E	7/14/2023	420,000	105,000	1,725	294,213	-	294,213	125,787	2,066	82,184
72-25-06-201-003	4714 COOPER AVE	06R	R06_E	7/31/2023	386,000	96,500	1,747	223,522	4,914	228,436	157,564	2,852	74,586
72-25-06-229-005	4626 MANDALAY AVE	05B	R06_E	4/21/2023	375,000	93,750	1,758	255,296	-	255,296	119,704	2,245	71,991
72-25-06-204-014	4723 OLIVIA AVE	05R	R06_E	10/16/2023	321,000	80,250	1,758	202,495	-	202,495	118,505	2,596	61,619
72-25-06-207-012	4410 ELMWOOD AVE	06B	R06_E	6/27/2023	365,000	91,250	1,788	245,764	1,159	246,923	118,077	2,314	68,892
72-25-06-429-004	3423 HUNTER AVE	05B	R06_E	2/16/2024	332,500	83,125	1,808	204,980	888	205,868	126,632	2,754	62,068
72-25-06-201-017	4633 ELMWOOD AVE	06R	R06_E	4/6/2022	369,900	92,475	1,812	245,721	-	245,721	124,179	2,433	68,892
72-25-06-208-010	4515 GROVELAND AVE	06B	R06_E	9/6/2022	369,900	92,475	1,844	261,609	1,531	263,140	106,760	2,129	67,710
72-25-06-203-018	4623 GROVELAND AVE	06B	R06_E	9/18/2023	360,000	90,000	1,850	238,192	-	238,192	121,808	2,504	65,658
72-25-06-257-012	4225 ELMWOOD AVE	06R	R06_E	8/8/2023	380,000	95,000	1,862	243,391	536	243,927	136,073	2,666	68,892
72-25-06-127-011	4133 BERKSHIRE RD	06O	R06_E	5/23/2023	460,000	115,000	1,910	325,921	-	325,921	134,079	2,227	81,289
72-25-06-204-006	4702 GROVELAND AVE	06R	R06_E	4/14/2022	315,000	78,750	1,967	229,910	-	229,910	85,090	2,125	54,061
72-25-06-276-009	4316 TONAWANDA AVE	05O	R06_E	5/31/2022	426,000	106,500	1,972	251,628	-	251,628	174,372	3,229	72,908
72-25-06-257-009	4241 ELMWOOD AVE	06R	R06_E	9/8/2023	385,000	96,250	1,977	215,102	3,465	218,567	166,433	3,418	65,732
72-25-06-276-007	4326 TONAWANDA AVE	05B	R06_E	6/8/2022	439,900	109,975	2,036	277,102	-	277,102	162,798	3,014	72,908
72-25-06-259-007	4224 OLIVIA AVE	05C	R06_E	9/16/2022	415,000	103,750	2,106	227,642	2,608	230,250	184,750	3,751	66,501
72-25-06-226-021	4603 HAMPTON BLVD	05C	R06_E	9/30/2022	589,900	147,475	2,344	455,441	-	455,441	134,459	2,138	84,919
72-25-06-277-005	4332 HAMPTON BLVD	05O	R06_E	7/21/2023	615,000	153,750	2,459	389,214	1,236	390,450	224,550	3,592	84,405
72-25-06-276-020	4315 HAMPTON BLVD	05C	R06_E	2/28/2023	680,000	170,000	2,685	624,599	-	624,599	55,401	875	85,480
72-25-06-280-015	4223 HAMPTON BLVD	05C	R06_E	3/20/2023	795,000	198,750	3,224	585,798	9,588	595,386	199,614	3,238	83,231
72-25-06-433-023	3408 STARR RD	05C	R06_E	8/15/2023	688,000	172,000	3,230	560,606	1,367	561,973	126,027	2,367	71,884
72-25-06-276-019	4321 HAMPTON BLVD	05C	R06_E	5/25/2023	820,000	205,000	3,238	610,306	-	610,306	209,694	3,312	85,480
72-25-06-282-006	4228 MANKATO AVE	05C	R06_E	10/10/2023	925,000	231,250	3,391	683,666	-	683,666	241,334	3,539	92,068
72-25-06-281-011	4247 MANKATO AVE	06C	R06_E	5/3/2022	850,000	212,500	3,491	679,204	-	679,204	170,796	2,806	82,184
72-25-06-253-006	4232 COOPER AVE	06C	R06_E	8/19/2022	715,000	178,750	3,503	571,160	5,569	576,729	138,271	2,710	68,892
72-25-06-276-016	4339 HAMPTON BLVD	05C	R06_E	6/30/2023	890,855	222,714	3,517	648,538	2,303	650,841	240,014	3,791	85,480
72-25-06-230-016	4509 HAMPTON BLVD	05C	R06_E	6/14/2023	935,000	233,750	3,644	777,082	-	777,082	157,918	2,462	86,599
72-25-06-228-008	4626 MANKATO AVE	05C	R06_E	4/29/2022	1,015,000	253,750	4,113	884,566	20,308	904,874	110,126	1,785	83,296
72-25-06-205-024	4707 TONAWANDA AVE	06C	R06_E	7/18/2022	939,900	234,975	4,198	724,920	1,611	726,531	213,369	3,812	75,555
72-25-06-205-026	4625 TONAWANDA AVE	06C	R06_E	6/7/2022	939,000	234,750	4,200	712,455	1,611	714,066	224,934	4,024	75,454
72-25-06-205-025	4701 TONAWANDA AVE	06C	R06_E	5/25/2022	939,900	234,975	4,201	717,878	1,611	719,489	220,411	3,941	75,511
72-25-06-205-022	4715 TONAWANDA AVE	06C	R06_E	8/21/2023	945,000	236,250	4,216	778,045	1,638	779,683	165,317	2,950	75,647
72-25-06-205-023	4711 TONAWANDA AVE	06C	R06_E	9/14/2022	950,000	237,500	4,241	733,770	1,425	735,195	214,805	3,836	75,601
72-25-06-280-002	4252 TONAWANDA AVE	05C	R06_E	1/27/2023	1,100,000	275,000	4,461	901,686	-	901,686	198,314	3,217	83,231
72-25-06-210-005	4502 OLIVIA AVE	05C	R06_E	8/16/2023	819,900	204,975	4,491	559,652	-	559,652	260,248	5,702	61,619
72-25-06-282-017	4223 MANDALAY AVE	05C	R06_E	7/28/2023	1,100,000	275,000	4,517	925,152	-	925,152	174,848	2,872	82,184
72-25-06-210-013	4525 TONAWANDA AVE	05C	R06_E	5/5/2023	980,000	245,000	4,562	675,768	-	675,768	304,232	5,665	72,504
72-25-06-129-017	4101 BUCKINGHAM RD	06C	R06_E	5/27/2022	1,100,000	275,000	4,645	927,951	5,165	933,116	166,884	2,819	79,933
72-25-06-277-023	4347 MANKATO AVE	05C	R06_E	4/21/2022	1,050,000	262,500	4,807	916,295	-	916,295	133,705	2,449	73,714
72-25-06-129-016	4107 BUCKINGHAM RD	06C	R06_E	6/27/2022	1,150,000	287,500	4,856	915,113	5,165	920,278	229,722	3,880	79,933
72-25-06-282-005	4234 MANKATO AVE	05C	R06_E	2/14/2024	1,130,000	282,500	5,298	831,156	-	831,156	298,844	5,604	71,991
COUNT: 111	**Land Table - R06_E**			**AVG**	**432,060**	**108,015**	**1,942**	**307,206**	**1,985**	**309,191**	**122,869**	**2,219**	**75,217**
				MEDIAN	**320,000**	**80,000**	**1,497**	**212,387**	**-**	**214,706**	**112,574**	**2,064**	**72,504**
not used													
72-25-06-259-004	4240 OLIVIA AVE	05V	R06_E	4/5/2022	160,000	40,000	876	504,827	1,118	505,945	(345,945)	(7,579)	61,619
72-25-06-227-006	4626 HAMPTON BLVD	05C	R06_E	9/15/2022	224,900	56,225	911	144,985	-	144,985	79,915	1,295	83,296
72-25-06-427-033	3302 HUNTER AVE	05B	R06_E	6/13/2022	371,500	92,875	2,020	201,527	869	202,396	169,104	3,678	62,068
72-25-06-433-027	3328 STARR RD	05C	R06_E	4/26/2023	210,000	52,500	886	-	79,000	79,000	131,000	2,211	80,000
72-25-06-428-009	3611 HUNTER AVE	05R	R06_E	6/1/2022	200,000	50,000	910	163,157	-	163,157	36,843	670	74,199

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
Land Table - R06W1													
72-25-06-305-002	4413 AUBURN DR	06T	R06W1	4/7/2022	347,000	86,750	1,502	269,300	-	269,300	77,700	1,345	80,851
72-25-06-330-002	4038 HILLSIDE DR	06R	R06W1	4/11/2022	325,000	81,250	1,175	221,175	-	221,175	103,825	1,501	96,821
72-25-06-304-038	3907 PARKWAY DR	06C	R06W1	4/18/2022	545,000	136,250	2,372	371,631	-	371,631	173,369	3,018	80,432
72-25-06-156-015	4212 N FULTON PL	06C	R06W1	4/29/2022	530,000	132,500	1,965	348,222	3,305	351,527	178,473	2,647	94,393
72-25-06-178-021	4351 ARDEN PL	06C	R06W1	5/2/2022	490,000	122,500	2,465	329,882	-	329,882	160,118	3,221	69,588
72-25-06-151-003	4445 SHERIDAN DR	06O	R06W1	5/19/2022	451,000	112,750	1,442	303,933	2,006	305,939	145,061	1,855	109,499
72-25-06-309-013	4101 HIGHFIELD RD	06C	R06W1	5/23/2022	743,000	185,750	3,902	568,866	1,046	569,912	173,088	3,636	66,649
72-25-06-158-004	4218 NORMANDY RD	06O	R06W1	5/26/2022	270,000	67,500	1,273	249,715	-	249,715	20,285	382	74,246
72-25-06-102-029	4404 SAMOSET RD	06R	R06W1	5/27/2022	305,000	76,250	1,266	178,090	-	178,090	126,910	2,108	84,299
72-25-06-351-045	4307 AMHERST RD	06C	R06W1	5/27/2022	490,000	122,500	2,224	396,396	1,603	397,999	92,001	1,671	77,097
72-25-06-307-002	4209 SHEFFIELD RD	06R	R06W1	5/31/2022	392,000	98,000	874	307,413	2,943	310,356	81,644	728	109,865
72-25-06-177-021	4151 ARLINGTON DR	06O	R06W1	6/15/2022	420,000	105,000	1,902	322,552	629	323,181	96,819	1,754	77,296
72-25-06-101-008	4427 W 14 MILE RD	06R	R06W1	6/22/2022	187,300	46,825	809	113,751	-	113,751	73,549	1,271	64,794
72-25-06-304-020	4146 AUBURN DR	06T	R06W1	6/30/2022	620,000	155,000	2,113	304,713	2,620	307,333	312,667	4,262	102,695
72-25-06-177-024	4127 ARLINGTON DR	06C	R06W1	7/15/2022	560,000	140,000	2,640	389,912	265	390,177	169,823	3,202	74,246
72-25-06-103-014	4261 SAMOSET RD	06R	R06W1	7/27/2022	235,500	58,875	978	151,710	360	152,070	83,430	1,386	84,299
72-25-06-176-022	4114 N FULTON PL	06C	R06W1	7/29/2022	395,000	98,750	2,009	273,320	1,216	274,536	120,464	2,451	68,802
72-25-06-304-030	3915 PARKWAY DR	06R	R06W1	8/2/2022	430,000	107,500	1,871	312,668	2,324	314,992	115,008	2,002	80,432
72-25-06-103-013	4303 SAMOSET RD	06R	R06W1	8/11/2022	307,500	76,875	1,277	205,993	-	205,993	101,507	1,686	84,299
72-25-06-351-002	4417 AMHERST RD	06R	R06W1	8/19/2022	310,000	77,500	1,267	188,505	675	189,180	120,820	1,974	85,667
72-25-06-353-006	4223 YORBA LINDA BLVD	06R	R06W1	8/23/2022	333,000	83,250	1,382	310,552	4,275	314,827	18,173	302	84,316
72-25-06-154-015	4218 SEMINOLE DR	06C	R06W1	8/24/2022	416,000	104,000	1,184	261,783	-	261,783	154,217	1,756	122,954
72-25-06-381-013	3848 HILLSIDE CT	06R	R06W1	8/31/2022	285,000	71,250	1,206	196,871	-	196,871	88,129	1,492	82,682
72-25-06-104-007	4419 BUCKINGHAM RD	06B	R06W1	9/6/2022	395,000	98,750	1,369	253,153	1,872	255,025	139,975	1,940	101,011
72-25-06-329-019	3942 AMHERST RD	06R	R06W1	9/8/2022	329,000	82,250	1,126	209,320	727	210,047	118,953	1,628	102,265
72-25-06-102-031	4338 SAMOSET RD	06R	R06W1	9/20/2022	251,000	62,750	1,042	169,602	-	169,602	81,398	1,352	84,299
72-25-06-302-022	4137 NORMANDY RD	06R	R06W1	9/26/2022	375,000	93,750	1,438	273,064	-	273,064	101,936	1,564	91,245
72-25-06-351-017	4125 COLONIAL DR	06R	R06W1	9/28/2022	300,000	75,000	1,351	233,559	2,224	235,783	64,217	1,157	77,736
72-25-06-376-032	3914 SPRINGER AVE	06R	R06W1	10/19/2022	485,000	121,250	1,848	297,587	4,296	301,883	183,117	2,791	91,840
72-25-06-176-009	4165 SEMINOLE DR	06C	R06W1	10/25/2022	419,900	104,975	2,107	312,755	566	313,321	106,579	2,139	69,757
72-25-06-304-014	4121 S FULTON PL	06O	R06W1	11/9/2022	316,000	79,000	1,449	304,931	1,413	306,344	9,656	177	76,318
72-25-06-105-010	4229 BUCKINGHAM RD	06O	R06W1	11/16/2022	330,000	82,500	1,044	257,106	-	257,106	72,894	922	110,636
72-25-06-304-004	4217 S FULTON PL	06R	R06W1	12/2/2022	240,000	60,000	1,131	257,405	-	257,405	(17,405)	(328)	74,246
72-25-06-304-029	3911 PARKWAY DR	06O	R06W1	12/6/2022	535,000	133,750	2,328	398,575	4,114	402,689	132,311	2,303	80,432
72-25-06-376-007	3939 AMHERST RD	06R	R06W1	2/8/2023	390,000	97,500	1,846	252,927	2,249	255,176	134,824	2,553	73,935
72-25-06-305-019	4216 SHEFFIELD RD	06B	R06W1	2/16/2023	449,000	112,250	1,939	376,498	-	376,498	72,502	1,252	81,048
72-25-06-326-012	4014 PARKVIEW DR	06C	R06W1	2/23/2023	448,000	112,000	1,758	315,214	6,392	321,606	126,394	1,984	89,188
72-25-06-376-017	3614 PARKWAY DR	06R	R06W1	3/1/2023	367,000	91,750	1,737	250,235	2,162	252,397	114,603	2,170	73,935
72-25-06-152-006	4235 SHERIDAN DR	06C	R06W1	3/3/2023	337,000	84,250	1,556	301,433	1,615	303,048	33,952	627	75,824
72-25-06-158-005	4214 NORMANDY RD	06O	R06W1	3/3/2023	385,000	96,250	1,187	243,350	616	243,966	141,034	1,739	113,510
72-25-06-379-009	3621 BETSY ROSS AVE	06R	R06W1	3/3/2023	362,500	90,625	1,822	211,519	-	211,519	150,981	3,036	69,620
72-25-06-102-006	4433 BERKSHIRE RD	06C	R06W1	3/15/2023	210,000	52,500	872	-	94,920	94,920	115,080	1,911	84,299
72-25-06-301-005	4311 BEVERLY CT	06C	R06W1	3/27/2023	460,000	115,000	2,067	344,803	-	344,803	115,197	2,071	77,889
72-25-06-353-006	4223 YORBA LINDA BLVD	06R	R06W1	4/7/2023	410,000	102,500	1,702	310,552	4,275	314,827	95,173	1,580	84,316
72-25-06-158-004	4218 NORMANDY RD	06O	R06W1	4/17/2023	391,000	97,750	1,843	249,715	-	249,715	141,285	2,664	74,246
72-25-06-102-011	4349 BERKSHIRE RD	06C	R06W1	5/10/2023	380,000	95,000	1,320	257,582	-	257,582	122,418	1,701	100,775
72-25-06-376-016	3620 PARKWAY DR	06R	R06W1	5/22/2023	398,000	99,500	1,884	267,143	1,369	268,512	129,488	2,452	73,935
72-25-06-329-023	3904 AMHERST RD	06R	R06W1	5/30/2023	380,000	95,000	1,045	231,461	-	231,461	148,539	1,633	127,322
72-25-06-327-006	4009 PARKVIEW DR	06R	R06W1	6/2/2023	320,000	80,000	1,050	243,250	-	243,250	76,750	1,008	106,625
72-25-06-376-008	3933 AMHERST RD	06R	R06W1	6/2/2023	390,000	97,500	1,846	247,216	3,141	250,357	139,643	2,644	73,935
72-25-06-376-029	3926 SPRINGER AVE	06R	R06W1	6/5/2023	427,000	106,750	1,798	256,842	795	257,637	169,363	2,852	83,124
72-25-06-304-034	4019 PARKWAY DR	06B	R06W1	6/6/2023	589,950	147,488	2,031	404,511	2,437	406,948	183,002	2,521	101,642
72-25-06-153-013	4420 SEMINOLE DR	06O	R06W1	6/8/2023	480,000	120,000	1,569	321,395	-	321,395	158,605	2,074	107,068
72-25-06-379-007	3633 BETSY ROSS AVE	06R	R06W1	6/9/2023	365,000	91,250	1,835	239,914	3,142	243,056	121,944	2,452	69,620
72-25-06-305-021	4202 SHEFFIELD RD	06R	R06W1	6/14/2023	390,000	97,500	944	229,436	950	230,386	159,614	1,546	144,573
72-25-06-176-010	4161 SEMINOLE DR	06R	R06W1	6/16/2023	425,000	106,250	1,225	267,549	9,337	276,886	148,114	1,707	121,454
72-25-06-351-027	4144 SPRINGER AVE	06C	R06W1	6/21/2023	829,000	207,250	3,856	595,928	-	595,928	233,072	4,336	75,251
72-25-06-102-004	4445 BERKSHIRE RD	06R	R06W1	6/23/2023	345,500	86,375	1,434	168,821	-	168,821	176,679	2,934	84,299
72-25-06-351-047	4206 SPRINGER AVE	06C	R06W1	6/30/2023	688,100	172,025	2,974	515,629	-	515,629	172,471	2,982	80,982
72-25-06-308-018	4106 HIGHFIELD RD	06T	R06W1	7/10/2023	435,000	108,750	2,175	272,080	2,500	274,580	160,420	3,208	70,000
72-25-06-376-014	3632 PARKWAY DR	06R	R06W1	7/18/2023	273,000	68,250	1,284	191,401	-	191,401	81,599	1,535	74,398
72-25-06-378-034	3521 HILLSIDE DR	06R	R06W1	7/19/2023	330,000	82,500	1,244	251,310	-	251,310	78,690	1,186	92,855
72-25-06-155-007	4428 N VERONA CIR	06R	R06W1	8/3/2023	405,100	101,275	1,318	239,778	-	239,778	165,322	2,152	107,542
72-25-06-351-037	4211 AMHERST RD	06R	R06W1	8/30/2023	435,000	108,750	1,175	305,371	1,264	306,635	128,365	1,387	129,552
72-25-06-328-009	3915 AUBURN DR	06R	R06W1	9/20/2023	367,500	91,875	1,992	260,142	684	260,826	106,674	2,313	64,555
72-25-06-157-003	4415 N VERONA CIR	06R	R06W1	9/21/2023	360,000	90,000	1,525	217,642	-	217,642	142,358	2,412	82,640
72-25-06-304-038	3907 PARKWAY DR	06C	R06W1	10/11/2023	590,000	147,500	2,567	371,631	-	371,631	218,369	3,801	80,432
72-25-06-327-005	4015 PARKVIEW DR	06T	R06W1	10/30/2023	351,680	87,920	1,578	233,576	3,146	236,722	114,958	2,063	78,019
72-25-06-351-028	4142 SPRINGER AVE	06R	R06W1	11/9/2023	465,000	116,250	1,971	306,822	3,450	310,272	154,728	2,624	82,560
72-25-06-177-018	4171 ARLINGTON DR	06C	R06W1	11/15/2023	341,500	85,375	1,675	203,447	405	203,852	137,648	2,701	71,357
72-25-06-377-005	4201 SPRINGER AVE	06R	R06W1	11/20/2023	365,000	91,250	1,510	224,347	-	224,347	140,653	2,328	84,581
72-25-06-329-009	3939 HIGHFIELD RD	06R	R06W1	11/21/2023	399,950	99,988	2,031	254,554	4,027	258,581	141,369	2,872	68,924
72-25-06-330-012	3906 HILLSIDE DR	06C	R06W1	11/27/2023	826,000	206,500	4,130	594,759	6,477	601,236	224,764	4,495	70,000
72-25-06-103-025	4322 BUCKINGHAM RD	06R	R06W1	11/29/2023	340,000	85,000	1,181	228,693	-	228,693	111,307	1,546	100,775
72-25-06-178-004	4168 ARLINGTON DR	06C	R06W1	11/30/2023	320,000	80,000	1,423	221,500	-	221,500	98,500	1,751	78,734
72-25-06-330-008	3912 HILLSIDE DR	06R	R06W1	12/11/2023	346,000	86,500	1,251	226,303	-	226,303	119,697	1,731	96,821
72-25-06-302-010	4147 NORMANDY RD	06R	R06W1	1/17/2024	265,000	66,250	1,056	157,298	-	157,298	107,702	1,717	87,819
72-25-06-102-036	4306 SAMOSET RD	06C	R06W1	2/26/2024	365,000	91,250	1,515	217,545	3,687	221,232	143,768	2,388	84,299
72-25-06-352-009	4109 AMHERST RD	06R	R06W1	2/26/2024	425,000	106,250	2,067	275,430	-	275,430	149,570	2,910	71,957

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-06-377-038	4120 YORBA LINDA BLVD	06R	R06W1	2/29/2024	387,500	96,875	1,801	249,706	1,852	251,558	135,942	2,527	75,315
72-25-06-157-010	4303 N VERONA CIR	06O	R06W1	3/12/2024	446,500	111,625	1,669	290,645	2,932	293,577	152,923	2,286	93,658
72-25-06-327-006	4009 PARKVIEW DR	06R	R06W1	3/13/2024	625,000	156,250	2,052	243,250	-	243,250	381,750	5,012	106,625
72-25-06-351-029	4136 SPRINGER AVE	06R	R06W1	3/14/2024	295,000	73,750	1,231	184,368	911	185,279	109,721	1,832	83,862
72-25-06-327-003	4027 PARKVIEW DR	06C	R06W1	3/29/2024	465,000	116,250	2,303	308,312	2,409	310,721	154,279	3,056	70,671
COUNT: 84	**Land Table - R06W1**			**AVG**	**407,202**	**101,801**	**1,693**	**275,915**	**2,448**	**278,363**	**128,839**	**2,114**	**86,576**
				MEDIAN	**390,000**	**97,500**	**1,562**	**257,256**	**623**	**257,610**	**127,638**	**2,032**	**82,661**
Land Table - R06W2													
72-25-06-453-013	3721 RAVENA AVE	06R	R06W2	5/10/2022	313,400	78,350	1,161	203,041	1,399	204,440	108,960	1,615	77,598
72-25-06-454-008	3621 ROCKINGHAM RD	06R	R06W2	9/21/2022	255,000	63,750	1,079	184,000	-	184,000	71,000	1,202	67,948
72-25-06-453-021	3722 KENSINGTON DR	06R	R06W2	10/25/2022	460,000	115,000	1,381	420,275	13,291	433,566	26,434	317	95,768
72-25-06-451-010	3609 DUKESHIRE HWY	06R	R06W2	1/31/2023	306,900	76,725	955	228,389	1,679	230,068	76,832	956	92,393
72-25-06-454-001	3663 ROCKINGHAM RD	06R	R06W2	3/10/2023	420,000	105,000	1,165	262,048	1,180	263,228	156,772	1,739	103,646
72-25-06-454-003	3649 ROCKINGHAM RD	06R	R06W2	3/23/2023	278,500	69,625	1,170	210,979	621	211,600	66,900	1,125	68,414
72-25-06-453-038	3708 KENSINGTON DR	06C	R06W2	8/8/2023	550,000	137,500	2,678	394,418	3,611	398,029	151,971	2,960	59,037
72-25-06-453-009	3743 RAVENA AVE	06R	R06W2	9/26/2023	315,000	78,750	1,346	243,375	-	243,375	71,625	1,224	67,280
72-25-06-453-012	3729 RAVENA AVE	06R	R06W2	11/3/2023	364,000	91,000	1,342	226,892	1,122	228,014	135,986	2,006	77,953
72-25-06-451-013	3535 DUKESHIRE HWY	06R	R06W2	3/21/2024	656,000	164,000	2,259	457,864	-	457,864	198,136	2,729	83,492
COUNT: 10	**Land Table - R06W2**			**AVG**	**391,880**	**97,970**	**1,454**	**283,128**	**2,290**	**285,418**	**106,462**	**1,587**	**79,353**
				MEDIAN	**339,500**	**84,875**	**1,256**	**235,882**	**1,151**	**236,722**	**92,896**	**1,420**	**77,776**
Land Table - R07_E													
72-25-07-277-006	3157 MERRILL AVE	07R	R07_E	7/25/2022	290,000	72,500	1,463	192,030	853	192,883	97,117	1,960	66,887
72-25-07-278-016	3221 PARKER DR	07B	R07_E	9/19/2022	280,000	70,000	1,400	198,419	-	198,419	81,581	1,632	67,500
72-25-07-280-021	3227 WARICK RD	07C	R07_E	10/27/2022	1,030,000	257,500	5,199	778,734	-	778,734	251,266	5,073	66,863
72-25-08-153-017	3118 TRAFFORD RD	07C	R07_E	11/15/2022	325,000	81,250	1,625	241,849	921	242,770	82,230	1,645	67,500
72-25-07-276-013	3235 MERRILL AVE	07R	R07_E	12/12/2022	300,000	75,000	866	206,426	-	206,426	93,574	1,080	116,955
72-25-07-278-054	3260 WARICK RD	07T	R07_E	5/15/2023	410,000	102,500	2,050	280,650	6,791	287,441	122,559	2,451	67,500
72-25-08-153-006	3153 WARICK RD	07R	R07_E	6/6/2023	212,000	53,000	1,060	122,978	605	123,583	88,417	1,768	67,500
72-25-07-229-010	3320 MERRILL AVE	07R	R07_E	6/7/2023	415,000	103,750	1,821	268,444	6,641	275,085	139,915	2,455	76,931
72-25-07-276-001	3347 MERRILL AVE	07R	R07_E	7/10/2023	422,500	105,625	1,631	287,338	-	287,338	135,162	2,087	87,414
72-25-07-276-025	3326 PARKER DR	07C	R07_E	8/18/2023	415,000	103,750	2,079	282,495	-	282,495	132,505	2,655	67,381
72-25-07-278-020	2915 COOLIDGE HWY	07R	R07_E	10/6/2023	340,000	85,000	1,826	187,660	1,457	189,117	150,883	3,241	50,271
72-25-07-277-006	3157 MERRILL AVE	07R	R07_E	3/5/2024	335,000	83,750	1,690	192,030	853	192,883	142,117	2,868	66,887
COUNT: 12	**Land Table - R07_E**			**AVG**	**397,875**	**99,469**	**1,893**	**269,921**	**1,510**	**271,431**	**126,444**	**2,410**	**72,466**
				MEDIAN	**337,500**	**84,375**	**1,661**	**224,138**	**729**	**224,598**	**127,532**	**2,269**	**67,500**
Land Table - R07W1													
72-25-07-103-011	3350 PRAIRIE AVE	07B	R07W1	4/25/2022	212,000	53,000	1,325	166,594	988	167,582	44,418	1,110	60,000
72-25-07-104-045	3319 GARDEN AVE	07B	R07W1	6/10/2022	200,000	50,000	1,250	245,279	-	245,279	(45,279)	(1,132)	60,000
72-25-07-102-031	3335 PRAIRIE AVE	07B	R07W1	8/5/2022	315,000	78,750	1,969	207,959	2,371	210,330	104,670	2,617	60,000
72-25-07-103-030	3343 CUMMINGS AVE	07C	R07W1	10/31/2022	675,000	168,750	4,219	451,414	1,180	452,594	222,406	5,560	60,000
72-25-07-102-032	3331 PRAIRIE AVE	07C	R07W1	12/28/2022	545,000	136,250	3,406	449,925	1,230	451,155	93,845	2,346	60,000
72-25-07-103-033	3331 CUMMINGS AVE	07B	R07W1	1/17/2023	215,000	53,750	1,344	165,476	1,056	166,532	48,468	1,212	60,000
72-25-07-103-028	3351 CUMMINGS AVE	07C	R07W1	1/20/2023	625,000	156,250	3,906	513,316	1,186	514,502	110,498	2,762	60,000
72-25-07-103-026	3359 CUMMINGS AVE	07B	R07W1	2/10/2023	227,000	56,750	1,270	168,239	-	168,239	58,761	1,315	67,028
72-25-07-104-045	3319 GARDEN AVE	07B	R07W1	8/21/2023	300,000	75,000	1,875	245,279	-	245,279	54,721	1,368	60,000
72-25-07-103-040	3303 CUMMINGS AVE	07B	R07W1	9/8/2023	241,000	60,250	1,506	178,496	2,210	180,706	60,294	1,507	60,000
72-25-07-102-028	3347 PRAIRIE AVE	07R	R07W1	9/22/2023	300,000	75,000	1,875	166,737	-	166,737	133,263	3,332	60,000
72-25-07-104-010	3358 CUMMINGS AVE	07B	R07W1	9/29/2023	308,000	77,000	1,925	212,481	-	212,481	95,519	2,388	60,000
72-25-07-103-011	3350 PRAIRIE AVE	07B	R07W1	10/23/2023	255,000	63,750	1,594	166,594	988	167,582	87,418	2,185	60,000
72-25-07-103-014	3338 PRAIRIE AVE	07B	R07W1	1/2/2024	310,000	77,500	1,938	186,395	-	186,395	123,605	3,090	60,000
72-25-07-104-050	3334 CUMMINGS AVE	07C	R07W1	1/5/2024	411,841	102,960	2,574	345,865	-	345,865	65,976	1,649	60,000
72-25-07-104-044	3325 GARDEN AVE	07C	R07W1	1/26/2024	490,000	122,500	3,063	359,525	-	359,525	130,475	3,262	60,000
72-25-07-104-035	3303 GARDEN AVE	07O	R07W1	2/27/2024	315,000	78,750	1,969	168,819	-	168,819	146,181	3,655	60,000
COUNT: 17	**Land Table - R07W1**			**AVG**	**349,697**	**87,424**	**2,177**	**258,729**	**659**	**259,388**	**90,308**	**2,249**	**60,413**
				MEDIAN	**308,000**	**77,000**	**1,925**	**207,959**	**-**	**210,330**	**93,845**	**2,346**	**60,000**
Land Table - R07W2													
72-25-07-152-039	3202 PRAIRIE AVE	07R	R07W2	7/18/2023	310,000	77,500	1,502	250,189	3,514	253,703	56,297	1,091	82,570
72-25-07-153-006	3143 PRAIRIE AVE	07R	R07W2	10/19/2022	235,000	58,750	1,541	178,008	-	178,008	56,992	1,495	60,982
72-25-07-152-015	3216 PRAIRIE AVE	07B	R07W2	7/13/2023	255,000	63,750	1,594	152,561	2,403	154,964	100,036	2,501	64,000
72-25-07-178-006	4023 ALBERT AVE	07T	R07W2	10/19/2022	308,000	77,000	1,662	208,236	480	208,716	99,284	2,142	74,145
72-25-07-178-044	3035 HARVARD RD	07R	R07W2	3/21/2024	267,000	66,750	1,669	148,695	2,921	151,616	115,384	2,885	64,000
72-25-07-176-020	3259 HARVARD RD	07B	R07W2	9/14/2022	475,000	118,750	1,705	310,620	-	310,620	164,380	2,360	111,430
72-25-07-178-002	4047 ALBERT AVE	07R	R07W2	2/13/2023	231,000	57,750	1,724	175,353	3,655	179,008	51,992	1,552	53,605
72-25-07-154-003	3128 PRAIRIE AVE	07R	R07W2	7/21/2022	285,000	71,250	1,781	167,551	-	167,551	117,449	2,936	64,000
72-25-07-177-009	3226 HARVARD RD	07O	R07W2	2/28/2024	350,000	87,500	1,793	227,784	408	228,192	121,808	2,496	78,074
72-25-07-179-003	3134 HARVARD RD	07B	R07W2	7/29/2022	220,000	55,000	1,962	283,797	1,718	285,515	(65,515)	(2,338)	44,842
72-25-07-127-014	3312 HARVARD RD	07B	R07W2	4/21/2022	235,000	58,750	2,096	199,641	-	199,641	35,359	1,262	44,842
72-25-07-127-023	3360 HARVARD RD	07R	R07W2	6/7/2023	245,000	61,250	2,185	150,863	4,710	155,573	89,427	3,191	44,842
72-25-07-154-032	3031 GARDEN AVE	07O	R07W2	8/24/2022	380,000	95,000	2,375	252,492	-	252,492	127,508	3,188	64,000
72-25-07-178-009	4007 ALBERT AVE	07R	R07W2	1/12/2024	330,000	82,500	2,462	210,271	-	210,271	119,729	3,574	53,605
72-25-07-127-020	3372 HARVARD RD	07C	R07W2	6/17/2022	285,000	71,250	2,542	208,570	5,827	214,397	70,603	2,519	44,842
72-25-07-127-014	3312 HARVARD RD	07B	R07W2	2/9/2024	292,500	73,125	2,609	199,641	-	199,641	92,859	3,313	44,842
72-25-07-127-013	3316 HARVARD RD	07R	R07W2	12/7/2022	300,000	75,000	2,676	265,781	3,071	268,852	31,148	1,111	44,842
72-25-07-154-049	3015 GARDEN AVE	07C	R07W2	5/3/2022	525,000	131,250	2,745	394,731	13,459	408,190	116,810	2,443	76,508
72-25-07-179-004	3128 HARVARD RD	07O	R07W2	5/16/2023	315,000	78,750	2,810	204,004	-	204,004	110,996	3,960	44,842
72-25-07-127-022	3362 HARVARD RD	07O	R07W2	6/27/2022	328,000	82,000	2,926	228,628	-	228,628	99,372	3,546	44,842
72-25-07-127-008	3342 HARVARD RD	07B	R07W2	12/15/2022	330,000	82,500	2,944	213,267	-	213,267	116,733	4,165	44,842

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-07-127-021	3364 HARVARD RD	07C	R07W2	6/29/2023	332,500	83,125	2,966	214,041	1,235	215,276	117,224	4,183	44,842
72-25-07-127-015	3308 HARVARD RD	07B	R07W2	1/8/2024	332,500	83,125	2,966	244,403	1,343	245,746	86,754	3,095	44,842
72-25-07-179-003	3134 HARVARD RD	07B	R07W2	10/27/2022	370,000	92,500	3,301	283,797	1,718	285,515	84,485	3,015	44,842
72-25-07-126-045	3316 GARDEN AVE	07C	R07W2	9/14/2022	550,000	137,500	3,438	421,117	3,670	424,787	125,213	3,130	64,000
COUNT: 25	**Land Table - R07W2**			**AVG**	**323,460**	**80,865**	**2,319**	**231,762**	**2,005**	**233,767**	**89,693**	**2,513**	**57,961**
				MEDIAN	**310,000**	**77,500**	**2,375**	**213,267**	**1,235**	**214,397**	**99,372**	**2,885**	**53,605**
eliminated ten top and bottom rate per ff													
72-25-07-127-024	3328 HARVARD RD	07C	R07W2	9/19/2022	400,000	100,000	3,568	289,013	5,398	294,411	105,589	3,768	44,842
72-25-07-127-025	3324 HARVARD RD	07C	R07W2	7/21/2022	410,000	102,500	3,657	267,761	4,817	272,578	137,422	4,903	44,842
72-25-07-126-044	3320 GARDEN AVE	07C	R07W2	7/6/2023	606,000	151,500	3,788	419,936	1,742	421,678	184,322	4,608	64,000
72-25-07-179-001	3142 HARVARD RD	07C	R07W2	3/24/2023	1,150,000	287,500	5,892	936,004	5,099	941,103	208,897	4,281	78,074
72-25-07-127-018	3344 HARVARD RD	07C	R07W2	2/6/2023	1,200,000	300,000	7,739	1,097,219	-	1,097,219	102,781	2,651	62,023
72-25-07-153-008	3129 PRAIRIE AVE	07R	R07W2	1/3/2023	165,000	41,250	786	138,821	2,123	140,944	24,056	459	83,939
72-25-07-152-019	3279 GARDEN AVE	07R	R07W2	9/26/2023	169,000	42,250	819	103,204	-	103,204	65,796	1,275	82,570
72-25-07-152-005	3268 PRAIRIE AVE	07R	R07W2	3/29/2024	225,000	56,250	1,406	167,164	-	167,164	57,836	1,446	64,000
72-25-07-153-020	3009 PRAIRIE AVE	07R	R07W2	11/23/2022	220,000	55,000	1,425	149,507	-	149,507	70,493	1,826	61,766
72-25-07-178-022	4030 W WEBSTER RD	07R	R07W2	3/22/2024	305,000	76,250	1,486	175,280	3,121	178,401	126,599	2,468	82,089
Land Table - R08_A													
72-25-08-428-006	2426 MAPLEWOOD AVE	08B	R08_A	4/1/2022	375,000	93,750	1,746	275,312	-	275,312	99,688	1,856	83,248
72-25-08-130-007	2639 TRAFFORD RD	08C	R08_A	4/4/2022	400,000	100,000	1,701	273,107	54	273,161	126,839	2,157	91,142
72-25-08-103-019	3030 WOODSLEE DR	08R	R08_A	4/5/2022	374,000	93,500	1,721	239,830	-	239,830	134,170	2,470	84,199
72-25-08-130-006	2647 TRAFFORD RD	08C	R08_A	4/20/2022	428,000	107,000	1,829	296,112	1,897	298,009	129,991	2,222	90,670
72-25-08-104-017	3022 BAMLET RD	08C	R08_A	4/22/2022	566,000	141,500	2,465	424,546	-	424,546	141,454	2,464	88,977
72-25-08-205-018	2804 ELMHURST AVE	08T	R08_A	4/29/2022	375,000	93,750	1,256	246,279	10,832	257,111	117,889	1,579	115,730
72-25-08-404-004	2432 LINWOOD AVE	08O	R08_A	5/3/2022	474,600	118,650	1,956	322,417	1,745	324,162	150,438	2,480	94,016
72-25-08-155-024	2906 BEMBRIDGE RD	08B	R08_A	5/12/2022	399,500	99,875	2,013	270,250	-	270,250	129,250	2,605	76,902
72-25-08-407-007	2302 LINWOOD AVE	08O	R08_A	5/12/2022	350,000	87,500	1,821	253,151	-	253,151	96,849	2,016	74,460
72-25-08-128-010	2665 BEMBRIDGE RD	08R	R08_A	5/13/2022	480,000	120,000	1,759	291,446	12,697	304,143	175,857	2,578	105,744
72-25-08-128-018	3115 SHENANDOAH DR	08R	R08_A	5/13/2022	220,000	55,000	862	176,881	-	176,881	43,119	676	98,925
72-25-08-276-016	1906 GLENWOOD RD	08T	R08_A	5/16/2022	339,900	84,975	987	240,919	447	241,366	98,534	1,145	133,380
72-25-08-177-009	2803 GLENWOOD RD	08O	R08_A	5/17/2022	485,000	121,250	1,867	301,880	7,904	309,784	175,216	2,698	100,655
72-25-08-229-010	2933 MAPLEWOOD AVE	08R	R08_A	5/20/2022	272,000	68,000	1,390	148,822	-	148,822	123,178	2,517	75,849
72-25-08-127-015	2825 BAMLET RD	08R	R08_A	5/27/2022	340,000	85,000	1,990	214,348	7,876	222,224	117,776	2,757	66,213
72-25-08-485-006	1813 ROSELAND AVE	08B	R08_A	5/27/2022	562,500	140,625	2,760	405,976	382	406,358	156,142	3,064	78,976
72-25-08-432-008	2228 FERNCLIFF AVE	08C	R08_A	6/3/2022	485,000	121,250	2,389	369,041	4,621	373,662	111,338	2,193	78,683
72-25-08-431-019	2229 FERNCLIFF AVE	08C	R08_A	6/6/2022	520,000	130,000	2,706	336,773	4,931	341,704	178,296	3,712	74,460
72-25-08-126-036	2918 BAMLET RD	08C	R08_A	6/8/2022	460,000	115,000	2,396	296,403	6,623	303,026	156,974	3,271	74,389
72-25-08-126-018	2726 BAMLET RD	08B	R08_A	6/9/2022	356,000	89,000	1,271	258,934	-	258,934	97,066	1,386	108,529
72-25-09-353-010	1517 W HOUSTONIA AVE	08B	R08_A	6/16/2022	425,000	106,250	2,096	272,541	4,451	276,992	148,008	2,920	78,554
72-25-08-203-033	2903 ELMHURST AVE	08R	R08_A	6/17/2022	385,000	96,250	1,882	266,909	2,441	269,350	115,650	2,261	79,268
72-25-08-402-015	2413 ELMHURST AVE	08O	R08_A	6/17/2022	395,000	98,750	1,371	259,744	-	259,744	135,256	1,878	111,638
72-25-09-355-025	1820 EVERGREEN DR	08R	R08_A	6/17/2022	300,000	75,000	996	207,022	-	207,022	92,978	1,235	116,712
72-25-08-128-018	3115 SHENANDOAH DR	08R	R08_A	6/29/2022	240,000	60,000	940	176,881	-	176,881	63,119	989	98,925
72-25-08-104-006	3105 WOODSLEE DR	08R	R08_A	7/12/2022	351,999	88,000	1,533	216,296	-	216,296	135,703	2,364	88,977
72-25-08-406-022	2222 LLOYD AVE	08R	R08_A	7/15/2022	350,000	87,500	1,021	240,897	716	241,613	108,387	1,265	132,772
72-25-08-179-010	2705 SHENANDOAH DR	08R	R08_A	8/1/2022	385,000	96,250	1,581	255,810	-	255,810	129,190	2,122	94,386
72-25-08-407-011	2214 LINWOOD AVE	08C	R08_A	8/19/2022	585,000	146,250	2,326	428,661	592	429,253	155,747	2,477	97,459
72-25-08-454-009	2127 WOODLAND AVE	08B	R08_A	8/25/2022	465,000	116,250	1,338	301,797	6,335	308,132	156,868	1,805	134,680
72-25-08-281-002	2726 GLENVIEW AVE	08D	R08_A	8/31/2022	210,000	52,500	1,471	126,786	1,671	128,457	81,543	2,285	55,305
72-25-08-483-013	1709 W HOUSTONIA AVE	08O	R08_A	8/31/2022	225,000	56,250	1,104	219,923	1,687	221,610	3,390	67	78,976
72-25-08-229-011	2929 MAPLEWOOD AVE	08R	R08_A	9/1/2022	280,000	70,000	1,430	173,260	-	173,260	106,740	2,181	75,849
72-25-08-403-015	2417 LINWOOD AVE	08O	R08_A	9/6/2022	353,500	88,375	1,697	227,011	-	227,011	126,489	2,429	80,712
72-25-08-482-015	1903 W HOUSTONIA AVE	08C	R08_A	9/7/2022	599,000	149,750	2,939	458,774	2,960	461,734	137,266	2,694	78,976
72-25-08-253-011	2929 WOODLAND AVE	08C	R08_A	9/8/2022	422,000	105,500	2,196	325,799	9,948	335,747	86,253	1,795	74,460
72-25-08-277-001	2726 WOODLAND AVE	08R	R08_A	9/26/2022	300,000	75,000	1,551	208,366	-	208,366	91,634	1,895	74,936
72-25-08-254-030	2523 WOODLAND AVE	08C	R08_A	9/28/2022	360,000	90,000	1,873	257,028	-	257,028	102,972	2,144	74,460
72-25-08-230-017	2810 MAPLEWOOD AVE	08R	R08_A	10/14/2022	265,000	66,250	1,211	161,954	1,477	163,431	101,569	1,857	84,764
72-25-08-101-025	3122 GUILFORD DR	08C	R08_A	10/21/2022	387,500	96,875	1,930	290,166	-	290,166	97,334	1,939	77,812
72-25-08-402-002	2438 CLAWSON AVE	08R	R08_A	10/28/2022	325,000	81,250	1,560	233,303	-	233,303	91,697	1,761	80,712
72-25-08-127-005	2735 BAMLET RD	08B	R08_A	11/23/2022	405,000	101,250	1,714	284,696	-	284,696	120,304	2,036	91,578
72-25-08-451-036	1923 CLAWSON AVE	08B	R08_A	12/7/2022	360,000	90,000	1,376	250,380	-	250,380	109,620	1,676	101,390
72-25-08-279-015	2620 MAPLEWOOD AVE	08C	R08_A	12/23/2022	735,000	183,750	3,728	682,599	2,792	685,391	49,609	1,007	76,392
72-25-08-327-010	2432 HAWKINS AVE	08R	R08_A	1/9/2023	289,500	72,375	987	214,652	2,710	217,362	72,138	983	113,701
72-25-08-431-007	2306 WOODLAND AVE	08C	R08_A	1/10/2023	290,000	72,500	1,509	257,978	3,029	261,007	28,993	604	74,460
72-25-08-178-006	2604 ETON CROSS RD	08R	R08_A	1/27/2023	355,000	88,750	1,151	239,175	-	239,175	115,825	1,502	119,539
72-25-08-407-014	2323 WOODLAND AVE	08C	R08_A	2/3/2023	357,500	89,375	1,860	245,975	-	245,975	111,525	2,322	74,460
72-25-08-278-004	2708 FERNCLIFF AVE	08R	R08_A	2/14/2023	418,000	104,500	2,024	284,308	1,485	285,793	132,207	2,561	80,018
72-25-08-131-025	3015 BENJAMIN AVE	08B	R08_A	2/21/2023	320,000	80,000	1,564	206,255	1,258	207,513	112,487	2,199	79,277
72-25-09-353-030	1522 ROSELAND AVE	08C	R08_A	2/24/2023	355,000	88,750	1,259	245,733	1,697	247,430	107,570	1,526	109,237
72-25-08-228-019	3117 GLENVIEW AVE	08R	R08_A	3/1/2023	273,000	68,250	1,283	239,464	-	239,464	33,536	631	82,422
72-25-08-131-015	2908 SHENANDOAH DR	08B	R08_A	3/3/2023	252,000	63,000	1,289	225,361	1,325	226,686	25,314	518	75,772
72-25-08-230-017	2810 MAPLEWOOD AVE	08R	R08_A	3/6/2023	274,500	68,625	1,255	161,954	1,477	163,431	111,069	2,031	84,764
72-25-08-128-018	3115 SHENANDOAH DR	08R	R08_A	3/9/2023	354,900	88,725	1,390	176,881	-	176,881	178,019	2,789	98,925
72-25-08-277-010	2606 WOODLAND AVE	08R	R08_A	3/10/2023	326,000	81,500	1,697	199,807	2,162	201,969	124,031	2,582	74,460
72-25-08-483-010	1723 W HOUSTONIA AVE	08C	R08_A	3/21/2023	425,000	106,250	2,085	281,473	4,048	285,521	139,479	2,737	78,976
72-25-08-126-024	2758 BAMLET RD	08O	R08_A	4/4/2023	675,000	168,750	3,033	568,822	-	568,822	106,178	1,909	86,226
72-25-08-202-010	3129 ELMHURST AVE	08R	R08_A	4/6/2023	313,146	78,287	1,170	215,269	382	215,651	97,495	1,457	103,753
72-25-08-254-028	2603 WOODLAND AVE	08R	R08_A	4/10/2023	385,000	96,250	2,004	227,335	2,193	229,528	155,472	3,236	74,460
72-25-08-155-010	3031 BAMLET RD	08B	R08_A	4/17/2023	431,000	107,750	1,247	375,736	4,567	380,303	50,697	587	133,893
72-25-08-278-020	2709 MAPLEWOOD AVE	08R	R08_A	4/21/2023	275,000	68,750	1,251	171,129	-	171,129	103,871	1,890	85,169
72-25-09-352-007	1523 SYCAMORE AVE	08R	R08_A	4/27/2023	367,802	91,951	1,875	231,305	2,029	233,334	134,468	2,743	75,995
72-25-08-278-021	2703 MAPLEWOOD AVE	08C	R08_A	5/9/2023	400,000	100,000	1,820	249,200	2,066	251,266	148,734	2,707	85,169
72-25-08-231-012	2908 GLENVIEW AVE	08C	R08_A	5/10/2023	511,000	127,750	2,466	402,048	3,412	405,460	105,540	2,037	80,311

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-08-427-007	2414 FERNCLIFF AVE	08R	R08_A	5/18/2023	383,500	95,875	1,632	217,529	-	217,529	165,971	2,826	91,039
72-25-08-403-009	2406 ELMHURST AVE	08O	R08_A	5/30/2023	410,000	102,500	1,968	271,782	-	271,782	138,218	2,654	80,712
72-25-08-451-002	2326 BENJAMIN AVE	08B	R08_A	6/1/2023	430,000	107,500	2,152	273,965	4,917	278,882	151,118	3,025	77,426
72-25-09-355-026	1816 EVERGREEN DR	08R	R08_A	6/2/2023	402,500	100,625	1,379	241,190	582	241,772	160,728	2,203	113,077
72-25-08-228-019	3117 GLENVIEW AVE	08R	R08_A	6/9/2023	390,000	97,500	1,834	239,464	-	239,464	150,536	2,831	82,422
72-25-08-483-011	1719 W HOUSTONIA AVE	08O	R08_A	6/19/2023	400,000	100,000	1,963	276,917	1,265	278,182	121,818	2,391	78,976
72-25-08-202-014	3107 ELMHURST AVE	08R	R08_A	7/6/2023	370,000	92,500	1,466	245,660	2,122	247,782	122,218	1,937	97,781
72-25-08-254-025	2617 WOODLAND AVE	08O	R08_A	7/11/2023	224,831	56,208	1,170	275,062	1,692	276,754	(51,923)	(1,081)	74,460
72-25-08-484-027	1906 W 12 MILE RD	08O	R08_A	7/12/2023	315,000	78,750	1,546	284,529	-	284,529	30,471	598	63,181
72-25-08-483-012	1715 W HOUSTONIA AVE	08C	R08_A	7/19/2023	474,000	118,500	2,326	375,757	984	376,741	97,259	1,909	78,976
72-25-08-280-013	2635 GLENVIEW AVE	08D	R08_A	7/21/2023	240,000	60,000	1,854	120,140	-	120,140	119,860	3,704	50,153
72-25-08-228-003	3216 MAPLEWOOD AVE	08R	R08_A	7/26/2023	249,500	62,375	1,021	165,314	2,584	167,898	81,602	1,336	94,649
72-25-08-254-025	2617 WOODLAND AVE	08O	R08_A	8/1/2023	305,000	76,250	1,587	275,062	1,692	276,754	28,246	588	74,460
72-25-08-101-037	2926 GUILFORD DR	08C	R08_A	8/7/2023	222,000	55,500	1,029	251,108	739	251,847	(29,847)	(553)	83,632
72-25-08-101-037	2926 GUILFORD DR	08C	R08_A	8/8/2023	360,000	90,000	1,668	251,108	739	251,847	108,153	2,004	83,632
72-25-08-180-007	2645 ABERDOVEY DR	08C	R08_A	8/9/2023	465,000	116,250	2,779	299,127	1,693	300,820	164,180	3,925	64,830
72-25-08-176-006	2833 TRAFFORD RD	08C	R08_A	8/14/2023	470,000	117,500	2,047	319,416	-	319,416	150,584	2,623	88,977
72-25-09-354-019	1602 W 12 MILE RD	08R	R08_A	8/14/2023	345,000	86,250	1,693	209,265	4,256	213,521	131,479	2,580	63,181
72-25-08-103-020	3022 WOODSLEE DR	08B	R08_A	8/17/2023	420,000	105,000	1,829	274,382	-	274,382	145,618	2,537	88,977
72-25-08-127-037	2814 BEMBRIDGE RD	08O	R08_A	8/17/2023	480,000	120,000	2,142	351,608	-	351,608	128,392	2,292	86,836
72-25-08-433-005	1803 BONNIEVIEW DR	08C	R08_A	8/18/2023	419,500	104,875	1,754	305,607	3,274	308,881	110,619	1,850	92,702
72-25-08-176-017	2740 GLENWOOD RD	08C	R08_A	8/22/2023	635,000	158,750	2,765	442,588	7,912	450,500	184,500	3,214	88,977
72-25-08-130-011	2611 TRAFFORD RD	08C	R08_A	8/24/2023	585,500	146,375	2,666	412,454	-	412,454	173,046	3,151	85,112
72-25-08-402-016	2407 ELMHURST AVE	08C	R08_A	8/30/2023	501,000	125,250	2,405	335,945	1,918	337,863	163,137	3,133	80,712
72-25-08-484-016	1903 ROSELAND AVE	08O	R08_A	8/31/2023	458,000	114,500	2,247	309,237	-	309,237	148,763	2,920	78,976
72-25-08-203-023	3017 ELMHURST AVE	08R	R08_A	9/11/2023	362,000	90,500	1,770	227,738	766	228,504	133,496	2,610	79,268
72-25-08-203-034	2827 ELMHURST AVE	08R	R08_A	9/15/2023	409,000	102,250	2,135	247,306	-	247,306	161,694	3,376	74,243
72-25-08-280-014	2633 GLENVIEW AVE	08D	R08_A	9/18/2023	240,000	60,000	1,895	110,890	383	111,273	128,727	4,066	49,067
72-25-08-401-018	2403 CLAWSON AVE	08R	R08_A	9/22/2023	388,000	97,000	1,954	218,424	2,953	221,377	166,623	3,356	76,959
72-25-08-231-001	3030 GLENVIEW AVE	08R	R08_A	9/25/2023	252,500	63,125	1,053	248,658	-	248,658	3,842	64	92,922
72-25-08-278-024	2613 MAPLEWOOD AVE	08B	R08_A	9/26/2023	320,000	80,000	1,456	192,255	-	192,255	127,745	2,325	85,169
72-25-08-254-004	2710 LINWOOD AVE	08C	R08_A	9/29/2023	435,000	108,750	2,264	288,082	-	288,082	146,918	3,058	74,460
72-25-09-353-010	1517 W HOUSTONIA AVE	08B	R08_A	9/29/2023	475,900	118,975	2,348	272,541	4,451	276,992	198,908	3,925	78,554
72-25-09-354-006	1607 ROSELAND AVE	08O	R08_A	10/6/2023	419,000	104,750	2,056	291,408	-	291,408	127,592	2,504	78,976
72-25-08-481-021	1722 W HOUSTONIA AVE	08C	R08_A	10/11/2023	462,500	115,625	2,358	322,198	-	322,198	140,302	2,862	75,995
72-25-08-126-019	2734 BAMLET RD	08B	R08_A	10/12/2023	371,500	92,875	1,375	274,190	-	274,190	97,310	1,441	104,662
72-25-08-226-013	3113 FERNCLIFF AVE	08C	R08_A	10/12/2023	310,000	77,500	1,613	234,587	-	234,587	75,413	1,570	74,460
72-25-08-231-031	2807 OLIVER RD	08R	R08_A	10/16/2023	299,900	74,975	1,447	179,405	1,360	180,765	119,135	2,299	80,311
72-25-08-230-011	2918 MAPLEWOOD AVE	08R	R08_A	10/30/2023	345,000	86,250	1,555	215,776	-	215,776	129,224	2,330	85,979
72-25-08-403-020	2439 LINWOOD AVE	08C	R08_A	10/31/2023	775,000	193,750	3,721	583,189	-	583,189	191,811	3,684	80,712
72-25-08-330-020	2309 HAWKINS AVE	08O	R08_A	11/13/2023	250,000	62,500	1,288	246,551	-	246,551	3,449	71	75,240
72-25-08-277-024	2621 FERNCLIFF AVE	08C	R08_A	11/14/2023	410,000	102,500	2,134	282,693	-	282,693	127,307	2,650	74,460
72-25-08-103-009	3029 GUILFORD DR	08R	R08_A	11/16/2023	321,000	80,250	1,477	202,984	2,780	205,764	115,236	2,121	84,199
72-25-09-354-014	1626 W 12 MILE RD	08C	R08_A	11/17/2023	380,400	95,100	1,866	247,022	-	247,022	133,378	2,618	63,181
72-25-08-228-032	3106 GLENVIEW AVE	08R	R08_A	11/22/2023	370,000	92,500	1,898	226,116	2,557	228,673	141,327	2,900	75,541
72-25-08-129-019	2724 TRAFFORD RD	08C	R08_A	11/27/2023	385,000	96,250	1,614	280,926	2,015	282,941	102,059	1,712	92,425
72-25-08-131-015	2908 SHENANDOAH DR	08B	R08_A	11/30/2023	390,000	97,500	1,994	225,361	1,325	226,686	163,314	3,341	75,772
72-25-08-251-014	2602 BENJAMIN AVE	08C	R08_A	11/30/2023	565,000	141,250	2,742	430,638	2,058	432,696	132,304	2,568	79,849
72-25-08-278-007	2616 FERNCLIFF AVE	08B	R08_A	12/8/2023	386,000	96,500	2,142	247,322	2,031	249,353	136,647	3,033	69,843
72-25-08-453-003	2106 ELMHURST AVE	08C	R08_A	12/15/2023	397,500	99,375	1,908	263,293	1,822	265,115	132,385	2,542	80,712
72-25-08-454-008	2002 LINWOOD AVE	08R	R08_A	1/2/2024	370,000	92,500	1,227	236,144	3,086	239,230	130,770	1,735	116,858
72-25-08-254-021	2711 WOODLAND AVE	08R	R08_A	1/24/2024	355,000	88,750	1,847	228,068	-	228,068	126,932	2,642	74,460
72-25-08-485-018	1812 W 12 MILE RD	08O	R08_A	2/2/2024	295,000	73,750	1,447	219,468	-	219,468	75,532	1,482	63,181
72-25-08-201-018	3012 BENJAMIN AVE	08R	R08_A	2/8/2024	275,000	68,750	1,522	197,049	1,027	198,076	76,924	1,703	70,000
72-25-08-251-050	2718 BENJAMIN AVE	08C	R08_A	2/12/2024	502,000	125,500	2,331	374,732	1,414	376,146	125,854	2,337	83,456
72-25-08-254-025	2617 WOODLAND AVE	08O	R08_A	2/15/2024	395,000	98,750	2,056	275,062	1,692	276,754	118,246	2,461	74,460
72-25-08-104-007	3033 WOODSLEE DR	08R	R08_A	2/26/2024	325,000	81,250	1,415	213,340	485	213,825	111,175	1,937	88,977
72-25-09-351-007	1612 SYCAMORE AVE	08R	R08_A	2/29/2024	512,500	128,125	1,422	289,588	4,192	293,780	218,720	2,428	139,613
72-25-08-254-015	2510 LINWOOD AVE	08R	R08_A	3/8/2024	341,000	85,250	1,775	218,431	2,985	221,416	119,584	2,489	74,460
72-25-08-483-005	1819 W HOUSTONIA AVE	08O	R08_A	3/29/2024	262,000	65,500	1,286	213,467	613	214,080	47,920	940	78,976
COUNT: 125	**Land Table - R08_A**			**AVG**	**386,623**	**96,656**	**1,786**	**269,104**	**1,642**	**270,746**	**115,877**	**2,146**	**85,417**
				MEDIAN	**375,000**	**93,750**	**1,754**	**251,108**	**739**	**251,847**	**123,178**	**2,292**	**80,712**
Land Table - R09_A - Vinsetta Parcels													
72-25-09-329-002	2432 VINSETTA BLVD	17R	R09_A	4/25/2022	848,394	212,099	3,157	424,406	7,449	431,855	416,539	6,201	141,067
72-25-09-428-010	3120 VINSETTA BLVD	17C	R09_A	5/27/2022	650,000	162,500	3,578	447,300	1,528	448,828	201,172	4,429	95,377
72-25-09-404-006	2832 VINSETTA BLVD	17R	R09_A	6/10/2022	400,000	100,000	1,793	427,365	-	427,365	(27,365)	(491)	117,095
72-25-09-403-019	2600 VINSETTA BLVD	17C	R09_A	7/8/2022	1,050,000	262,500	3,534	737,988	5,974	743,962	306,038	4,121	155,966
72-25-09-359-004	1840 VINSETTA BLVD	17C	R09_A	10/27/2022	420,000	105,000	1,966	285,230	1,792	287,022	132,978	2,490	112,137
72-25-09-427-012	3203 VINSETTA BLVD	17R	R09_A	4/3/2023	340,000	85,000	2,107	197,805	1,879	199,684	140,316	3,478	84,732
72-25-09-404-001	2802 VINSETTA BLVD	17R	R09_A	4/21/2023	545,000	136,250	2,282	290,651	10,041	300,692	244,308	4,092	125,364
72-25-09-404-006	2832 VINSETTA BLVD	17R	R09_A	4/27/2023	650,000	162,500	2,914	427,365	-	427,365	222,635	3,993	117,095
72-25-09-427-013	3207 VINSETTA BLVD	17R	R09_A	5/22/2023	405,000	101,250	2,438	237,646	332	237,978	167,022	4,022	87,197
72-25-09-428-032	3316 VINSETTA BLVD	17R	R09_A	8/22/2023	1,090,000	272,500	4,603	660,357	2,159	662,516	427,484	7,221	124,317
72-25-09-404-006	2832 VINSETTA BLVD	17R	R09_A	9/1/2023	550,000	137,500	2,466	427,365	-	427,365	122,635	2,199	117,095
72-25-09-404-006	2832 VINSETTA BLVD	17R	R09_A	2/22/2024	643,000	160,750	2,883	427,365	-	427,365	215,635	3,867	117,095
72-25-09-381-022	1860 VINSETTA BLVD	09T	R09_A	3/21/2024	559,000	139,750	1,991	318,383	5,754	324,137	234,863	3,346	117,914
COUNT: 13	**Land Table - R09_A**			**AVG**	**626,953**	**156,738**	**2,747**	**408,402**	**2,839**	**411,241**	**215,712**	**3,767**	**116,342**
				MEDIAN	**559,000**	**139,750**	**2,466**	**427,365**	**1,792**	**427,365**	**215,635**	**3,993**	**117,095**

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
Land Table - R09_A													
72-25-09-452-027	2007 MARYWOOD DR	09R	R09_A	4/11/2022	392,500	98,125	1,499	244,526	6,072	250,598	141,902	2,168	114,528
72-25-09-179-005	1216 W WEBSTER RD	09R	R09_A	4/13/2022	291,000	72,750	1,399	162,061	2,800	164,861	126,139	2,425	91,024
72-25-09-180-001	1137 HICKORY AVE	09R	R09_A	4/18/2022	320,000	80,000	1,600	222,833	677	223,510	96,490	1,930	87,500
72-25-09-153-012	1423 ROYAL AVE	09B	R09_A	4/20/2022	298,200	74,550	2,168	204,203	872	205,075	93,125	2,708	60,176
72-25-09-228-007	429 W BLOOMFIELD AVE	09R	R09_A	4/20/2022	310,000	77,500	1,799	221,758	1,522	223,280	86,720	2,013	75,387
72-25-09-151-035	2524 OLIVER RD	09D	R09_A	4/29/2022	230,000	57,500	2,054	126,859	-	126,859	103,141	3,685	48,983
72-25-09-308-008	1327 SMITH AVE	09B	R09_A	5/3/2022	258,320	64,580	1,602	335,520	4,879	340,399	(82,079)	(2,036)	70,545
72-25-09-456-003	723 CHERRY AVE	09C	R09_A	5/4/2022	307,500	76,875	1,538	169,299	-	169,299	138,201	2,764	87,500
72-25-09-253-045	505 ORCHARD VIEW DR	09C	R09_A	5/6/2022	1,385,000	346,250	4,589	1,219,880	5,077	1,224,957	160,043	2,121	132,033
72-25-09-479-006	401 WALNUT AVE	09B	R09_A	5/6/2022	310,000	77,500	2,342	211,105	1,020	212,125	97,875	2,958	57,914
72-25-09-278-018	326 W WEBSTER RD	09R	R09_A	5/9/2022	280,000	70,000	1,343	157,615	722	158,337	121,663	2,334	91,228
72-25-09-478-012	426 WALNUT AVE	09B	R09_A	5/9/2022	377,000	94,250	2,884	232,540	5,796	238,336	138,664	4,243	57,196
72-25-09-479-020	330 MARY AVE	09C	R09_A	5/16/2022	150,000	37,500	1,213	471,313	-	471,313	(321,313)	(10,395)	54,093
72-25-09-253-039	516 W WEBSTER RD	09B	R09_A	5/18/2022	355,000	88,750	2,248	249,039	-	249,039	105,961	2,684	69,086
72-25-09-205-035	632 ROYAL AVE	09B	R09_A	5/24/2022	362,500	90,625	1,986	245,695	3,905	249,600	112,900	2,475	79,839
72-25-09-426-006	403 W WEBSTER RD	09B	R09_A	5/24/2022	310,000	77,500	1,436	215,716	-	215,716	94,284	1,747	94,431
72-25-09-226-056	222 W BLOOMFIELD AVE	09R	R09_A	5/31/2022	341,000	85,250	1,810	217,916	1,943	219,859	121,141	2,572	82,440
72-25-09-252-031	702 ORCHARD VIEW DR	09R	R09_A	5/31/2022	380,000	95,000	2,159	196,039	-	196,039	183,961	4,182	76,987
72-25-09-177-013	1017 ROYAL AVE	09B	R09_A	6/2/2022	52,000	13,000	260	214,438	917	215,355	(163,355)	(3,267)	87,500
72-25-09-277-056	210 ORCHARD VIEW DR	09T	R09_A	6/7/2022	440,000	110,000	880	241,057	2,687	243,744	196,256	1,571	135,756
72-25-09-429-049	124 AQUA CT	09C	R09_A	6/9/2022	480,000	120,000	2,405	321,674	4,767	326,441	153,559	3,077	87,325
72-25-09-152-016	2805 CROOKS RD	09R	R09_A	6/13/2022	485,000	121,250	1,753	294,917	1,692	296,609	188,391	2,724	121,027
72-25-09-379-011	2115 MCDONALD AVE	09B	R09_A	6/14/2022	445,000	111,250	2,385	235,891	3,622	239,513	205,487	4,406	81,622
72-25-09-177-001	1137 ROYAL AVE	09B	R09_A	6/17/2022	315,000	78,750	1,575	245,211	-	245,211	69,789	1,396	87,500
72-25-09-226-057	216 W BLOOMFIELD AVE	09V	R09_A	6/20/2022	180,000	45,000	1,127	-	-	-	180,000	4,508	139,764
72-25-09-456-007	703 CHERRY AVE	09B	R09_A	6/23/2022	265,000	66,250	1,325	169,102	-	169,102	95,898	1,918	87,500
72-25-09-179-008	1202 W WEBSTER RD	09R	R09_A	6/27/2022	505,000	126,250	2,525	368,529	2,254	370,783	134,217	2,684	87,500
72-25-09-105-017	1503 BUTTERNUT AVE	09B	R09_A	6/30/2022	299,000	74,750	1,431	191,116	-	191,116	107,884	2,065	91,430
72-25-09-127-011	912 BUTTERNUT AVE	09R	R09_A	6/30/2022	325,000	81,250	2,112	212,915	-	212,915	112,085	2,914	67,315
72-25-09-407-011	812 W HOUSTONIA AVE	09R	R09_A	7/15/2022	340,000	85,000	1,700	224,185	1,410	225,595	114,405	2,288	87,500
72-25-09-404-019	606 MAGNOLIA AVE	09R	R09_A	7/18/2022	325,000	81,250	1,770	245,898	-	245,898	79,102	1,723	80,338
72-25-09-429-043	224 AQUA CT	09C	R09_A	7/20/2022	415,000	103,750	2,310	251,713	2,876	254,589	160,411	3,571	78,604
72-25-09-430-002	419 AQUA CT	09B	R09_A	7/21/2022	355,000	88,750	2,501	227,115	913	228,028	126,972	3,578	62,108
72-25-09-408-008	529 LLOYD AVE	09B	R09_A	7/27/2022	310,000	77,500	1,550	250,770	-	250,770	59,230	1,185	87,500
72-25-09-308-030	1220 LYONS AVE	09O	R09_A	7/29/2022	400,000	100,000	2,481	305,735	-	305,735	94,265	2,338	70,545
72-25-09-306-003	1525 NORTHWOOD BLVD	17O	R09_A	8/9/2022	385,000	96,250	2,064	298,131	-	298,131	86,869	1,862	81,622
72-25-09-226-047	121 W LAWRENCE AVE	09T	R09_A	8/10/2022	350,000	87,500	2,142	241,854	1,554	243,408	106,592	2,609	71,488
72-25-09-180-028	1022 W WEBSTER RD	09R	R09_A	8/15/2022	327,000	81,750	1,635	216,787	1,298	218,085	108,915	2,178	87,500
72-25-09-427-007	2514 N WASHINGTON AVE	09O	R09_A	8/15/2022	430,000	107,500	2,149	254,105	-	254,105	175,895	3,516	87,542
72-25-09-105-011	2904 CROOKS RD	09R	R09_A	8/18/2022	200,000	50,000	1,691	133,121	-	133,121	66,879	2,261	51,757
72-25-09-431-016	208 LA PLAZA CT	09R	R09_A	8/18/2022	201,000	50,250	1,365	199,348	-	199,348	1,652	45	64,418
72-25-09-152-017	2731 CROOKS RD	09R	R09_A	8/19/2022	312,500	78,125	1,130	182,571	2,953	185,524	126,976	1,836	121,027
72-25-09-408-017	612 W HOUSTONIA AVE	09O	R09_A	8/23/2022	440,000	110,000	2,200	295,318	-	295,318	144,682	2,894	87,500
72-25-09-202-025	3038 SYLVAN DR	09R	R09_A	8/25/2022	315,000	78,750	1,983	207,779	6,481	214,260	100,740	2,536	69,508
72-25-09-152-003	2728 GALPIN AVE	09R	R09_A	8/31/2022	260,000	65,000	1,261	153,815	-	153,815	106,185	2,060	90,193
72-25-09-381-011	1935 MCDONALD AVE	09R	R09_A	9/19/2022	380,000	95,000	1,099	256,078	6,705	262,783	117,217	1,356	151,256
72-25-09-130-007	906 ROYAL AVE	09C	R09_A	9/23/2022	815,000	203,750	3,900	620,261	-	620,261	194,739	3,727	91,430
72-25-09-277-061	311 ELLEN AVE	09O	R09_A	10/3/2022	445,000	111,250	1,760	321,852	-	321,852	123,148	1,948	110,603
72-25-09-129-025	1036 ROYAL AVE	09B	R09_A	10/14/2022	265,000	66,250	1,268	164,702	1,209	165,911	99,089	1,897	91,430
72-25-09-228-031	320 W LA SALLE AVE	09R	R09_A	10/17/2022	283,250	70,813	1,753	206,652	-	206,652	76,598	1,896	70,696
72-25-09-478-014	416 WALNUT AVE	09O	R09_A	10/18/2022	290,000	72,500	2,213	247,820	-	247,820	42,180	1,288	57,321
72-25-09-103-026	3014 CROOKS RD	09B	R09_A	10/21/2022	205,000	51,250	1,200	138,601	-	138,601	66,399	1,555	74,740
72-25-09-303-003	2438 EVERGREEN DR	09C	R09_A	10/26/2022	185,000	46,250	1,194	525,937	-	525,937	(340,937)	(8,803)	67,777
72-25-09-405-005	717 MAGNOLIA AVE	09C	R09_A	10/26/2022	585,500	146,375	2,928	490,175	-	490,175	95,325	1,907	87,500
72-25-09-477-026	127 LA PLAZA CT	09T	R09_A	10/26/2022	315,000	78,750	2,174	221,296	2,347	223,643	91,357	2,522	63,400
72-25-09-302-015	2433 EVERGREEN DR	09R	R09_A	10/27/2022	299,900	74,975	1,821	214,053	-	214,053	85,847	2,085	72,053
72-25-09-478-007	321 W HOUSTONIA AVE	09R	R09_A	10/28/2022	105,000	26,250	680	191,214	-	191,214	(86,214)	(2,234)	67,543
72-25-09-251-013	707 ROYAL AVE	09B	R09_A	11/2/2022	359,000	89,750	2,072	264,007	-	264,007	94,993	2,193	75,794
72-25-09-229-059	2915 N MAIN ST	09C	R09_A	11/14/2022	425,000	106,250	1,492	347,895	-	347,895	77,105	1,083	124,635
72-25-09-226-028	321 W 13 MILE RD	09O	R09_A	11/22/2022	400,000	100,000	759	334,623	-	334,623	65,377	496	184,410
72-25-09-455-020	532 CHERRY AVE	09B	R09_A	12/2/2022	306,000	76,500	1,829	249,924	-	249,924	56,076	1,340	73,208
72-25-09-277-005	503 ELLEN AVE	09R	R09_A	12/5/2022	276,500	69,125	1,904	214,183	-	214,183	62,317	1,717	63,525
72-25-09-229-003	503 W LA SALLE AVE	09R	R09_A	12/9/2022	310,000	77,500	1,970	231,914	-	231,914	78,086	1,985	68,830
72-25-09-177-032	1002 HICKORY AVE	08V	R09_A	12/16/2022	225,000	56,250	1,125	-	-	-	225,000	4,500	175,000
72-25-09-402-006	527 W WEBSTER RD	09R	R09_A	12/22/2022	295,000	73,750	1,266	216,955	-	216,955	78,045	1,340	101,936
72-25-09-430-009	321 AQUA CT	09C	R09_A	1/10/2023	418,000	104,500	2,680	306,386	-	306,386	111,614	2,862	68,245
72-25-09-451-010	713 W HOUSTONIA AVE	09C	R09_A	1/20/2023	800,000	200,000	4,000	596,910	1,317	598,227	201,773	4,035	87,500
72-25-09-180-022	1112 W WEBSTER RD	09R	R09_A	1/24/2023	252,000	63,000	1,260	167,681	-	167,681	84,319	1,686	87,500
72-25-09-104-004	1413 POPLAR AVE	09R	R09_A	2/9/2023	341,000	85,250	2,323	219,073	1,113	220,186	120,814	3,292	64,231
72-25-09-483-023	1823 N CENTER ST	09C	R09_A	2/13/2023	540,000	135,000	3,709	482,757	-	482,757	57,243	1,572	63,705
72-25-09-201-001	3221 SYLVAN DR	09R	R09_A	2/16/2023	229,250	57,313	1,621	203,105	-	203,105	26,145	739	61,872
72-25-09-106-020	1312 ROYAL AVE	09O	R09_A	2/22/2023	313,500	78,375	1,725	231,574	-	231,574	81,926	1,803	79,527
72-25-09-455-022	522 CHERRY AVE	09B	R09_A	2/22/2023	340,000	85,000	2,032	221,584	430	222,014	117,986	2,820	73,208
72-25-09-203-004	3114 MARION DR	09R	R09_A	3/8/2023	205,000	51,250	1,099	208,030	-	208,030	(3,030)	(65)	81,575
72-25-09-308-004	1407 SMITH AVE	09R	R09_A	3/10/2023	420,000	105,000	2,605	259,837	1,325	261,162	158,838	3,940	70,545
72-25-09-226-058	210 W BLOOMFIELD AVE	09R	R09_A	3/13/2023	360,000	90,000	2,203	220,675	3,067	223,742	136,258	3,336	71,488
72-25-09-226-004	3122 COLUMBUS AVE	09C	R09_A	3/16/2023	741,000	185,250	3,202	612,707	-	612,707	128,293	2,217	101,258
72-25-09-483-010	1817 N CENTER ST	09R	R09_A	3/16/2023	223,000	55,750	1,531	134,061	836	134,897	88,103	2,420	63,705
72-25-09-226-057	216 W BLOOMFIELD AVE	09V	R09_A	3/17/2023	190,000	47,500	1,190	-	-	-	190,000	4,758	139,764
72-25-09-431-016	208 LA PLAZA CT	09R	R09_A	3/30/2023	299,000	74,750	2,031	199,348	-	199,348	99,652	2,707	64,418
72-25-09-202-021	3056 SYLVAN DR	09R	R09_A	4/3/2023	410,000	102,500	2,674	253,942	-	253,942	156,058	4,071	67,085
72-25-09-426-007	333 W WEBSTER RD	09B	R09_A	4/6/2023	1,090,000	272,500	5,050	743,759	-	743,759	346,241	6,417	94,431

2024 for 2025 Residential Non-Condo Land Analysis Data

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72-25-09-407-018	706 W HOUSTONIA AVE	09V	R09_A	4/14/2023	245,000	61,250	1,533	-	-	-	245,000	6,130	139,875
72-25-09-276-009	321 ROYAL AVE	09B	R09_A	4/25/2023	307,000	76,750	1,519	211,590	-	211,590	95,410	1,888	88,430
72-25-09-105-001	2946 CROOKS RD	09B	R09_A	4/26/2023	240,000	60,000	1,467	138,083	-	138,083	101,917	2,491	71,588
72-25-09-203-004	3114 MARION DR	09R	R09_A	4/28/2023	280,000	70,000	1,502	208,030	-	208,030	71,970	1,544	81,575
72-25-09-453-011	828 CHERRY AVE	09B	R09_A	4/28/2023	400,000	100,000	1,437	344,351	-	344,351	55,649	800	121,792
72-25-09-478-014	416 WALNUT AVE	09O	R09_A	5/2/2023	450,000	112,500	3,435	247,820	-	247,820	202,180	6,173	57,321
72-25-09-180-002	1133 HICKORY AVE	09R	R09_A	5/4/2023	347,000	86,750	1,735	206,687	-	206,687	140,313	2,806	87,500
72-25-09-327-013	1017 W WEBSTER RD	09C	R09_A	5/4/2023	1,075,000	268,750	5,375	877,081	-	877,081	197,919	3,958	87,500
72-25-09-333-014	908 LLOYD AVE	09C	R09_A	5/11/2023	1,025,000	256,250	5,125	744,235	11,590	755,825	269,175	5,384	87,500
72-25-09-203-006	615 W 13 MILE RD	09C	R09_A	5/15/2023	295,000	73,750	1,660	194,259	-	194,259	100,741	2,267	62,217
72-25-09-103-011	1527 POPLAR AVE	09R	R09_A	5/19/2023	340,000	85,000	2,316	221,022	-	221,022	118,978	3,242	64,231
72-25-09-205-021	822 ROYAL AVE	09O	R09_A	5/19/2023	675,000	168,750	3,328	531,217	-	531,217	143,783	2,836	88,723
72-25-09-251-029	519 ROYAL AVE	09B	R09_A	5/19/2023	400,000	100,000	1,958	266,495	1,122	267,617	132,383	2,592	89,384
72-25-09-481-004	1826 MARYWOOD DR	09R	R09_A	5/25/2023	420,000	105,000	2,287	258,816	766	259,582	160,418	3,494	80,357
72-25-09-128-006	1212 ROYAL AVE	09V	R09_A	5/26/2023	250,000	62,500	1,196	-	-	-	250,000	4,785	182,860
72-25-09-477-016	122 W HOUSTONIA AVE	09D	R09_A	5/26/2023	380,000	95,000	2,562	292,343	-	292,343	87,657	2,364	64,892
72-25-09-301-012	2433 GALPIN AVE	09R	R09_A	5/30/2023	375,000	93,750	2,282	250,080	2,779	252,859	122,141	2,973	71,889
72-25-09-327-006	1111 W WEBSTER RD	09O	R09_A	5/31/2023	500,000	125,000	2,500	318,902	8,331	327,233	172,767	3,455	87,500
72-25-09-480-007	215 W HOUSTONIA AVE	09B	R09_A	5/31/2023	350,000	87,500	1,873	351,116	-	351,116	(1,116)	(24)	81,733
72-25-09-202-026	3034 SYLVAN DR	09R	R09_A	6/8/2023	325,000	81,250	1,980	217,737	-	217,737	107,263	2,614	71,817
72-25-09-202-054	3037 COLUMBUS AVE	09R	R09_A	6/14/2023	236,000	59,000	1,523	169,716	-	169,716	66,284	1,711	67,777
72-25-09-226-037	216 W LAWRENCE AVE	09T	R09_A	6/27/2023	250,000	62,500	1,651	235,726	-	235,726	14,274	377	66,255
72-25-09-455-016	616 CHERRY AVE	09B	R09_A	6/28/2023	279,900	69,975	1,673	180,370	1,776	182,146	97,754	2,337	73,208
72-25-09-302-003	2442 GALPIN AVE	09R	R09_A	6/29/2023	280,000	70,000	1,704	198,335	-	198,335	81,665	1,988	71,889
72-25-09-333-015	904 LLOYD AVE	09R	R09_A	6/29/2023	300,000	75,000	1,500	202,002	264	202,266	97,734	1,955	87,500
72-25-09-152-018	2725 CROOKS RD	09R	R09_A	6/30/2023	365,000	91,250	1,319	227,807	-	227,807	137,193	1,984	121,027
72-25-09-227-015	424 W BLOOMFIELD AVE	09R	R09_A	6/30/2023	400,000	100,000	2,417	249,784	4,661	254,445	145,555	3,518	72,403
72-25-09-480-002	227 W HOUSTONIA AVE	09R	R09_A	7/11/2023	165,000	41,250	1,267	143,512	4,315	147,827	17,173	527	56,980
72-25-09-104-019	1318 BUTTERNUT AVE	09B	R09_A	7/12/2023	277,000	69,250	1,894	181,807	-	181,807	95,193	2,603	64,001
72-25-09-483-017	202 W 12 MILE RD	09B	R09_A	7/12/2023	190,600	47,650	1,123	156,086	-	156,086	34,514	813	59,428
72-25-09-478-009	311 W HOUSTONIA AVE	09O	R09_A	7/19/2023	376,000	94,000	1,397	242,053	316	242,369	133,631	1,985	117,791
72-25-09-229-026	518 ROYAL AVE	09O	R09_A	7/31/2023	451,200	112,800	2,087	289,972	4,693	294,665	156,535	2,897	94,575
72-25-09-431-025	2207 N MAIN ST	09R	R09_A	7/31/2023	253,000	63,250	1,563	150,938	1,184	152,122	100,878	2,493	70,803
72-25-09-483-002	1820 N WASHINGTON AVE	09R	R09_A	8/2/2023	216,500	54,125	1,244	165,924	2,969	168,893	47,607	1,094	76,155
72-25-09-128-005	1216 ROYAL AVE	09C	R09_A	8/4/2023	925,000	231,250	4,094	711,379	2,484	713,863	211,137	3,738	98,846
72-25-09-202-035	719 W 13 MILE RD	09C	R09_A	8/4/2023	370,000	92,500	1,037	242,304	2,664	244,968	125,032	1,402	124,865
72-25-09-177-027	1026 HICKORY AVE	09R	R09_A	8/10/2023	311,000	77,750	1,555	178,689	-	178,689	132,311	2,646	87,500
72-25-09-151-020	2716 OLIVER RD	09R	R09_A	8/29/2023	250,000	62,500	1,563	196,620	-	196,620	53,380	1,335	70,000
72-25-09-151-026	2614 OLIVER RD	09D	R09_A	9/1/2023	235,000	58,750	2,099	141,181	2,322	143,503	91,497	3,269	48,983
72-25-09-357-010	2008 ALICIA LN	09R	R09_A	10/3/2023	295,500	73,875	1,846	312,323	-	312,323	(16,823)	(420)	70,033
72-25-09-330-003	1221 LYONS AVE	09C	R09_A	10/5/2023	460,000	115,000	2,853	309,247	575	309,822	150,178	3,725	70,545
72-25-09-226-057	216 W BLOOMFIELD AVE	09R	R09_A	10/13/2023	214,000	53,500	1,340	-	-	-	214,000	5,359	139,764
72-25-09-129-025	1036 ROYAL AVE	09B	R09_A	10/17/2023	253,000	63,250	1,211	164,702	1,209	165,911	87,089	1,667	91,430
72-25-09-153-004	2814 CROOKS RD	09R	R09_A	10/20/2023	159,000	39,750	1,287	86,271	4,387	90,658	68,342	2,213	54,035
72-25-09-227-017	412 W BLOOMFIELD AVE	09R	R09_A	10/20/2023	330,000	82,500	2,108	200,465	753	201,218	128,782	3,290	68,502
72-25-09-228-012	325 W BLOOMFIELD AVE	09R	R09_A	10/20/2023	330,000	82,500	1,932	202,181	-	202,181	127,819	2,993	74,738
72-25-09-253-044	517 ORCHARD VIEW DR	09C	R09_A	10/27/2023	1,199,000	299,750	3,977	878,442	-	878,442	320,558	4,253	131,914
72-25-09-251-005	809 ROYAL AVE	09B	R09_A	11/8/2023	250,000	62,500	1,434	167,980	440	168,420	81,580	1,871	76,294
72-25-09-226-047	121 W LAWRENCE AVE	09T	R09_A	11/9/2023	360,000	90,000	2,203	241,854	1,554	243,408	116,592	2,854	71,488
72-25-09-308-008	1327 SMITH AVE	09B	R09_A	11/13/2023	455,000	113,750	2,822	335,520	4,879	340,399	114,601	2,843	70,545
72-25-09-306-002	1531 NORTHWOOD BLVD	17R	R09_A	11/14/2023	305,000	76,250	1,635	247,172	4,293	251,465	53,535	1,148	81,622
72-25-09-226-037	216 W LAWRENCE AVE	09T	R09_A	11/16/2023	315,000	78,750	2,080	235,726	-	235,726	79,274	2,094	66,255
72-25-09-307-013	1402 SMITH AVE	09B	R09_A	11/16/2023	285,000	71,250	1,638	228,255	-	228,255	56,745	1,304	76,134
72-25-09-306-010	2215 EVERGREEN DR	09R	R09_A	11/28/2023	495,000	123,750	2,171	313,868	5,966	319,834	175,166	3,072	99,769
72-25-09-381-027	1108 W 12 MILE RD	09B	R09_A	12/1/2023	305,000	76,250	1,635	229,107	-	229,107	75,893	1,627	65,298
72-25-09-481-012	1827 N LAFAYETTE AVE	09O	R09_A	12/1/2023	355,000	88,750	1,925	269,123	-	269,123	85,877	1,863	80,675
72-25-09-252-022	818 ORCHARD VIEW DR	09R	R09_A	12/11/2023	252,000	63,000	1,516	171,528	-	171,528	80,472	1,936	72,731
72-25-09-105-006	2924 CROOKS RD	09B	R09_A	12/21/2023	197,000	49,250	1,665	148,428	-	148,428	48,572	1,642	51,757
72-25-09-180-010	1033 HICKORY AVE	09R	R09_A	1/5/2024	305,000	76,250	1,525	175,375	-	175,375	129,625	2,593	87,500
72-25-09-129-025	1036 ROYAL AVE	09B	R09_A	1/9/2024	270,000	67,500	1,292	164,702	1,209	165,911	104,089	1,992	91,430
72-25-09-201-001	3221 SYLVAN DR	09R	R09_A	1/12/2024	302,000	75,500	2,135	203,105	-	203,105	98,895	2,797	61,872
72-25-09-205-010	709 BUTTERNUT AVE	09R	R09_A	1/16/2024	319,900	79,975	2,131	210,877	2,870	213,747	106,153	2,829	65,672
72-25-09-276-022	111 ROYAL AVE	09O	R09_A	1/17/2024	780,000	195,000	1,796	470,237	14,251	484,488	295,512	2,722	190,005
72-25-09-103-008	1613 POPLAR AVE	09C	R09_A	1/18/2024	695,000	173,750	4,734	584,752	716	585,468	109,532	2,984	64,231
72-25-09-357-010	2008 ALICIA LN	09R	R09_A	1/31/2024	450,000	112,500	2,811	312,323	-	312,323	137,677	3,440	70,033
72-25-09-202-017	3088 SYLVAN DR	09R	R09_A	2/7/2024	300,000	75,000	1,843	195,426	-	195,426	104,574	2,570	71,217
72-25-09-307-010	1424 SMITH AVE	09R	R09_A	2/9/2024	372,300	93,075	1,506	194,792	-	194,792	177,508	2,872	108,145
72-25-09-205-004	809 BUTTERNUT AVE	09R	R09_A	2/16/2024	190,000	47,500	1,136	180,332	-	180,332	9,668	231	73,205
72-25-09-428-038	2415 N MAIN ST	09C	R09_A	2/20/2024	443,500	110,875	2,863	264,720	705	265,425	178,075	4,598	67,777
72-25-09-408-010	519 LLOYD AVE	09C	R09_A	2/21/2024	1,031,000	257,750	5,155	803,360	2,473	805,833	225,167	4,503	87,500
72-25-09-101-005	1635 FAIRVIEW AVE	09D	R09_A	2/29/2024	390,000	97,500	1,642	257,689	1,429	259,118	130,882	2,204	103,943
72-25-09-405-021	811 MAGNOLIA AVE	09V	R09_A	3/1/2024	325,000	81,250	1,625	-	-	-	325,000	6,500	175,000
72-25-09-202-015	723 POPLAR AVE	09R	R09_A	3/11/2024	355,000	88,750	1,519	205,820	1,513	207,333	147,667	2,528	102,241
72-25-09-477-026	127 LA PLAZA CT	09T	R09_A	3/11/2024	350,000	87,500	2,415	221,296	2,347	223,643	126,357	3,488	63,400
72-25-09-202-023	3046 SYLVAN DR	09R	R09_A	3/27/2024	340,000	85,000	2,238	214,186	-	214,186	125,814	3,313	66,465
COUNT: 157	**Land Table - R09_A**			**AVG**	**373,247**	**93,312**	**2,001**	**263,387**	**1,216**	**264,603**	**108,644**	**2,302**	**85,091**
				MEDIAN	**325,000**	**81,250**	**1,796**	**221,758**	**-**	**223,643**	**106,592**	**2,420**	**78,604**

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
Land Table - R10_A													
72-25-10-477-007	2006 N VERMONT AVE	10O	R10_A	4/1/2022	383,500	95,875	2,005	278,890	-	278,890	104,610	2,188	76,508
72-25-10-326-051	513 DETROIT AVE	10O	R10_A	4/14/2022	387,500	96,875	1,414	254,092	-	254,092	133,408	1,947	109,618
72-25-10-379-009	1906 ARDMORE AVE	10B	R10_A	4/18/2022	245,000	61,250	1,785	161,060	-	161,060	83,940	2,447	54,887
72-25-10-433-011	2204 N WILSON AVE	10B	R10_A	4/19/2022	375,000	93,750	1,701	256,216	3,235	259,451	115,549	2,097	88,178
72-25-10-201-012	3106 N ALEXANDER AVE	10B	R10_A	4/20/2022	215,000	53,750	1,260	222,824	-	222,824	(7,824)	(183)	68,248
72-25-10-278-014	2612 N WILSON AVE	10B	R10_A	4/22/2022	320,000	80,000	1,733	238,667	-	238,667	81,333	1,762	73,844
72-25-10-101-009	124 E 13 MILE RD	10O	R10_A	4/27/2022	300,000	75,000	1,681	199,024	-	199,024	100,976	2,263	57,121
72-25-10-227-009	3118 N CONNECTICUT AVE	10B	R10_A	4/28/2022	280,000	70,000	1,611	195,615	700	196,315	83,685	1,926	69,522
72-25-10-477-034	1921 N CONNECTICUT AVE	10B	R10_A	4/28/2022	290,000	72,500	1,650	202,148	3,410	205,558	84,442	1,921	70,324
72-25-10-231-027	2941 N CAMPBELL RD	10R	R10_A	4/29/2022	193,000	48,250	1,197	169,869	1,574	171,443	21,557	535	64,513
72-25-10-128-015	711 E LA SALLE AVE	10R	R10_A	5/2/2022	350,000	87,500	1,894	206,714	-	206,714	143,286	3,101	73,936
72-25-10-330-020	714 FAIRWAY DR	10R	R10_A	5/2/2022	372,000	93,000	2,230	219,636	2,105	221,741	150,259	3,603	66,722
72-25-10-331-042	706 PARKDALE AVE	10R	R10_A	5/2/2022	258,000	64,500	1,288	172,494	577	173,071	84,929	1,696	80,125
72-25-10-129-015	524 E LA SALLE AVE	10R	R10_A	5/3/2022	300,000	75,000	1,477	191,746	1,579	193,325	106,675	2,101	81,227
72-25-10-428-027	2513 N WILSON AVE	10B	R10_A	5/3/2022	375,000	93,750	2,133	269,520	4,836	274,356	100,644	2,290	70,324
72-25-10-202-021	3125 FERRIS AVE	10B	R10_A	5/5/2022	315,000	78,750	1,942	207,214	1,062	208,276	106,724	2,632	64,882
72-25-10-101-028	203 E LAWRENCE AVE	10B	R10_A	5/6/2022	230,000	57,500	1,288	226,701	-	226,701	3,299	74	71,402
72-25-10-208-004	3022 N BLAIR AVE	10B	R10_A	5/6/2022	224,500	56,125	1,394	185,158	1,463	186,621	37,879	941	64,429
72-25-10-428-026	2517 N WILSON AVE	10B	R10_A	5/6/2022	260,000	65,000	1,479	200,028	1,264	201,292	58,708	1,336	70,324
72-25-10-432-013	2128 N CONNECTICUT AVE	10B	R10_A	5/6/2022	268,000	67,000	1,298	176,653	-	176,653	91,347	1,770	82,570
72-25-10-380-012	1820 BROOKWOOD AVE	10R	R10_A	5/9/2022	320,000	80,000	2,019	165,187	-	165,187	154,813	3,906	63,412
72-25-10-127-021	535 E LA SALLE AVE	10R	R10_A	5/11/2022	353,500	88,375	1,870	215,203	2,335	217,538	135,962	2,877	75,618
72-25-10-204-009	3118 N BLAIR AVE	10O	R10_A	5/11/2022	400,000	100,000	2,489	314,528	1,964	316,492	83,508	2,079	64,279
72-25-10-229-035	2915 N CONNECTICUT AVE	10B	R10_A	5/16/2022	320,000	80,000	1,837	235,767	-	235,767	84,233	1,934	69,685
72-25-10-105-043	333 E LA SALLE AVE	10R	R10_A	5/20/2022	198,000	49,500	1,096	224,394	-	224,394	(26,394)	(585)	72,246
72-25-10-206-021	3031 FERRIS AVE	10B	R10_A	5/20/2022	320,000	80,000	1,960	210,086	6,463	216,549	103,451	2,535	65,303
72-25-10-129-030	431 DEVILLEN AVE	10R	R10_A	5/23/2022	230,000	57,500	1,302	146,000	-	146,000	84,000	1,902	70,644
72-25-10-277-010	2624 N CONNECTICUT AVE	10O	R10_A	5/25/2022	350,000	87,500	1,991	251,214	2,889	254,103	95,897	2,182	70,324
72-25-10-327-063	2418 ROCHESTER RD	10C	R10_A	5/25/2022	590,000	147,500	3,248	411,733	4,864	416,597	173,403	3,819	58,121
72-25-10-432-034	2109 N WILSON AVE	10B	R10_A	5/27/2022	360,000	90,000	1,945	237,555	1,337	238,892	121,108	2,617	74,050
72-25-10-106-035	205 DEVILLEN AVE	10B	R10_A	6/2/2022	365,000	91,250	2,531	240,400	-	240,400	124,600	3,456	57,689
72-25-10-106-025	324 E LA SALLE AVE	10O	R10_A	6/7/2022	372,500	93,125	1,963	280,426	-	280,426	92,074	1,940	75,920
72-25-10-126-033	603 E BLOOMFIELD AVE	10R	R10_A	6/8/2022	285,000	71,250	1,273	204,099	-	204,099	80,901	1,446	89,529
72-25-10-204-024	3111 N VERMONT AVE	10B	R10_A	6/9/2022	282,000	70,500	1,755	175,273	5,833	181,106	100,894	2,511	64,279
72-25-10-153-046	2621 ROCHESTER RD	10D	R10_A	6/10/2022	249,000	62,250	1,547	135,548	3,160	138,708	110,292	2,741	51,512
72-25-10-229-010	2940 N VERMONT AVE	10O	R10_A	6/10/2022	450,000	112,500	2,583	358,381	-	358,381	91,619	2,104	69,685
72-25-10-127-016	503 E LA SALLE AVE	10R	R10_A	6/13/2022	327,000	81,750	1,730	186,360	-	186,360	140,640	2,976	75,618
72-25-10-152-043	225 GIRARD AVE	10B	R10_A	6/13/2022	310,000	77,500	2,149	187,226	-	187,226	122,774	3,404	57,703
72-25-10-227-022	3121 N WILSON AVE	10B	R10_A	6/13/2022	335,000	83,750	1,927	219,219	771	219,990	115,010	2,647	69,522
72-25-10-151-013	136 DEVILLEN AVE	10B	R10_A	6/21/2022	285,000	71,250	1,976	199,898	1,216	201,114	83,886	2,326	57,703
72-25-10-327-045	445 PARKDALE AVE	10T	R10_A	6/21/2022	426,000	106,500	1,706	223,673	5,819	229,492	196,508	3,148	99,891
72-25-10-201-025	3107 N ALTADENA AVE	10B	R10_A	6/22/2022	270,000	67,500	1,584	189,826	-	189,826	80,174	1,881	68,199
72-25-10-178-034	524 DEVILLEN AVE	10R	R10_A	6/29/2022	275,000	68,750	1,420	129,648	-	129,648	145,352	3,002	77,479
72-25-10-151-041	209 LINDEN AVE	10B	R10_A	6/30/2022	306,000	76,500	2,121	193,317	-	193,317	112,683	3,124	57,703
72-25-10-427-009	2452 N VERMONT AVE	10O	R10_A	7/6/2022	396,000	99,000	2,070	272,841	1,966	274,807	121,193	2,534	76,508
72-25-10-206-034	2919 FERRIS AVE	10B	R10_A	7/14/2022	288,000	72,000	1,764	166,394	-	166,394	121,606	2,979	65,303
72-25-10-102-017	335 E LAWRENCE AVE	10C	R10_A	7/18/2022	315,000	78,750	1,765	226,597	-	226,597	88,403	1,981	71,402
72-25-10-152-007	118 LINDEN AVE	10B	R10_A	7/19/2022	270,000	67,500	1,872	190,789	-	190,789	79,211	2,196	57,703
72-25-10-202-007	3128 N ALTADENA AVE	10O	R10_A	7/21/2022	406,000	101,500	2,503	302,878	-	302,878	103,122	2,543	64,882
72-25-10-129-014	512 E LA SALLE AVE	10R	R10_A	7/27/2022	348,000	87,000	1,714	237,781	-	237,781	110,219	2,171	81,227
72-25-10-379-021	1907 BROOKWOOD AVE	10B	R10_A	8/5/2022	224,500	56,125	1,636	183,824	-	183,824	40,676	1,186	54,887
72-25-10-128-014	707 E LA SALLE AVE	10C	R10_A	8/8/2022	500,000	125,000	2,702	404,582	7,061	411,643	88,357	1,910	74,028
72-25-10-202-009	3118 N ALTADENA AVE	10B	R10_A	8/12/2022	300,000	75,000	1,850	191,191	-	191,191	108,809	2,683	64,882
72-25-10-176-009	430 DEVILLEN AVE	10T	R10_A	8/15/2022	350,000	87,500	1,813	258,296	157	258,453	91,547	1,897	77,210
72-25-10-229-021	3031 N CONNECTICUT AVE	10B	R10_A	8/15/2022	288,000	72,000	1,653	201,211	3,431	204,642	83,358	1,914	69,685
72-25-10-201-019	3203 N ALTADENA AVE	10B	R10_A	8/17/2022	212,800	53,200	1,285	232,321	727	233,048	(20,248)	(489)	66,224
72-25-10-230-017	2910 N CONNECTICUT AVE	10B	R10_A	8/17/2022	305,000	76,250	1,758	214,573	-	214,573	90,427	2,085	69,385
72-25-10-379-018	1919 BROOKWOOD AVE	10B	R10_A	8/18/2022	259,278	64,820	1,890	185,818	230	186,048	73,230	2,135	54,887
72-25-10-152-006	112 LINDEN AVE	10B	R10_A	8/22/2022	260,000	65,000	1,802	187,168	-	187,168	72,832	2,019	57,703
72-25-10-201-024	3111 N ALTADENA AVE	10B	R10_A	8/22/2022	217,000	54,250	1,279	163,826	-	163,826	53,174	1,254	67,863
72-25-10-178-008	2812 FERN ST	10R	R10_A	8/25/2022	280,000	70,000	1,362	239,351	-	239,351	40,649	791	82,232
72-25-10-153-047	2615 ROCHESTER RD	10B	R10_A	8/30/2022	151,500	37,875	1,130	184,022	-	184,022	(32,522)	(970)	42,899
72-25-10-303-024	111 LAKESIDE DR	17O	R10_A	9/2/2022	970,000	242,500	603	294,285	17,057	311,342	658,658	1,638	643,202
72-25-10-126-036	619 E BLOOMFIELD AVE	10R	R10_A	9/12/2022	345,000	86,250	1,700	233,678	1,221	234,899	110,101	2,170	81,195
72-25-10-106-050	321 DEVILLEN AVE	10R	R10_A	9/22/2022	270,000	67,500	1,413	169,246	3,714	172,960	97,040	2,032	76,409
72-25-10-206-036	2911 FERRIS AVE	10B	R10_A	9/29/2022	399,000	99,750	2,444	284,372	-	284,372	114,628	2,809	65,303
72-25-10-151-021	224 DEVILLEN AVE	10B	R10_A	9/30/2022	287,000	71,750	1,989	198,866	4,227	203,093	83,907	2,327	57,703
72-25-10-226-014	3225 N CONNECTICUT AVE	10B	R10_A	9/30/2022	259,000	64,750	1,618	176,882	-	176,882	82,118	2,052	64,026
72-25-10-227-019	3203 N WILSON AVE	10B	R10_A	10/5/2022	325,000	81,250	1,870	236,938	2,071	239,009	85,991	1,979	69,522
72-25-10-208-031	2931 N VERMONT AVE	10B	R10_A	10/7/2022	384,000	96,000	2,384	268,255	4,320	272,575	111,425	2,767	64,429
72-25-10-231-027	2941 N CAMPBELL RD	10R	R10_A	10/7/2022	273,250	68,313	1,694	169,869	1,574	171,443	101,807	2,525	64,513
72-25-10-151-026	300 DEVILLEN AVE	10B	R10_A	10/11/2022	236,000	59,000	1,636	164,408	-	164,408	71,592	1,985	57,703
72-25-10-205-031	2931 N ALTADENA AVE	10B	R10_A	10/11/2022	255,000	63,750	1,389	181,345	-	181,345	73,655	1,605	73,409
72-25-10-328-017	723 GOLF AVE	10C	R10_A	10/11/2022	705,000	176,250	4,201	531,906	2,457	534,363	170,637	4,068	67,122
72-25-10-432-019	2321 N WILSON AVE	10B	R10_A	10/14/2022	315,000	78,750	1,969	233,605	-	233,605	81,395	2,035	64,000
72-25-10-428-029	2501 N WILSON AVE	10B	R10_A	10/17/2022	190,000	47,500	1,081	200,704	2,996	203,700	(13,700)	(312)	70,324
72-25-10-380-013	1814 BROOKWOOD AVE	10R	R10_A	10/18/2022	218,000	54,500	1,375	156,525	-	156,525	61,475	1,551	63,412
72-25-10-429-014	2432 N WILSON AVE	10C	R10_A	10/19/2022	275,000	68,750	1,666	221,584	-	221,584	53,416	1,294	66,032
72-25-10-129-069	617 DEVILLEN AVE	10C	R10_A	10/20/2022	315,000	78,750	677	248,381	623	249,004	65,996	567	135,077
72-25-10-151-030	318 DEVILLEN AVE	10B	R10_A	10/21/2022	249,000	62,250	1,318	154,525	-	154,525	94,475	2,000	75,597
72-25-10-227-025	3107 N WILSON AVE	10B	R10_A	10/24/2022	285,000	71,250	1,640	184,553	-	184,553	100,447	2,312	69,522
72-25-10-377-031	1909 FERN ST	10C	R10_A	10/27/2022	660,000	165,000	3,922	496,031	3,144	499,175	160,825	3,822	67,318

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-10-203-025	3107 N BLAIR AVE	10B	R10_A	10/28/2022	275,000	68,750	1,695	191,443	-	191,443	83,557	2,061	64,882
72-25-10-427-028	2451 N CONNECTICUT AVE	10B	R10_A	10/31/2022	165,000	41,250	939	220,781	-	220,781	(55,781)	(1,269)	70,324
72-25-10-277-023	2705 N WILSON AVE	10O	R10_A	11/3/2022	285,000	71,250	1,621	217,542	-	217,542	67,458	1,535	70,324
72-25-10-203-016	3215 N BLAIR AVE	10B	R10_A	11/7/2022	280,000	70,000	1,726	195,917	-	195,917	84,083	2,073	64,882
72-25-10-228-001	3224 N WILSON AVE	10O	R10_A	11/15/2022	291,000	72,750	1,861	198,036	564	198,600	92,400	2,363	62,563
72-25-10-378-023	1903 ARDMORE AVE	10B	R10_A	11/16/2022	224,000	56,000	1,632	165,266	-	165,266	58,734	1,712	54,887
72-25-10-207-016	2914 FERRIS AVE	10B	R10_A	11/17/2022	330,000	82,500	2,021	235,717	-	235,717	94,283	2,310	65,303
72-25-10-103-029	233 E BLOOMFIELD AVE	10B	R10_A	11/18/2022	225,000	56,250	1,022	220,332	1,751	222,083	2,917	53	88,077
72-25-10-230-009	3002 N CONNECTICUT AVE	10B	R10_A	11/22/2022	293,250	73,313	1,691	210,063	2,130	212,193	81,057	1,869	69,385
72-25-10-376-020	1903 CLIFTON AVE	10R	R10_A	11/28/2022	225,000	56,250	1,598	166,415	-	166,415	58,585	1,665	56,312
72-25-10-152-003	2712 N MAIN ST	10B	R10_A	11/30/2022	230,000	57,500	1,790	170,973	-	170,973	59,027	1,837	51,406
72-25-10-430-019	2321 N VERMONT AVE	10R	R10_A	11/30/2022	450,000	112,500	2,278	218,069	1,545	219,614	230,386	4,665	79,017
72-25-10-477-002	2032 N VERMONT AVE	10C	R10_A	12/6/2022	405,000	101,250	2,117	313,658	-	313,658	91,342	1,910	76,508
72-25-10-201-004	3210 N ALEXANDER AVE	10B	R10_A	12/13/2022	250,000	62,500	1,523	180,093	-	180,093	69,907	1,704	65,639
72-25-10-205-008	2948 N ALEXANDER AVE	10B	R10_A	12/13/2022	220,000	55,000	1,217	139,212	-	139,212	80,788	1,787	72,337
72-25-10-431-029	2203 N CONNECTICUT AVE	10B	R10_A	12/13/2022	409,000	102,250	2,326	312,927	2,315	315,242	93,758	2,133	70,324
72-25-10-101-027	145 E LAWRENCE AVE	10C	R10_A	12/14/2022	580,750	145,188	3,253	473,854	-	473,854	106,896	2,395	71,402
72-25-10-377-009	1910 CLIFTON AVE	10B	R10_A	12/15/2022	301,000	75,250	2,138	238,609	-	238,609	62,391	1,773	56,312
72-25-10-203-024	3111 N BLAIR AVE	10B	R10_A	12/28/2022	350,000	87,500	2,158	245,737	1,133	246,870	103,130	2,543	64,882
72-25-10-179-017	714 DEVILLEN AVE	10R	R10_A	12/30/2022	170,000	42,500	1,211	118,632	-	118,632	51,368	1,464	56,148
72-25-10-329-003	612 GOLF AVE	10C	R10_A	1/5/2023	908,000	227,000	5,411	626,345	1,947	628,292	279,708	6,667	67,122
72-25-10-330-026	614 FAIRWAY DR	10R	R10_A	1/5/2023	310,000	77,500	1,793	187,655	3,520	191,175	118,825	2,750	69,145
72-25-10-432-041	2210 N CONNECTICUT AVE	10B	R10_A	1/6/2023	350,100	87,525	1,721	252,139	133	252,272	97,828	1,924	81,367
72-25-10-331-026	508 PARKDALE AVE	10D	R10_A	1/19/2023	265,000	66,250	1,169	202,200	1,034	203,234	61,766	1,090	90,686
72-25-10-201-022	3121 N ALTADENA AVE	10B	R10_A	2/6/2023	249,900	62,475	1,487	156,031	-	156,031	93,869	2,235	67,212
72-25-10-101-036	236 E 13 MILE RD	999	R10_A	2/10/2023	440,000	110,000	1,417	440,675	16,874	457,549	(17,549)	(226)	124,169
72-25-10-201-008	3124 N ALEXANDER AVE	10B	R10_A	2/22/2023	272,400	68,100	1,627	213,985	-	213,985	58,415	1,396	66,969
72-25-10-201-018	3207 N ALTADENA AVE	10O	R10_A	2/28/2023	275,000	68,750	1,669	201,591	-	201,591	73,409	1,782	65,898
72-25-10-326-084	526 GIRARD AVE	10B	R10_A	2/28/2023	370,000	92,500	1,047	345,537	14,650	360,187	9,813	111	141,315
72-25-10-153-031	201 E WEBSTER RD	10B	R10_A	3/10/2023	240,000	60,000	1,664	156,215	4,596	160,811	79,189	2,196	57,703
72-25-10-128-016	717 E LA SALLE AVE	10R	R10_A	3/15/2023	316,000	79,000	1,597	193,675	1,087	194,762	121,238	2,450	79,164
72-25-10-331-032	2317 ARDMORE AVE	10C	R10_A	3/16/2023	254,000	63,500	1,294	164,539	1,959	166,498	87,502	1,783	70,688
72-25-10-428-029	2501 N WILSON AVE	10B	R10_A	3/17/2023	320,000	80,000	1,820	200,704	2,996	203,700	116,300	2,646	70,324
72-25-10-153-001	2620 N MAIN ST	10R	R10_A	3/20/2023	257,000	64,250	1,277	147,371	-	147,371	109,629	2,179	80,482
72-25-10-432-023	2301 N WILSON AVE	10B	R10_A	3/20/2023	321,000	80,250	2,006	205,432	-	205,432	115,568	2,889	64,000
72-25-10-129-035	517 DEVILLEN AVE	10C	R10_A	3/21/2023	225,500	56,375	868	-	77,400	77,400	148,100	2,280	103,911
72-25-10-428-039	2413 N WILSON AVE	10B	R10_A	3/27/2023	290,000	72,500	1,813	213,031	-	213,031	76,969	1,924	64,000
72-25-10-330-036	707 PARKDALE AVE	10C	R10_A	3/30/2023	969,000	242,250	4,837	665,546	2,062	667,608	301,392	6,018	80,125
72-25-10-327-036	329 PARKDALE AVE	10B	R10_A	4/10/2023	285,000	71,250	1,451	226,294	-	226,294	58,706	1,195	78,585
72-25-10-327-023	436 DETROIT AVE	10C	R10_A	4/19/2023	800,000	200,000	3,207	634,719	1,075	635,794	164,206	2,633	99,777
72-25-10-204-012	3106 N BLAIR AVE	10O	R10_A	4/25/2023	385,000	96,250	2,396	275,984	2,687	278,671	106,329	2,647	64,279
72-25-10-129-054	2937 N ALEXANDER AVE	10B	R10_A	4/26/2023	306,000	76,500	2,012	222,369	-	222,369	83,631	2,199	60,840
72-25-10-427-007	2508 N VERMONT AVE	10B	R10_A	4/27/2023	402,500	100,625	2,104	268,544	-	268,544	133,956	2,801	76,508
72-25-10-428-032	2441 N WILSON AVE	10B	R10_A	4/27/2023	305,000	76,250	1,906	207,913	-	207,913	97,087	2,427	64,000
72-25-10-231-008	3006 N WILSON AVE	10B	R10_A	5/5/2023	320,000	80,000	1,984	238,650	1,382	240,032	79,968	1,983	64,513
72-25-10-431-033	2117 N CONNECTICUT AVE	10O	R10_A	5/5/2023	427,000	106,750	2,429	328,836	-	328,836	98,164	2,233	70,324
72-25-10-206-011	2934 N ALTADENA AVE	10B	R10_A	5/9/2023	360,000	90,000	2,205	256,198	-	256,198	103,802	2,543	65,303
72-25-10-178-018	503 GIRARD AVE	10O	R10_A	5/15/2023	185,000	46,250	1,020	-	-	-	185,000	4,078	145,156
72-25-10-277-028	2617 N WILSON AVE	10B	R10_A	5/22/2023	480,000	120,000	2,683	308,646	2,347	310,993	169,007	3,778	71,571
72-25-10-330-045	720 DETROIT AVE	10C	R10_A	5/22/2023	720,000	180,000	4,291	620,558	4,453	625,011	94,989	2,264	67,122
72-25-10-327-042	425 PARKDALE AVE	10D	R10_A	5/23/2023	270,000	67,500	1,081	178,673	-	178,673	91,327	1,462	99,941
72-25-10-427-005	2518 N VERMONT AVE	10B	R10_A	5/24/2023	350,000	87,500	1,830	240,426	1,305	241,731	108,269	2,264	76,508
72-25-10-379-006	1918 ARDMORE AVE	10B	R10_A	5/25/2023	290,000	72,500	2,113	194,007	3,416	197,423	92,577	2,699	54,887
72-25-10-326-016	2623 ARDMORE AVE	10B	R10_A	6/1/2023	307,000	76,750	1,136	271,007	2,266	273,273	33,727	499	108,108
72-25-10-431-038	2326 N VERMONT AVE	10C	R10_A	6/1/2023	860,000	215,000	3,886	663,788	4,776	668,564	191,436	3,460	88,522
72-25-10-378-001	500 BEAVER AVE	10R	R10_A	6/8/2023	275,000	68,750	1,021	-	-	-	275,000	4,084	107,734
72-25-10-379-023	1831 BROOKWOOD AVE	10B	R10_A	6/8/2023	300,000	75,000	2,186	233,054	-	233,054	66,946	1,952	54,887
72-25-10-430-018	2327 N VERMONT AVE	10V	R10_A	6/9/2023	300,000	75,000	1,527	-	-	-	300,000	6,110	157,122
72-25-10-378-018	1923 ARDMORE AVE	10B	R10_A	6/12/2023	309,000	77,250	2,252	210,495	1,246	211,741	97,259	2,835	54,887
72-25-10-376-035	1811 CLIFTON AVE	10V	R10_A	6/14/2023	105,000	26,250	746	129,494	-	129,494	(24,494)	(696)	56,312
72-25-10-430-009	2127 N VERMONT AVE	10V	R10_A	6/14/2023	317,000	79,250	1,322	-	-	-	317,000	5,287	191,872
72-25-10-227-012	3106 N CONNECTICUT AVE	10B	R10_A	6/20/2023	390,000	97,500	2,244	249,456	1,587	251,043	138,957	3,198	69,522
72-25-10-151-003	2812 N MAIN ST	10C	R10_A	6/26/2023	325,000	81,250	2,411	220,700	-	220,700	104,300	3,095	53,915
72-25-10-153-016	212 GIRARD AVE	10B	R10_A	6/28/2023	345,000	86,250	2,392	199,144	-	199,144	145,856	4,044	57,703
72-25-10-206-005	3018 N ALTADENA AVE	10B	R10_A	6/30/2023	338,000	84,500	2,070	209,867	618	210,485	127,515	3,124	65,303
72-25-10-229-013	2926 N VERMONT AVE	10B	R10_A	7/5/2023	289,000	72,250	1,659	199,381	-	199,381	89,619	2,058	69,685
72-25-10-230-001	3034 N CONNECTICUT AVE	10B	R10_A	7/7/2023	265,000	66,250	1,550	165,611	-	165,611	99,389	2,325	68,392
72-25-10-278-015	2606 N WILSON AVE	10B	R10_A	7/11/2023	345,000	86,250	1,869	247,273	-	247,273	97,727	2,117	73,844
72-25-10-126-043	3109 N ALEXANDER AVE	10B	R10_A	7/14/2023	339,000	84,750	2,143	216,837	2,517	219,354	119,646	3,025	63,286
72-25-10-428-033	2437 N WILSON AVE	10B	R10_A	7/17/2023	303,000	75,750	1,894	215,233	-	215,233	87,767	2,194	64,000
72-25-10-179-001	2828 ARDMORE AVE	10R	R10_A	7/20/2023	270,000	67,500	1,787	150,740	487	151,227	118,773	3,145	60,431
72-25-10-230-020	3035 N WILSON AVE	10B	R10_A	7/21/2023	330,000	82,500	1,946	218,371	-	218,371	111,629	2,633	67,825
72-25-10-205-014	2922 N ALEXANDER AVE	10B	R10_A	7/26/2023	265,000	66,250	1,430	159,804	-	159,804	105,196	2,271	74,104
72-25-10-204-023	3115 N VERMONT AVE	10O	R10_A	7/31/2023	330,000	82,500	2,054	224,595	3,212	227,807	102,193	2,544	64,279
72-25-10-206-023	3023 FERRIS AVE	10O	R10_A	8/2/2023	385,000	96,250	2,358	232,713	4,115	236,828	148,172	3,630	65,303
72-25-10-478-024	2005 N WILSON AVE	10O	R10_A	8/2/2023	450,000	112,500	2,813	250,419	2,368	252,787	197,213	4,930	64,000
72-25-10-479-002	2032 N WILSON AVE	10O	R10_A	8/7/2023	435,000	108,750	2,635	281,278	-	281,278	153,722	3,725	66,032
72-25-10-104-011	315 E BLOOMFIELD AVE	10O	R10_A	8/9/2023	390,000	97,500	1,888	263,618	7,267	270,885	119,115	2,307	82,614
72-25-10-129-055	2933 N ALEXANDER AVE	10B	R10_A	8/10/2023	266,000	66,500	1,780	181,512	-	181,512	84,488	2,261	59,781
72-25-10-276-024	2625 N CONNECTICUT AVE	10B	R10_A	8/14/2023	355,000	88,750	2,019	254,219	-	254,219	100,781	2,293	70,324
72-25-10-427-006	2514 N VERMONT AVE	10B	R10_A	8/18/2023	330,000	82,500	1,725	223,837	1,791	225,628	104,372	2,183	76,508
72-25-10-152-051	2721 ROCHESTER RD	10B	R10_A	8/23/2023	311,000	77,750	2,420	170,800	4,275	175,075	135,925	4,231	41,125
72-25-10-376-015	1931 CLIFTON AVE	10R	R10_A	8/24/2023	245,000	61,250	1,258	160,435	53	160,488	84,512	1,736	77,889
72-25-10-327-020	422 DETROIT AVE	10C	R10_A	8/30/2023	750,000	187,500	2,997	525,560	6,056	531,616	218,384	3,490	100,114

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-10-431-022	2307 N CONNECTICUT AVE	10B	R10_A	8/30/2023	370,000	92,500	1,934	221,655	1,688	223,343	146,657	3,067	76,508
72-25-10-327-071	505 PARKDALE AVE	10C	R10_A	9/11/2023	895,000	223,750	5,208	638,292	1,558	639,850	255,150	5,939	68,736
72-25-10-331-032	2317 ARDMORE AVE	10C	R10_A	9/14/2023	260,000	65,000	1,324	164,539	1,959	166,498	93,502	1,905	70,688
72-25-10-378-028	1813 ARDMORE AVE	10O	R10_A	9/18/2023	360,000	90,000	2,624	248,703	-	248,703	111,297	3,244	54,887
72-25-10-477-017	1816 N VERMONT AVE	10C	R10_A	9/22/2023	275,000	68,750	1,879	253,928	-	253,928	21,072	576	58,537
72-25-10-326-086	448 GIRARD AVE	10C	R10_A	9/25/2023	710,000	177,500	2,343	436,946	4,850	441,796	268,204	3,541	121,193
72-25-10-201-024	3111 N ALTADENA AVE	10B	R10_A	10/4/2023	275,000	68,750	1,621	163,826	-	163,826	111,174	2,621	67,863
72-25-10-427-028	2451 N CONNECTICUT AVE	10B	R10_A	10/10/2023	325,000	81,250	1,849	220,781	-	220,781	104,219	2,371	70,324
72-25-10-152-015	204 LINDEN AVE	10B	R10_A	10/17/2023	280,000	70,000	1,941	159,230	-	159,230	120,770	3,349	57,703
72-25-10-376-016	1927 CLIFTON AVE	10R	R10_A	10/17/2023	290,000	72,500	1,489	193,623	268	193,891	96,109	1,974	77,889
72-25-10-330-002	624 DETROIT AVE	10C	R10_A	10/20/2023	430,000	107,500	2,522	306,871	1,174	308,045	121,955	2,861	68,193
72-25-10-330-009	607 FAIRWAY DR	10R	R10_A	10/23/2023	300,000	75,000	1,788	185,332	988	186,320	113,680	2,710	67,122
72-25-10-129-034	513 DEVILLEN AVE	10O	R10_A	10/27/2023	225,000	56,250	866	169,955	-	169,955	55,045	848	103,911
72-25-10-128-020	3011 N ALEXANDER AVE	10B	R10_A	10/30/2023	280,000	70,000	1,838	178,307	-	178,307	101,693	2,671	60,920
72-25-10-330-011	619 FAIRWAY DR	10R	R10_A	11/7/2023	310,000	77,500	1,847	199,936	1,077	201,013	108,987	2,598	67,133
72-25-10-205-005	3002 N ALEXANDER AVE	10B	R10_A	11/13/2023	290,000	72,500	1,627	185,958	-	185,958	104,042	2,335	71,290
72-25-10-376-024	301 E 12 MILE RD	10B	R10_A	11/13/2023	175,000	43,750	1,243	142,479	-	142,479	32,521	924	45,050
72-25-10-179-009	2712 ARDMORE AVE	10C	R10_A	11/20/2023	580,000	145,000	3,082	435,525	1,029	436,554	143,446	3,049	75,264
72-25-10-329-010	716 GOLF AVE	10C	R10_A	11/21/2023	799,000	199,750	4,762	613,699	3,395	617,094	181,906	4,336	67,122
72-25-10-430-009	2127 N VERMONT AVE	10V	R10_A	11/30/2023	330,000	82,500	1,376	-	-	-	330,000	5,504	191,872
72-25-10-378-032	513 E 12 MILE RD	10R	R10_A	12/4/2023	237,000	59,250	1,532	147,139	-	147,139	89,861	2,324	49,501
72-25-10-203-007	3128 FERRIS AVE	10B	R10_A	12/8/2023	370,000	92,500	2,281	261,859	1,471	263,330	106,670	2,630	64,882
72-25-10-379-007	1914 ARDMORE AVE	10B	R10_A	12/13/2023	318,000	79,500	2,318	222,630	2,711	225,341	92,659	2,701	54,887
72-25-10-105-043	333 E LA SALLE AVE	10R	R10_A	12/14/2023	337,500	84,375	1,869	224,394	-	224,394	113,106	2,505	72,246
72-25-10-329-017	623 DETROIT AVE	10R	R10_A	12/18/2023	247,250	61,813	1,473	159,625	-	159,625	87,625	2,089	67,122
72-25-10-178-030	2723 ARDMORE AVE	10O	R10_A	12/22/2023	190,000	47,500	902	178,563	1,125	179,688	10,312	196	84,260
72-25-10-227-006	3202 N CONNECTICUT AVE	10B	R10_A	12/26/2023	110,000	27,500	633	163,609	-	163,609	(53,609)	(1,234)	69,522
72-25-10-330-025	618 FAIRWAY DR	10R	R10_A	12/29/2023	385,000	96,250	2,228	252,169	-	252,169	132,831	3,074	69,133
72-25-10-202-024	3111 FERRIS AVE	10B	R10_A	1/3/2024	320,000	80,000	1,973	216,983	1,136	218,119	101,881	2,512	64,882
72-25-10-106-066	212 E LA SALLE AVE	10C	R10_A	1/5/2024	504,000	126,000	2,881	342,132	-	342,132	161,868	3,702	69,967
72-25-10-178-036	507 GIRARD AVE	10C	R10_A	1/5/2024	962,000	240,500	5,302	665,696	-	665,696	296,304	6,532	72,578
72-25-10-179-015	700 DEVILLEN AVE	10B	R10_A	1/10/2024	235,000	58,750	1,070	210,032	1,056	211,088	23,912	435	87,855
72-25-10-327-041	419 PARKDALE AVE	10C	R10_A	1/10/2024	999,000	249,750	3,998	795,718	2,558	798,276	200,724	3,213	99,959
72-25-10-430-012	2109 N VERMONT AVE	10R	R10_A	1/10/2024	1,175,000	293,750	4,833	689,541	2,320	691,861	483,139	7,948	97,255
72-25-10-152-052	2717 ROCHESTER RD	10B	R10_A	1/11/2024	220,000	55,000	1,712	157,705	-	157,705	62,295	1,939	41,125
72-25-10-379-032	619 E 12 MILE RD	10V	R10_A	1/12/2024	106,700	26,675	655	-	-	-	106,700	2,620	65,155
72-25-10-126-033	603 E BLOOMFIELD AVE	10R	R10_A	1/19/2024	325,000	81,250	1,452	204,099	-	204,099	120,901	2,161	89,529
72-25-10-205-011	2934 N ALEXANDER AVE	10B	R10_A	1/22/2024	362,000	90,500	1,979	244,502	-	244,502	117,498	2,569	73,179
72-25-10-431-007	2220 N VERMONT AVE	10O	R10_A	1/29/2024	319,000	79,750	1,668	215,168	-	215,168	103,832	2,171	76,508
72-25-10-432-020	2317 N WILSON AVE	10R	R10_A	2/2/2024	325,000	81,250	1,469	186,144	3,549	189,693	135,307	2,446	88,522
72-25-10-329-006	626 GOLF AVE	10B	R10_A	2/15/2024	369,000	92,250	2,199	236,336	6,985	243,321	125,679	2,996	67,122
72-25-10-478-032	1907 N WILSON AVE	10B	R10_A	2/19/2024	280,000	70,000	1,538	191,866	-	191,866	88,134	1,937	72,813
72-25-10-430-018	2327 N VERMONT AVE	10V	R10_A	2/21/2024	330,000	82,500	1,680	-	-	-	330,000	6,721	157,122
72-25-10-230-035	2915 N WILSON AVE	10B	R10_A	2/23/2024	330,000	82,500	1,929	224,904	-	224,904	105,096	2,457	68,442
72-25-10-151-048	241 LINDEN AVE	10O	R10_A	2/27/2024	300,000	75,000	2,080	230,322	-	230,322	69,678	1,932	57,703
72-25-10-277-016	2811 N WILSON AVE	10B	R10_A	2/29/2024	459,000	114,750	2,759	303,641	907	304,548	154,452	3,713	66,547
72-25-10-478-024	2005 N WILSON AVE	10O	R10_A	2/29/2024	472,000	118,000	2,950	250,419	2,368	252,787	219,213	5,480	64,000
72-25-10-276-016	2807 N CONNECTICUT AVE	10B	R10_A	3/1/2024	335,000	83,750	1,905	249,025	-	249,025	85,975	1,956	70,324
72-25-10-201-012	3106 N ALEXANDER AVE	10B	R10_A	3/11/2024	402,000	100,500	2,356	222,824	-	222,824	179,176	4,201	68,248
72-25-10-428-006	2514 N CONNECTICUT AVE	10B	R10_A	3/14/2024	346,500	86,625	1,971	203,439	766	204,205	142,295	3,237	70,324
72-25-10-153-003	2610 N MAIN ST	10B	R10_A	3/15/2024	325,000	81,250	1,743	203,959	-	203,959	121,041	2,597	74,573
72-25-10-227-026	3103 N WILSON AVE	10B	R10_A	3/15/2024	325,000	81,250	2,030	201,409	2,389	203,798	121,202	3,029	64,026
COUNT: 218	**Land Table - R10_A**			**AVG**	**348,111**	**87,028**	**1,935**	**236,381**	**1,650**	**238,031**	**110,080**	**2,402**	**75,784**
				MEDIAN	**313,000**	**78,250**	**1,807**	**214,279**	**-**	**214,871**	**100,838**	**2,276**	**69,385**
Land Table - R14_A													
72-25-14-381-010	2211 MACE AVE	14C	R14_A	4/4/2022	345,000	86,250	2,294	265,494	4,833	270,327	74,673	1,986	52,632
72-25-14-351-012	300 N CAMPBELL RD	14R	R14_A	5/27/2022	275,000	68,750	1,627	161,084	-	161,084	113,916	2,695	59,171
72-25-14-355-031	122 N KENWOOD AVE	14C	R14_A	6/1/2022	462,000	115,500	2,373	355,641	2,049	357,690	104,310	2,143	68,134
72-25-14-354-017	315 N KENWOOD AVE	14B	R14_A	6/2/2022	330,000	82,500	1,226	200,694	-	200,694	129,306	1,921	94,240
72-25-14-351-006	410 N CAMPBELL RD	14B	R14_A	6/6/2022	285,000	71,250	1,624	174,406	-	174,406	110,594	2,521	61,415
72-25-14-151-021	2001 KENWOOD CT	14R	R14_A	6/8/2022	331,000	82,750	1,349	232,054	1,687	233,741	97,259	1,586	85,849
72-25-14-306-020	2111 E FARNUM AVE	14B	R14_A	6/14/2022	305,000	76,250	1,906	194,782	784	195,566	109,434	2,736	56,000
72-25-14-351-004	418 N CAMPBELL RD	14B	R14_A	7/8/2022	182,500	45,625	1,016	185,717	-	185,717	(3,217)	(72)	62,857
72-25-14-330-013	606 SYMES AVE	14R	R14_A	7/11/2022	252,000	63,000	1,266	170,771	-	170,771	81,229	1,632	69,678
72-25-14-377-006	216 N EDGEWORTH AVE	14B	R14_A	7/12/2022	366,000	91,500	1,880	251,366	1,010	252,376	113,624	2,335	68,134
72-25-14-381-015	2233 MACE AVE	14B	R14_A	8/11/2022	248,000	62,000	1,241	154,345	2,772	157,117	90,883	1,819	69,931
72-25-14-326-002	920 N EDGEWORTH AVE	14B	R14_A	8/12/2022	275,000	68,750	1,438	205,583	1,217	206,800	68,200	1,426	66,945
72-25-14-376-017	509 N MINERVA AVE	14B	R14_A	8/22/2022	301,500	75,375	1,968	218,188	1,240	219,428	82,072	2,143	53,616
72-25-14-353-004	229 N EDISON AVE	14C	R14_A	8/24/2022	260,000	65,000	1,808	258,395	1,198	259,593	407	11	50,326
72-25-14-304-005	908 N KENWOOD AVE	14B	R14_A	8/26/2022	275,000	68,750	1,719	204,742	-	204,742	70,258	1,756	56,000
72-25-14-327-001	924 SYMES AVE	14B	R14_A	9/16/2022	293,000	73,250	1,276	164,006	-	164,006	128,994	2,248	80,346
72-25-14-355-016	301 N EDGEWORTH AVE	14R	R14_A	9/16/2022	327,000	81,750	1,680	232,544	1,221	233,765	93,235	1,916	68,134
72-25-14-377-015	305 N MINERVA AVE	14B	R14_A	9/23/2022	175,100	43,775	1,143	191,799	-	191,799	(16,699)	(436)	53,616
72-25-14-378-009	2207 SPRAGUE AVE	14B	R14_A	9/27/2022	287,000	71,750	1,581	198,563	-	198,563	88,437	1,948	63,551
72-25-14-152-017	1003 N EDGEWORTH AVE	14R	R14_A	10/18/2022	302,500	75,625	1,524	218,686	1,433	220,119	82,381	1,660	69,479
72-25-14-306-029	709 SYMES AVE	14R	R14_A	11/2/2022	255,000	63,750	1,268	181,363	6,414	187,777	67,223	1,337	70,403
72-25-14-382-002	2206 MACE AVE	14B	R14_A	11/10/2022	262,000	65,500	1,586	189,479	-	189,479	72,521	1,756	57,833
72-25-14-354-025	201 N KENWOOD AVE	14R	R14_A	12/2/2022	285,000	71,250	1,464	200,455	-	200,455	84,545	1,737	68,134
72-25-14-303-012	812 N DORCHESTER AVE	14O	R14_A	1/23/2023	385,000	96,250	2,406	289,906	-	289,906	95,094	2,377	56,000
72-25-14-351-038	1823 TAYLOR AVE	14B	R14_A	2/28/2023	277,500	69,375	1,411	209,971	-	209,971	67,529	1,374	68,818
72-25-14-353-011	201 N EDISON AVE	14B	R14_A	4/20/2023	343,000	85,750	1,725	245,607	3,428	249,035	93,965	1,890	69,609
72-25-14-382-008	2232 MACE AVE	14R	R14_A	5/1/2023	265,000	66,250	1,762	164,801	-	164,801	100,199	2,665	52,632
72-25-14-377-015	305 N MINERVA AVE	14B	R14_A	5/18/2023	315,000	78,750	2,056	191,799	-	191,799	123,201	3,217	53,616

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-14-306-008	636 N DORCHESTER AVE	14R	R14_A	6/2/2023	270,000	67,500	1,734	177,424	541	177,965	92,035	2,365	54,486
72-25-14-302-014	808 N EDISON AVE	14B	R14_A	6/7/2023	315,000	78,750	1,969	201,262	1,662	202,924	112,076	2,802	56,000
72-25-14-176-017	1029 SYMES CT	14R	R14_A	6/13/2023	360,000	90,000	1,721	226,030	2,190	228,220	131,780	2,520	73,212
72-25-14-305-013	709 N EDISON AVE	14C	R14_A	6/16/2023	315,000	78,750	1,689	211,231	4,045	215,276	99,724	2,139	65,267
72-25-14-351-031	1715 TAYLOR AVE	14B	R14_A	6/22/2023	295,000	73,750	1,758	171,148	-	171,148	123,852	2,953	58,722
72-25-14-352-023	407 N EDGEWORTH AVE	14B	R14_A	6/23/2023	275,000	68,750	1,413	200,891	-	200,891	74,109	1,523	68,134
72-25-14-303-031	800 N DORCHESTER AVE	14C	R14_A	7/7/2023	575,000	143,750	3,594	456,872	-	456,872	118,128	2,953	56,000
72-25-14-152-011	1101 N EDGEWORTH AVE	14R	R14_A	8/7/2023	315,000	78,750	1,564	197,417	1,549	198,966	116,034	2,305	70,480
72-25-14-305-042	637 N DORCHESTER AVE	14B	R14_A	8/21/2023	330,000	82,500	2,063	210,378	-	210,378	119,622	2,991	56,000
72-25-14-352-003	510 N KENWOOD AVE	14B	R14_A	8/29/2023	285,000	71,250	1,464	188,346	-	188,346	96,654	1,986	68,134
72-25-14-176-006	1030 N EDGEWORTH AVE	14R	R14_A	8/31/2023	375,000	93,750	2,050	236,581	865	237,446	137,554	3,008	64,028
72-25-14-301-011	829 N EDISON AVE	14B	R14_A	9/15/2023	325,800	81,450	1,803	195,500	-	195,500	130,300	2,885	63,233
72-25-14-379-003	2210 SPRAGUE AVE	14B	R14_A	11/8/2023	239,900	59,975	1,452	148,240	2,131	150,371	89,529	2,167	57,833
72-25-14-151-036	1003 N KENWOOD AVE	14R	R14_A	11/30/2023	290,000	72,500	1,528	196,725	-	196,725	93,275	1,966	66,433
72-25-14-304-026	817 N EDGEWORTH AVE	14B	R14_A	11/30/2023	262,000	65,500	1,638	175,489	-	175,489	86,511	2,163	56,000
72-25-14-306-014	612 N DORCHESTER AVE	14B	R14_A	12/7/2023	315,000	78,750	1,984	211,172	-	211,172	103,828	2,616	55,569
72-25-14-353-016	117 N EDISON AVE	14O	R14_A	12/20/2023	325,000	81,250	2,031	226,766	739	227,505	97,495	2,437	56,000
72-25-14-351-002	1705 ROSZEL ST	14R	R14_A	12/29/2023	215,000	53,750	748	125,114	1,885	126,999	88,001	1,224	100,663
72-25-14-376-017	509 N MINERVA AVE	14B	R14_A	1/18/2024	320,000	80,000	2,089	218,188	1,240	219,428	100,572	2,626	53,616
72-25-14-304-018	917 N EDGEWORTH AVE	14O	R14_A	2/8/2024	410,000	102,500	2,563	214,679	1,331	216,010	193,990	4,850	56,000
72-25-14-304-016	927 N EDGEWORTH AVE	14B	R14_A	2/23/2024	285,000	71,250	1,280	167,549	-	167,549	117,451	2,111	77,907
72-25-14-354-033	130 N EDISON AVE	14C	R14_A	3/7/2024	305,000	76,250	1,456	203,602	933	204,535	100,465	1,919	73,312
72-25-14-382-004	2216 MACE AVE	14B	R14_A	3/26/2024	272,000	68,000	1,646	194,144	988	195,132	76,868	1,861	57,833
COUNT: 51	**Land Table - R14_A**			**AVG**	**304,702**	**76,175**	**1,703**	**209,157**	**968**	**210,125**	**94,577**	**2,092**	**64,156**
				MEDIAN	**295,000**	**73,750**	**1,646**	**200,694**	**541**	**200,694**	**96,654**	**2,139**	**63,233**
Land Table - R15_N													
72-25-15-201-015	1503 N ALEXANDER AVE	15B	R15_N	4/1/2022	265,000	66,250	1,495	174,500	-	174,500	90,500	2,042	70,920
72-25-15-303-008	224 GARDENIA AVE	15C	R15_N	4/1/2022	222,500	55,625	895	843,015	-	843,015	(620,515)	(9,982)	99,459
72-25-15-280-022	1107 N WILSON AVE	15B	R15_N	4/4/2022	280,000	70,000	2,025	198,206	-	198,206	81,794	2,366	55,302
72-25-15-427-003	1416 GARDENIA AVE	15C	R15_N	4/8/2022	700,000	175,000	4,223	578,035	-	578,035	121,965	2,943	66,302
72-25-15-205-015	1506 N BLAIR AVE	15B	R15_N	4/14/2022	434,000	108,500	2,534	258,336	-	258,336	175,664	4,103	68,506
72-25-15-253-003	1116 FERRIS AVE	15C	R15_N	4/21/2022	855,000	213,750	4,470	700,160	5,299	705,459	149,541	3,127	76,508
72-25-15-228-015	1500 N CONNECTICUT AVE	15O	R15_N	4/22/2022	410,000	102,500	2,544	267,016	5,600	272,616	137,384	3,409	64,472
72-25-15-280-011	1032 GROVE AVE	15B	R15_N	4/26/2022	290,000	72,500	2,098	187,807	-	187,807	102,193	2,957	55,302
72-25-15-280-011	1032 GROVE AVE	15B	R15_N	4/26/2022	290,000	72,500	2,098	187,807	-	187,807	102,193	2,957	55,302
72-25-15-280-022	1107 N WILSON AVE	15B	R15_N	4/28/2022	280,000	70,000	2,025	198,206	-	198,206	81,794	2,366	55,302
72-25-15-209-001	1422 N BLAIR AVE	15B	R15_N	5/4/2022	295,000	73,750	1,722	192,328	-	192,328	102,672	2,397	68,532
72-25-15-208-020	1403 N BLAIR AVE	15C	R15_N	5/5/2022	215,000	53,750	1,124	677,010	1,842	678,852	(463,852)	(9,700)	76,508
72-25-15-253-002	1120 FERRIS AVE	15C	R15_N	5/10/2022	319,500	79,875	1,670	261,150	-	261,150	58,350	1,220	76,508
72-25-15-280-009	1040 GROVE AVE	15B	R15_N	5/10/2022	278,500	69,625	2,014	182,032	-	182,032	96,468	2,791	55,302
72-25-15-203-032	1507 FERRIS AVE	15B	R15_N	5/12/2022	245,000	61,250	1,281	185,645	527	186,172	58,828	1,230	76,508
72-25-15-204-007	1700 FERRIS AVE	15C	R15_N	5/24/2022	280,000	70,000	1,464	198,224	2,389	200,613	79,387	1,660	76,508
72-25-15-202-029	1525 N ALTADENA AVE	15B	R15_N	5/27/2022	225,000	56,250	1,293	139,839	-	139,839	85,161	1,957	69,620
72-25-15-202-035	1529 N ALTADENA AVE	15B	R15_N	5/31/2022	295,000	73,750	1,083	179,751	-	179,751	115,249	1,693	108,934
72-25-15-204-017	1502 FERRIS AVE	15B	R15_N	6/3/2022	200,000	50,000	1,046	199,529	-	199,529	471	10	76,508
72-25-15-206-007	1316 N ALEXANDER AVE	15B	R15_N	6/8/2022	282,000	70,500	1,725	172,329	357	172,686	109,314	2,675	65,395
72-25-15-251-011	1028 N ALEXANDER AVE	15R	R15_N	6/8/2022	316,500	79,125	1,857	232,346	-	232,346	84,154	1,975	68,184
72-25-15-104-005	222 DEWEY ST	15C	R15_N	6/17/2022	142,000	35,500	983	510,563	-	510,563	(368,563)	(10,208)	57,771
72-25-15-127-030	533 DEWEY ST	15R	R15_N	6/21/2022	210,000	52,500	1,454	126,692	2,296	128,988	81,012	2,244	57,771
72-25-15-229-003	1410 N VERMONT AVE	15O	R15_N	6/22/2022	436,500	109,125	2,432	263,882	4,925	268,807	167,693	3,737	71,806
72-25-15-209-021	1323 N VERMONT AVE	15B	R15_N	6/23/2022	326,000	81,500	1,717	214,302	-	214,302	111,698	2,354	75,934
72-25-15-127-048	528 MARLIN AVE	15C	R15_N	6/27/2022	425,000	106,250	2,943	349,332	1,830	351,162	73,838	2,045	57,771
72-25-15-207-020	1413 FERRIS AVE	15C	R15_N	6/27/2022	250,000	62,500	1,307	697,454	-	697,454	(447,454)	(9,358)	76,508
72-25-15-201-014	1507 N ALEXANDER AVE	15B	R15_N	6/29/2022	363,000	90,750	2,227	259,653	-	259,653	103,347	2,537	65,187
72-25-15-201-040	1039 N ALEXANDER AVE	15B	R15_N	6/30/2022	295,000	73,750	1,810	151,037	-	151,037	143,963	3,534	65,187
72-25-15-204-011	1602 FERRIS AVE	15R	R15_N	6/30/2022	256,000	64,000	1,338	161,001	2,322	163,323	92,677	1,938	76,508
72-25-15-204-011	1602 FERRIS AVE	15R	R15_N	6/30/2022	64,000	16,000	335	161,001	2,322	163,323	(99,323)	(2,077)	76,508
72-25-15-254-011	1024 N BLAIR AVE	15C	R15_N	6/30/2022	425,000	106,250	2,474	284,955	3,294	288,249	136,751	3,184	68,717
72-25-15-202-015	1506 N ALEXANDER AVE	15B	R15_N	7/11/2022	275,000	68,750	1,540	192,788	1,814	194,602	80,398	1,800	71,447
72-25-15-127-045	715 DEWEY ST	15C	R15_N	7/13/2022	300,000	75,000	2,077	233,695	-	233,695	66,305	1,836	57,771
72-25-15-208-016	1423 N BLAIR AVE	15B	R15_N	7/13/2022	285,000	71,250	1,621	178,085	2,162	180,247	104,753	2,383	70,324
72-25-15-253-031	1001 N BLAIR AVE	15B	R15_N	7/13/2022	545,000	136,250	3,598	397,265	5,709	402,974	142,026	3,751	60,585
72-25-15-280-001	1128 GROVE AVE	15B	R15_N	7/18/2022	296,000	74,000	1,770	207,287	3,311	210,598	85,402	2,042	66,905
72-25-15-201-031	1205 N ALEXANDER AVE	15R	R15_N	7/21/2022	185,000	46,250	1,043	142,858	-	142,858	42,142	951	70,920
72-25-15-280-015	1016 GROVE AVE	15B	R15_N	7/22/2022	278,000	69,500	2,011	229,487	-	229,487	48,513	1,404	55,302
72-25-15-280-028	1031 N WILSON AVE	15B	R15_N	7/29/2022	265,000	66,250	1,917	174,375	4,240	178,615	86,385	2,499	55,302
72-25-15-128-004	512 DEWEY ST	15R	R15_N	8/11/2022	185,000	46,250	1,281	142,985	-	142,985	42,015	1,164	57,771
72-25-15-127-036	621 DEWEY ST	15C	R15_N	8/15/2022	433,000	108,250	2,998	323,472	3,726	327,198	105,802	2,930	57,771
72-25-15-104-031	306 DEWEY ST	15B	R15_N	8/19/2022	279,900	69,975	1,938	172,146	1,128	173,274	106,626	2,953	57,771
72-25-15-102-043	403 MARLIN AVE	15R	R15_N	8/22/2022	293,000	73,250	2,029	197,744	-	197,744	95,256	2,638	57,771
72-25-15-280-031	1019 N WILSON AVE	15B	R15_N	8/26/2022	248,000	62,000	1,794	167,318	-	167,318	80,682	2,334	55,302
72-25-15-252-017	1125 FERRIS AVE	15O	R15_N	8/29/2022	395,000	98,750	2,065	241,287	5,667	246,954	148,046	3,096	76,508
72-25-15-326-005	519 GARDENIA AVE	15C	R15_N	9/9/2022	331,000	82,750	2,189	265,277	-	265,277	65,723	1,739	60,478
72-25-15-103-065	231 DEWEY ST	15R	R15_N	9/20/2022	199,900	49,975	1,336	120,779	-	120,779	79,121	2,115	59,842
72-25-15-207-009	1310 N ALTADENA AVE	15B	R15_N	9/23/2022	315,000	78,750	1,809	216,217	-	216,217	98,783	2,269	69,646
72-25-15-278-016	1037 N CONNECTICUT AVE	15B	R15_N	9/27/2022	325,400	81,350	1,793	228,474	-	228,474	96,926	2,136	72,611
72-25-15-103-018	322 MARLIN AVE	15B	R15_N	9/30/2022	335,000	83,750	2,320	231,014	-	231,014	103,986	2,880	57,771
72-25-15-205-020	1617 N VERMONT AVE	15B	R15_N	10/3/2022	203,000	50,750	1,138	232,750	-	232,750	(29,750)	(667)	71,375
72-25-15-204-013	1520 FERRIS AVE	15R	R15_N	10/7/2022	420,000	105,000	2,196	242,370	1,437	243,807	176,193	3,685	76,508
72-25-15-279-002	1036 N CONNECTICUT AVE	15B	R15_N	10/7/2022	297,000	74,250	1,593	201,424	-	201,424	95,576	2,050	74,596
72-25-15-201-030	1209 N ALEXANDER AVE	15B	R15_N	10/14/2022	305,000	76,250	1,872	230,080	2,162	232,242	72,758	1,786	65,187
72-25-15-279-016	1041 GROVE AVE	15B	R15_N	10/14/2022	333,000	83,250	2,400	237,476	1,345	238,821	94,179	2,715	55,497
72-25-15-204-015	1512 FERRIS AVE	15C	R15_N	10/17/2022	455,000	113,750	2,305	278,283	1,176	279,459	175,541	3,558	78,947

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-15-326-028	803 GARDENIA AVE	15R	R15_N	10/21/2022	220,000	55,000	1,502	159,725	-	159,725	60,275	1,646	58,585
72-25-15-281-011	1032 N WILSON AVE	15B	R15_N	10/27/2022	245,000	61,250	1,730	172,359	-	172,359	72,641	2,051	56,657
72-25-15-127-001	500 MARLIN AVE	15B	R15_N	11/7/2022	330,000	82,500	2,285	227,016	2,710	229,726	100,274	2,777	57,771
72-25-15-280-035	1513 GARDENIA AVE	15B	R15_N	11/10/2022	299,000	74,750	1,866	189,482	1,023	190,505	108,495	2,708	64,095
72-25-15-251-012	1024 N ALEXANDER AVE	15C	R15_N	11/11/2022	360,000	90,000	2,445	234,909	2,387	237,296	122,704	3,333	58,907
72-25-15-276-015	1201 N WILSON AVE	15R	R15_N	12/13/2022	210,000	52,500	1,661	153,245	518	153,763	56,237	1,780	50,561
72-25-15-253-009	1032 FERRIS AVE	15C	R15_N	12/28/2022	659,000	164,750	3,560	534,588	-	534,588	124,412	2,688	74,050
72-25-15-281-008	1044 N WILSON AVE	15B	R15_N	1/4/2023	310,000	77,500	2,189	180,655	752	181,407	128,593	3,631	56,657
72-25-15-102-003	214 E 12 MILE RD	15R	R15_N	1/6/2023	155,000	38,750	921	108,635	-	108,635	46,365	1,102	53,850
72-25-15-202-024	1613 N ALTADENA AVE	15R	R15_N	1/27/2023	282,500	70,625	1,623	197,922	1,012	198,934	83,566	1,921	69,620
72-25-15-251-028	1021 N ALTADENA AVE	15C	R15_N	1/31/2023	335,000	83,750	1,925	326,381	-	326,381	8,619	198	69,620
72-25-15-326-029	807 GARDENIA AVE	15O	R15_N	2/10/2023	198,000	49,500	1,354	196,463	1,451	197,914	86	2	58,476
72-25-15-127-002	504 MARLIN AVE	15B	R15_N	3/1/2023	268,100	67,025	1,856	171,575	2,277	173,852	94,248	2,610	57,771
72-25-15-205-020	1617 N VERMONT AVE	15B	R15_N	3/9/2023	346,000	86,500	1,939	232,750	-	232,750	113,250	2,539	71,375
72-25-15-279-010	1119 GROVE AVE	15O	R15_N	3/24/2023	357,000	89,250	2,566	211,091	-	211,091	145,909	4,195	55,644
72-25-15-228-008	1608 N CONNECTICUT AVE	15B	R15_N	4/7/2023	340,000	85,000	2,029	218,422	-	218,422	121,578	2,902	67,039
72-25-15-327-007	526 GARDENIA AVE	15C	R15_N	4/10/2023	265,000	66,250	1,770	188,892	489	189,381	75,619	2,020	59,898
72-25-15-205-033	1200 E 12 MILE RD	15C	R15_N	4/21/2023	340,000	85,000	1,274	-	-	-	340,000	5,095	213,553
72-25-15-205-034	1206 E 12 MILE RD	15C	R15_N	4/21/2023	340,000	85,000	1,574	-	-	-	340,000	6,297	172,769
72-25-15-205-035	1212 E 12 MILE RD	15C	R15_N	4/21/2023	340,000	85,000	1,670	-	-	-	340,000	6,681	162,852
72-25-15-254-027	1023 N VERMONT AVE	15B	R15_N	4/25/2023	225,000	56,250	1,248	220,627	-	220,627	4,373	97	72,096
72-25-15-201-039	1101 N ALEXANDER AVE	15B	R15_N	4/26/2023	350,000	87,500	2,148	233,058	-	233,058	116,942	2,870	65,187
72-25-15-326-029	807 GARDENIA AVE	15O	R15_N	4/28/2023	305,000	76,250	2,086	196,463	1,451	197,914	107,086	2,930	58,476
72-25-15-228-010	1600 N CONNECTICUT AVE	15B	R15_N	5/3/2023	355,000	88,750	2,202	202,098	9,287	211,385	143,615	3,564	64,472
72-25-15-202-001	1722 N ALEXANDER AVE	15B	R15_N	5/12/2023	295,000	73,750	1,641	186,424	-	186,424	108,576	2,415	71,925
72-25-15-128-016	626 DEWEY ST	15C	R15_N	5/15/2023	515,000	128,750	3,566	375,013	-	375,013	139,987	3,877	57,771
72-25-15-203-021	1502 N ALTADENA AVE	15B	R15_N	5/18/2023	370,000	92,500	2,128	237,838	3,663	241,501	128,499	2,956	69,557
72-25-15-253-026	1023 N BLAIR AVE	15C	R15_N	5/19/2023	510,000	127,500	2,901	335,843	1,160	337,003	172,997	3,936	70,324
72-25-15-203-027	1601 FERRIS AVE	15B	R15_N	5/31/2023	260,000	65,000	1,359	162,890	1,174	164,064	95,936	2,006	76,508
72-25-15-253-030	1005 N BLAIR AVE	15B	R15_N	5/31/2023	305,000	76,250	2,051	212,809	-	212,809	92,191	2,480	59,479
72-25-15-280-013	1024 GROVE AVE	15B	R15_N	6/5/2023	335,000	83,750	2,423	189,650	3,085	192,735	142,265	4,116	55,302
72-25-15-201-024	1307 N ALEXANDER AVE	15B	R15_N	6/16/2023	346,000	86,500	1,951	206,419	2,714	209,133	136,867	3,088	70,920
72-25-15-103-039	327 DEWEY ST	15R	R15_N	6/23/2023	318,000	79,500	2,202	199,954	-	199,954	118,046	3,269	57,771
72-25-15-103-031	227 DEWEY ST	15O	R15_N	6/28/2023	395,000	98,750	2,735	258,510	3,946	262,456	132,544	3,671	57,771
72-25-15-303-009	232 GARDENIA AVE	15O	R15_N	7/21/2023	325,000	81,250	1,307	212,644	4,617	217,261	107,739	1,733	99,459
72-25-15-227-020	1615 N CONNECTICUT AVE	15B	R15_N	7/26/2023	385,000	96,250	2,277	236,001	1,678	237,679	147,321	3,486	67,623
72-25-15-104-005	222 DEWEY ST	15C	R15_N	7/31/2023	645,000	161,250	4,466	510,563	-	510,563	134,437	3,723	57,771
72-25-15-126-020	714 E 12 MILE RD	15B	R15_N	7/31/2023	275,000	68,750	1,904	179,888	1,593	181,481	93,519	2,590	46,217
72-25-15-279-023	1013 GROVE AVE	15B	R15_N	8/2/2023	415,000	103,750	2,510	245,714	-	245,714	169,286	4,096	66,124
72-25-15-103-025	414 MARLIN AVE	15R	R15_N	8/3/2023	161,500	40,375	1,118	131,306	-	131,306	30,194	836	57,771
72-25-15-251-028	1021 N ALTADENA AVE	15C	R15_N	8/9/2023	425,000	106,250	2,442	326,381	-	326,381	98,619	2,266	69,620
72-25-15-303-012	308 GARDENIA AVE	15R	R15_N	8/24/2023	312,000	78,000	2,185	151,664	2,430	154,094	157,906	4,423	57,124
72-25-15-208-023	1313 N BLAIR AVE	15C	R15_N	8/29/2023	400,000	100,000	2,091	274,940	-	274,940	125,060	2,615	76,508
72-25-15-279-006	1016 N CONNECTICUT AVE	15B	R15_N	8/29/2023	320,000	80,000	1,745	194,247	4,384	198,631	121,369	2,647	73,351
72-25-15-103-040	329 DEWEY ST	15R	R15_N	8/31/2023	187,000	46,750	1,295	105,867	-	105,867	81,133	2,247	57,771
72-25-15-127-028	525 DEWEY ST	15R	R15_N	9/11/2023	262,000	65,500	1,814	163,991	-	163,991	98,009	2,714	57,771
72-25-15-204-024	1527 N BLAIR AVE	15C	R15_N	9/22/2023	355,000	88,750	1,856	226,335	-	226,335	128,665	2,691	76,508
72-25-15-127-030	533 DEWEY ST	15R	R15_N	9/26/2023	255,000	63,750	1,766	126,692	2,296	128,988	126,012	3,490	57,771
72-25-15-205-017	1709 N VERMONT AVE	15O	R15_N	10/3/2023	372,500	93,125	1,926	220,736	5,998	226,734	145,766	3,015	77,363
72-25-15-227-017	1707 N CONNECTICUT AVE	15T	R15_N	10/5/2023	390,000	97,500	2,125	240,283	180	240,463	149,537	3,259	73,421
72-25-15-281-012	1028 N WILSON AVE	15B	R15_N	10/12/2023	217,000	54,250	1,532	153,674	-	153,674	63,326	1,788	56,657
72-25-15-102-015	258 E 12 MILE RD	15B	R15_N	10/20/2023	230,000	57,500	1,592	147,880	2,136	150,016	79,984	2,215	46,217
72-25-15-207-008	1314 N ALTADENA AVE	15B	R15_N	10/27/2023	340,000	85,000	1,953	262,905	691	263,596	76,404	1,755	69,640
72-25-15-127-031	601 DEWEY ST	15B	R15_N	11/6/2023	202,500	50,625	1,402	141,362	859	142,221	60,279	1,669	57,771
72-25-15-202-002	1716 N ALEXANDER AVE	15B	R15_N	11/16/2023	245,000	61,250	1,363	148,966	2,238	151,204	93,796	2,087	71,892
72-25-15-206-025	1311 N ALTADENA AVE	15O	R15_N	1/4/2024	425,000	106,250	2,442	241,263	1,750	243,013	181,987	4,182	69,620
72-25-15-326-017	701 GARDENIA AVE	15O	R15_N	1/10/2024	290,000	72,500	1,940	212,146	-	212,146	77,854	2,084	59,787
72-25-15-326-018	703 GARDENIA AVE	15R	R15_N	1/11/2024	190,000	47,500	1,274	135,733	-	135,733	54,267	1,455	59,677
72-25-15-208-002	1418 FERRIS AVE	15C	R15_N	1/12/2024	213,806	53,452	1,118	692,385	-	692,385	(478,579)	(10,008)	76,508
72-25-15-208-002	1418 FERRIS AVE	15C	R15_N	1/12/2024	210,000	52,500	1,098	692,385	-	692,385	(482,385)	(10,088)	76,508
72-25-15-102-041	335 MARLIN AVE	15R	R15_N	1/17/2024	315,000	78,750	2,181	195,332	1,913	197,245	117,755	3,261	57,771
72-25-15-254-008	1036 N BLAIR AVE	15C	R15_N	2/2/2024	225,000	56,250	1,204	669,842	-	669,842	(444,842)	(9,524)	74,734
72-25-15-254-008	1036 N BLAIR AVE	15C	R15_N	2/2/2024	225,000	56,250	1,204	669,842	-	669,842	(444,842)	(9,524)	74,734
72-25-15-205-034	1206 E 12 MILE RD	15V	R15_N	2/9/2024	130,000	32,500	602	-	-	-	130,000	2,408	172,769
72-25-15-254-027	1023 N VERMONT AVE	15B	R15_N	2/15/2024	298,500	74,625	1,656	220,627	-	220,627	77,873	1,728	72,096
72-25-15-252-017	1125 FERRIS AVE	15O	R15_N	2/28/2024	435,000	108,750	2,274	241,287	5,667	246,954	188,046	3,933	76,508
72-25-15-252-017	1125 FERRIS AVE	15O	R15_N	2/28/2024	435,000	108,750	2,274	241,287	5,667	246,954	188,046	3,933	76,508
72-25-15-127-031	601 DEWEY ST	15B	R15_N	3/1/2024	220,000	55,000	1,523	141,362	859	142,221	77,779	2,154	57,771
72-25-15-102-024	410 E 12 MILE RD	15D	R15_N	3/7/2024	200,000	50,000	1,385	190,895	-	190,895	9,105	252	46,217
72-25-15-251-034	923 GARDENIA AVE	15O	R15_N	3/13/2024	404,000	101,000	2,542	309,750	-	309,750	94,250	2,372	63,580
72-25-15-205-022	1605 N VERMONT AVE	15O	R15_N	3/15/2024	347,000	86,750	1,942	231,811	-	231,811	115,189	2,578	71,478
72-25-15-205-033	1200 E 12 MILE RD	15V	R15_N	3/19/2024	130,000	32,500	487	-	-	-	130,000	1,948	213,553
72-25-15-128-002	504 DEWEY ST	15B	R15_N	3/26/2024	296,000	74,000	2,049	186,816	1,002	187,818	108,182	2,996	57,771
72-25-15-228-013	1508 N CONNECTICUT AVE	15B	R15_N	3/27/2024	395,000	98,750	2,451	202,484	-	202,484	192,516	4,778	64,472
72-25-15-281-003	1118 N WILSON AVE	15B	R15_N	3/29/2024	305,000	76,250	2,153	164,947	-	164,947	140,053	3,955	56,657
COUNT: 132	**Land Table - R15_N**			**AVG**	**313,978**	**78,495**	**1,903**	**241,227**	**1,151**	**242,378**	**71,600**	**1,802**	**70,453**
				MEDIAN	**298,750**	**74,688**	**1,869**	**204,452**	**-**	**209,866**	**98,701**	**2,412**	**66,213**

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
Land Table - R15_S													
72-25-15-351-021	211 PINGREE BLVD	15O	R15_S	4/6/2022	500,000	125,000	2,494	404,358	1,796	406,154	93,846	1,873	80,182
72-25-15-480-014	223 N VERMONT AVE	15C	R15_S	4/8/2022	450,000	112,500	1,993	317,146	-	317,146	132,854	2,353	90,333
72-25-15-331-053	709 BALDWIN AVE	15C	R15_S	4/11/2022	1,150,000	287,500	3,864	826,914	5,308	832,222	317,778	4,271	119,046
72-25-15-406-001	924 N REMBRANDT AVE	15C	R15_S	4/11/2022	579,000	144,750	3,094	438,764	-	438,764	140,236	2,998	74,844
72-25-15-411-015	729 N REMBRANDT AVE	15B	R15_S	4/11/2022	420,000	105,000	2,333	278,447	15,357	293,804	126,196	2,804	72,000
72-25-15-330-014	810 HAWTHORN AVE	15C	R15_S	4/12/2022	335,000	83,750	2,093	274,632	-	274,632	60,368	1,508	64,036
72-25-15-379-041	705 FREDERICK ST	15R	R15_S	4/13/2022	325,000	81,250	2,227	176,781	1,128	177,909	147,091	4,032	58,375
72-25-15-458-001	228 N ALTADENA AVE	15B	R15_S	4/21/2022	430,000	107,500	2,679	252,261	-	252,261	177,739	4,429	64,212
72-25-15-410-026	615 N GAINSBOROUGH AVE	15C	R15_S	4/22/2022	384,900	96,225	2,138	253,303	1,522	254,825	130,075	2,891	72,000
72-25-15-478-033	507 N WILSON AVE	15C	R15_S	4/22/2022	430,000	107,500	2,430	345,854	5,413	351,267	78,733	1,780	70,776
72-25-15-328-026	731 HAWTHORN AVE	15O	R15_S	4/27/2022	340,000	85,000	2,367	229,344	-	229,344	110,656	3,081	57,468
72-25-15-407-004	715 N ALEXANDER AVE	15C	R15_S	4/28/2022	210,000	52,500	1,167	558,330	4,675	563,005	(353,005)	(7,845)	72,000
72-25-15-478-026	315 N WILSON AVE	15B	R15_S	4/28/2022	328,000	82,000	1,854	217,445	-	217,445	110,555	2,499	70,776
72-25-15-433-021	629 N CAMPBELL RD	15R	R15_S	4/29/2022	262,000	65,500	1,327	158,018	-	158,018	103,982	2,106	78,988
72-25-15-453-025	401 N GAINSBOROUGH AVE	15C	R15_S	4/29/2022	625,000	156,250	3,472	438,080	-	438,080	186,920	4,154	72,000
72-25-15-478-005	416 N CONNECTICUT AVE	15B	R15_S	4/29/2022	320,000	80,000	1,809	206,052	1,370	207,422	112,578	2,545	70,776
72-25-15-380-017	623 SAINT CHARLES CT	15C	R15_S	5/2/2022	661,000	165,250	4,529	511,192	1,262	512,454	148,546	4,072	58,375
72-25-15-409-003	718 N ALEXANDER AVE	15C	R15_S	5/5/2022	752,000	188,000	4,178	474,303	1,510	475,813	276,187	6,137	72,000
72-25-15-452-003	514 N ALEXANDER AVE	15O	R15_S	5/9/2022	290,000	72,500	1,770	217,250	853	218,103	71,897	1,756	65,526
72-25-15-433-010	616 N WILSON AVE	15R	R15_S	5/13/2022	260,000	65,000	1,344	160,827	-	160,827	99,173	2,050	77,394
72-25-15-328-024	721 HAWTHORN AVE	15C	R15_S	5/16/2022	350,000	87,500	2,436	189,084	-	189,084	160,916	4,480	57,468
72-25-15-405-018	907 N REMBRANDT AVE	15B	R15_S	5/20/2022	360,000	90,000	2,000	220,709	4,551	225,260	134,740	2,994	72,000
72-25-15-354-024	319 E UNIVERSITY AVE	15C	R15_S	5/26/2022	594,900	148,725	2,407	445,197	-	445,197	149,703	2,423	98,849
72-25-15-332-026	511 E FARNUM AVE	15R	R15_S	5/31/2022	235,600	58,900	1,253	151,107	1,028	152,135	83,465	1,776	75,211
72-25-15-459-010	124 N GAINSBOROUGH AVE	15C	R15_S	5/31/2022	790,000	197,500	4,389	629,135	-	629,135	160,865	3,575	72,000
72-25-15-483-032	118 N WILSON AVE	15B	R15_S	5/31/2022	367,632	91,908	2,209	266,309	-	266,309	101,323	2,435	66,571
72-25-15-357-022	217 FAIRGROVE AVE	15C	R15_S	6/1/2022	707,000	176,750	3,618	546,320	10,693	557,013	149,987	3,070	78,161
72-25-15-406-025	807 N BLAIR AVE	15B	R15_S	6/2/2022	255,000	63,750	1,409	161,316	-	161,316	93,684	2,070	72,399
72-25-15-429-026	831 N CAMPBELL RD	15C	R15_S	6/10/2022	555,000	138,750	3,033	422,854	1,722	424,576	130,424	2,851	73,190
72-25-15-380-018	627 SAINT CHARLES CT	15O	R15_S	6/18/2022	415,000	103,750	2,844	266,745	-	266,745	148,255	4,064	58,375
72-25-15-402-003	819 N ALEXANDER AVE	15C	R15_S	6/21/2022	715,000	178,750	4,198	523,193	-	523,193	191,807	4,504	68,134
72-25-15-476-016	521 N VERMONT AVE	15B	R15_S	6/21/2022	341,000	85,250	2,098	189,114	1,852	190,966	150,034	3,693	65,002
72-25-15-331-072	622 FOREST AVE	15C	R15_S	6/24/2022	570,000	142,500	2,721	395,270	4,340	399,610	170,390	3,253	83,799
72-25-15-303-047	311 HAWTHORN AVE	15C	R15_S	6/27/2022	999,500	249,875	3,793	860,651	-	860,651	138,849	2,108	105,404
72-25-15-376-017	400 FAIRGROVE AVE	15C	R15_S	6/27/2022	200,000	50,000	1,169	597,001	1,631	598,632	(398,632)	(9,318)	68,450
72-25-15-409-031	729 N ALTADENA AVE	15B	R15_S	6/27/2022	420,000	105,000	2,123	276,879	1,948	278,827	141,173	2,854	79,145
72-25-15-410-027	611 N GAINSBOROUGH AVE	15B	R15_S	6/28/2022	270,000	67,500	1,500	175,759	2,140	177,899	92,101	2,047	72,000
72-25-15-476-025	401 N VERMONT AVE	15B	R15_S	6/30/2022	290,000	72,500	1,684	202,780	-	202,780	87,220	2,026	68,873
72-25-15-455-024	407 N BLAIR AVE	15B	R15_S	7/6/2022	340,000	85,000	1,882	217,516	-	217,516	122,484	2,712	72,265
72-25-15-357-008	324 E UNIVERSITY AVE	15O	R15_S	7/8/2022	456,000	114,000	1,446	303,202	-	303,202	152,798	1,938	126,150
72-25-15-331-028	808 FOREST AVE	15C	R15_S	7/13/2022	315,000	78,750	1,832	229,098	-	229,098	85,902	1,998	68,783
72-25-15-330-003	708 HAWTHORN AVE	15C	R15_S	7/18/2022	415,000	103,750	2,592	269,881	-	269,881	145,119	3,626	64,036
72-25-15-407-004	715 N ALEXANDER AVE	15V	R15_S	7/19/2022	210,000	52,500	1,167	558,330	4,675	563,005	(353,005)	(7,845)	72,000
72-25-15-330-018	703 FOREST AVE	15O	R15_S	7/22/2022	585,000	146,250	2,572	413,321	2,440	415,761	169,239	2,976	90,980
72-25-15-460-021	129 N BLAIR AVE	15B	R15_S	8/2/2022	310,000	77,500	1,718	214,070	-	214,070	95,930	2,126	72,180
72-25-15-379-016	510 CURRY AVE	15O	R15_S	8/3/2022	300,000	75,000	1,737	236,361	-	236,361	63,639	1,474	69,070
72-25-15-329-013	503 FOREST AVE	15C	R15_S	8/5/2022	505,000	126,250	2,371	393,150	10,079	403,229	101,771	1,912	85,182
72-25-15-453-016	521 N GAINSBOROUGH AVE	15O	R15_S	8/5/2022	335,000	83,750	2,065	203,947	5,166	209,113	125,887	3,104	64,883
72-25-15-477-001	522 N VERMONT AVE	15B	R15_S	8/9/2022	359,000	89,750	1,958	249,009	-	249,009	109,991	2,400	73,332
72-25-15-431-019	711 N CONNECTICUT AVE	15B	R15_S	8/15/2022	200,000	50,000	1,202	238,342	600	238,942	(38,942)	(936)	66,557
72-25-15-454-010	400 N GAINSBOROUGH AVE	15C	R15_S	8/16/2022	775,000	193,750	4,306	613,646	2,050	615,696	159,304	3,540	72,000
72-25-15-330-030	813 FOREST AVE	15C	R15_S	8/22/2022	495,000	123,750	2,779	387,122	-	387,122	107,878	2,422	71,255
72-25-15-454-007	414 N GAINSBOROUGH AVE	15C	R15_S	8/22/2022	765,000	191,250	4,250	548,413	5,113	553,526	211,474	4,699	72,000
72-25-15-477-024	315 N CONNECTICUT AVE	15C	R15_S	8/29/2022	507,000	126,750	1,750	341,473	7,802	349,275	157,725	2,178	115,883
72-25-15-309-016	413 E FARNUM AVE	15O	R15_S	8/30/2022	210,000	52,500	828	733,346	-	733,346	(523,346)	(8,251)	101,491
72-25-15-477-014	302 N VERMONT AVE	15C	R15_S	8/31/2022	685,000	171,250	3,747	545,657	8,073	553,730	131,270	2,872	73,134
72-25-15-331-007	600 FOREST AVE	15R	R15_S	9/9/2022	340,000	85,000	1,610	212,173	16,379	228,552	111,448	2,111	84,464
72-25-15-483-002	226 N WILSON AVE	15B	R15_S	9/9/2022	255,000	63,750	1,533	176,912	-	176,912	78,088	1,877	66,557
72-25-15-384-003	306 POTTER AVE	15O	R15_S	9/21/2022	295,000	73,750	1,476	282,289	-	282,289	12,711	254	63,936
72-25-15-307-013	309 BALDWIN AVE	15C	R15_S	9/23/2022	275,000	68,750	1,442	928,796	4,072	932,868	(657,868)	(13,796)	76,297
72-25-15-332-053	609 N ALEXANDER AVE	15C	R15_S	9/23/2022	645,000	161,250	3,294	465,870	6,236	472,106	172,894	3,532	78,332
72-25-15-376-007	524 E FARNUM AVE	15R	R15_S	9/29/2022	305,000	76,250	1,976	205,831	-	205,831	99,169	2,570	61,733
72-25-15-331-021	726 FOREST AVE	15C	R15_S	10/5/2022	62,542	15,636	370	555,963	58	556,021	(493,479)	(11,692)	67,529
72-25-15-331-021	726 FOREST AVE	15C	R15_S	10/5/2022	62,542	15,636	370	555,963	58	556,021	(493,479)	(11,692)	67,529
72-25-15-458-024	119 N GAINSBOROUGH AVE	15C	R15_S	10/5/2022	625,000	156,250	3,472	514,139	9,376	523,515	101,485	2,255	72,000
72-25-15-383-027	115 POTTER AVE	15C	R15_S	10/13/2022	335,000	83,750	1,874	282,562	-	282,562	52,438	1,174	71,494
72-25-15-327-018	517 HAWTHORN AVE	15C	R15_S	10/14/2022	309,900	77,475	1,627	252,885	-	252,885	57,015	1,198	76,173
72-25-15-453-004	506 N ALTADENA AVE	15B	R15_S	10/14/2022	225,000	56,250	1,374	175,431	498	175,929	49,071	1,198	65,526
72-25-15-406-005	904 N REMBRANDT AVE	15C	R15_S	10/18/2022	240,000	60,000	1,328	218,907	2,525	221,432	18,568	411	72,285
72-25-15-304-006	122 HAWTHORN AVE	15O	R15_S	10/21/2022	255,000	63,750	1,008	241,560	2,415	243,975	11,025	174	101,169
72-25-15-332-013	628 BALDWIN AVE	15C	R15_S	10/24/2022	312,000	78,000	1,765	225,919	5,320	231,239	80,761	1,828	70,689
72-25-15-480-006	204 N BLAIR AVE	15B	R15_S	10/24/2022	295,000	73,750	1,555	201,956	-	201,956	93,044	1,962	75,895
72-25-15-331-003	510 FOREST AVE	15O	R15_S	10/28/2022	335,000	83,750	1,603	233,314	883	234,197	100,803	1,930	83,573
72-25-15-433-011	612 N WILSON AVE	15R	R15_S	11/1/2022	320,000	80,000	1,712	228,338	937	229,275	90,725	1,941	74,770
72-25-15-456-003	219 N ALEXANDER AVE	15B	R15_S	11/4/2022	225,773	56,443	1,378	139,278	434	139,712	86,061	2,101	65,526
72-25-15-406-008	822 N REMBRANDT AVE	15B	R15_S	11/14/2022	211,500	52,875	1,170	158,329	-	158,329	53,171	1,177	72,285
72-25-15-406-023	815 N BLAIR AVE	15B	R15_S	11/18/2022	589,500	147,375	3,257	412,664	-	412,664	176,836	3,908	72,407
72-25-15-452-024	423 N ALTADENA AVE	15C	R15_S	11/21/2022	758,500	189,625	4,214	601,857	-	601,857	156,643	3,481	72,000
72-25-15-332-062	828 BALDWIN AVE	332	R15_S	11/22/2022	590,000	147,500	2,734	486,433	7,336	493,769	96,231	1,784	86,310
72-25-15-327-019	523 HAWTHORN AVE	15C	R15_S	12/2/2022	299,900	74,975	1,575	211,855	-	211,855	88,045	1,849	76,170
72-25-15-452-036	401 N ALTADENA AVE	15B	R15_S	12/7/2022	330,000	82,500	1,456	208,381	4,662	213,043	116,957	2,065	90,632
72-25-15-385-002	810 STANLEY CT	15O	R15_S	12/9/2022	289,000	72,250	1,848	194,757	-	194,757	94,243	2,411	62,542

2024 for 2025 Residential Non-Condo Land Analysis Data

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72-25-15-382-008	622 E UNIVERSITY AVE	15C	R15_S	12/13/2022	657,000	164,250	4,502	523,309	-	523,309	133,691	3,664	58,375
72-25-15-383-001	132 CURRY AVE	15B	R15_S	12/13/2022	329,000	82,250	1,886	227,213	-	227,213	101,787	2,334	69,784
72-25-15-460-006	204 N REMBRANDT AVE	15B	R15_S	12/13/2022	270,000	67,500	1,494	171,682	474	172,156	97,844	2,166	72,285
72-25-15-479-031	305 N CAMPBELL RD	15B	R15_S	12/14/2022	240,000	60,000	1,568	159,691	-	159,691	80,309	2,099	61,224
72-25-15-354-004	402 N TROY ST	15C	R15_S	12/16/2022	350,000	87,500	1,462	254,577	23,410	277,987	72,013	1,203	95,739
72-25-15-382-007	618 E UNIVERSITY AVE	15C	R15_S	12/19/2022	208,000	52,000	1,425	190,639	-	190,639	17,361	476	58,375
72-25-15-330-029	809 FOREST AVE	15C	R15_S	12/21/2022	200,000	50,000	1,123	165,881	-	165,881	34,119	766	71,255
72-25-15-404-030	833 N GAINSBOROUGH AVE	15C	R15_S	12/28/2022	910,000	227,500	5,056	623,136	1,404	624,540	285,460	6,344	72,000
72-25-15-427-015	911 N CONNECTICUT AVE	15B	R15_S	12/30/2022	220,000	55,000	1,064	153,805	2,289	156,094	63,906	1,236	82,733
72-25-15-431-018	717 N CONNECTICUT AVE	15B	R15_S	1/9/2023	172,000	43,000	941	181,048	2,130	183,178	(11,178)	(245)	73,134
72-25-15-476-022	413 N VERMONT AVE	15B	R15_S	1/12/2023	278,000	69,500	1,667	212,854	-	212,854	65,146	1,563	66,690
72-25-15-427-018	831 N CONNECTICUT AVE	15B	R15_S	1/23/2023	358,000	89,500	1,958	211,945	1,353	213,298	144,702	3,166	73,134
72-25-15-476-027	319 N VERMONT AVE	15B	R15_S	1/27/2023	355,000	88,750	2,072	248,289	-	248,289	106,711	2,491	68,546
72-25-15-330-010	730 HAWTHORN AVE	15O	R15_S	1/31/2023	339,000	84,750	2,118	241,181	-	241,181	97,819	2,444	64,036
72-25-15-480-005	208 N BLAIR AVE	15C	R15_S	2/1/2023	465,000	116,250	2,451	362,248	-	362,248	102,752	2,166	75,895
72-25-15-460-004	212 N REMBRANDT AVE	15C	R15_S	2/2/2023	725,000	181,250	4,012	572,952	1,223	574,175	150,825	3,338	72,285
72-25-15-428-012	818 N CONNECTICUT AVE	15B	R15_S	2/13/2023	345,000	86,250	1,774	217,594	1,668	219,262	125,738	2,587	77,769
72-25-15-457-017	217 N ALTADENA AVE	15R	R15_S	2/24/2023	222,000	55,500	1,355	139,250	1,349	140,599	81,401	1,988	65,526
72-25-15-431-018	717 N CONNECTICUT AVE	15B	R15_S	3/1/2023	195,000	48,750	1,067	181,048	2,130	183,178	11,822	259	73,134
72-25-15-352-017	311 PINGREE BLVD	15C	R15_S	3/10/2023	405,000	101,250	2,133	274,030	-	274,030	130,970	2,759	75,951
72-25-15-410-009	622 N ALTADENA AVE	15B	R15_S	3/14/2023	300,000	75,000	1,667	184,714	-	184,714	115,286	2,562	72,000
72-25-15-433-013	602 N WILSON AVE	15C	R15_S	3/15/2023	599,500	149,875	3,290	513,416	-	513,416	86,084	1,890	72,879
72-25-15-405-004	910 N GAINSBOROUGH AVE	15C	R15_S	3/27/2023	220,000	55,000	1,222	237,322	-	237,322	(17,322)	(385)	72,000
72-25-15-453-019	507 N GAINSBOROUGH AVE	15C	R15_S	4/7/2023	735,000	183,750	4,083	550,147	1,627	551,774	183,226	4,072	72,000
72-25-15-432-012	612 N CONNECTICUT AVE	15R	R15_S	4/12/2023	293,500	73,375	1,510	189,524	-	189,524	103,976	2,140	77,723
72-25-15-331-008	604 FOREST AVE	15C	R15_S	4/14/2023	235,000	58,750	1,069	623,098	1,739	624,837	(389,837)	(7,092)	87,949
72-25-15-453-015	302 N ALTADENA AVE	15O	R15_S	4/14/2023	397,000	99,250	2,206	277,153	1,864	279,017	117,983	2,622	72,000
72-25-15-479-004	508 N WILSON AVE	15O	R15_S	4/25/2023	299,900	74,975	1,749	186,538	-	186,538	113,362	2,644	68,597
72-25-15-410-018	715 N GAINSBOROUGH AVE	15C	R15_S	4/26/2023	725,000	181,250	4,028	540,651	-	540,651	184,349	4,097	72,000
72-25-15-403-006	900 N ALEXANDER AVE	15B	R15_S	4/27/2023	325,000	81,250	1,806	246,391	3,573	249,964	75,036	1,667	72,000
72-25-15-380-013	712 FREDERICK ST	15R	R15_S	4/28/2023	236,000	59,000	1,617	137,576	-	137,576	98,424	2,698	58,375
72-25-15-332-059	816 BALDWIN AVE	332	R15_S	5/4/2023	670,000	167,500	3,324	432,249	1,867	434,116	235,884	4,681	80,629
72-25-15-431-019	711 N CONNECTICUT AVE	15B	R15_S	5/5/2023	384,000	96,000	2,308	238,342	600	238,942	145,058	3,487	66,557
72-25-15-411-012	610 N GAINSBOROUGH AVE	15B	R15_S	5/9/2023	310,000	77,500	1,722	199,437	-	199,437	110,563	2,457	72,000
72-25-15-457-022	131 N ALTADENA AVE	15R	R15_S	5/9/2023	250,000	62,500	1,526	154,530	2,996	157,526	92,474	2,258	65,526
72-25-15-429-025	830 N WILSON AVE	15C	R15_S	5/11/2023	350,000	87,500	1,809	243,709	3,917	247,626	102,374	2,116	77,394
72-25-15-479-007	414 N WILSON AVE	15B	R15_S	5/16/2023	319,000	79,750	1,860	200,167	-	200,167	118,833	2,772	68,597
72-25-15-330-029	809 FOREST AVE	15B	R15_S	5/19/2023	200,000	50,000	1,123	165,881	-	165,881	34,119	766	71,255
72-25-15-457-002	224 N ALEXANDER AVE	15B	R15_S	5/24/2023	242,000	60,500	1,477	157,839	2,664	160,503	81,497	1,990	65,526
72-25-15-382-010	630 E UNIVERSITY AVE	15C	R15_S	5/26/2023	539,000	134,750	3,693	521,456	1,360	522,816	16,184	444	58,375
72-25-15-376-035	301 CURRY AVE	15O	R15_S	5/30/2023	445,000	111,250	2,784	282,773	2,835	285,608	159,392	3,988	63,946
72-25-15-477-012	310 N VERMONT AVE	15B	R15_S	5/31/2023	405,000	101,250	2,434	286,032	-	286,032	118,968	2,860	66,557
72-25-15-455-011	322 N REMBRANDT AVE	15O	R15_S	6/2/2023	313,600	78,400	1,735	209,474	1,478	210,952	102,648	2,272	72,285
72-25-15-432-011	616 N CONNECTICUT AVE	15R	R15_S	6/5/2023	290,000	72,500	1,492	165,399	2,223	167,622	122,378	2,519	77,723
72-25-15-482-004	214 N CONNECTICUT AVE	15B	R15_S	6/9/2023	351,950	87,988	1,989	223,682	5,660	229,342	122,608	2,772	70,776
72-25-15-332-039	701 E FARNUM AVE	15C	R15_S	6/13/2023	470,000	117,500	2,511	323,698	2,009	325,707	144,293	3,084	74,869
72-25-15-409-002	722 N ALEXANDER AVE	15B	R15_S	6/15/2023	310,000	77,500	1,722	194,648	3,443	198,091	111,909	2,487	72,000
72-25-15-452-038	306 N ALEXANDER AVE	15C	R15_S	6/16/2023	720,000	180,000	4,395	527,879	4,752	532,631	187,369	4,575	65,526
72-25-15-431-009	628 N VERMONT AVE	15C	R15_S	6/20/2023	679,000	169,750	3,414	618,736	-	618,736	60,264	1,212	79,566
72-25-15-379-027	615 FREDERICK ST	15C	R15_S	6/23/2023	455,000	113,750	3,118	267,735	-	267,735	187,265	5,133	58,375
72-25-15-381-010	630 SAINT CHARLES CT	15B	R15_S	7/11/2023	222,500	55,625	1,525	167,607	-	167,607	54,893	1,505	58,375
72-25-15-454-009	404 N GAINSBOROUGH AVE	15C	R15_S	7/12/2023	390,000	97,500	2,167	269,573	-	269,573	120,427	2,676	72,000
72-25-15-354-023	305 VIRGINIA AVE	15C	R15_S	7/20/2023	810,000	202,500	4,238	591,768	-	591,768	218,232	4,568	76,444
72-25-15-410-029	603 N GAINSBOROUGH AVE	15C	R15_S	7/21/2023	680,000	170,000	3,584	522,206	7,137	529,343	150,657	3,176	75,891
72-25-15-431-008	632 N VERMONT AVE	15R	R15_S	7/26/2023	410,000	102,500	2,061	241,771	1,192	242,963	167,037	3,359	79,566
72-25-15-331-019	720 FOREST AVE	15C	R15_S	7/27/2023	670,000	167,500	3,891	423,354	2,049	425,403	244,597	5,682	68,879
72-25-15-457-038	116 N ALEXANDER AVE	15R	R15_S	7/27/2023	347,000	86,750	2,118	210,798	2,314	213,112	133,888	3,269	65,526
72-25-15-307-018	409 BALDWIN AVE	15C	R15_S	7/28/2023	277,500	69,375	1,513	224,710	-	224,710	52,790	1,151	73,376
72-25-15-376-032	313 CURRY AVE	15B	R15_S	8/3/2023	400,000	100,000	2,337	232,150	-	232,150	167,850	3,923	68,450
72-25-15-428-009	900 N CONNECTICUT AVE	15B	R15_S	8/10/2023	253,508	63,377	1,304	170,279	1,228	171,507	82,001	1,687	77,769
72-25-15-455-030	307 N BLAIR AVE	15O	R15_S	8/10/2023	355,000	88,750	1,966	217,530	1,165	218,695	136,305	3,019	72,234
72-25-15-433-016	719 N CAMPBELL RD	15R	R15_S	8/14/2023	203,500	50,875	1,112	144,324	962	145,286	58,214	1,273	73,190
72-25-15-433-011	612 N WILSON AVE	15R	R15_S	8/18/2023	335,000	83,750	1,792	228,338	937	229,275	105,725	2,262	74,770
72-25-15-332-035	613 E FARNUM AVE	15V	R15_S	8/22/2023	250,000	62,500	1,171	-	-	-	250,000	4,685	170,743
72-25-15-431-028	603 N CONNECTICUT AVE	15B	R15_S	8/22/2023	345,000	86,250	1,793	229,098	2,397	231,495	113,505	2,359	76,971
72-25-15-454-033	501 N REMBRANDT AVE	15C	R15_S	8/24/2023	725,000	181,250	4,028	574,711	-	574,711	150,289	3,340	72,000
72-25-15-480-023	123 N VERMONT AVE	15B	R15_S	8/31/2023	375,000	93,750	2,292	228,921	1,313	230,234	144,766	3,540	65,437
72-25-15-476-005	418 N BLAIR AVE	15R	R15_S	9/6/2023	382,000	95,500	1,793	234,356	11,418	245,774	136,226	2,558	85,201
72-25-15-304-016	133 FOREST AVE	15C	R15_S	9/8/2023	920,000	230,000	3,626	685,523	5,134	690,657	229,343	3,616	101,491
72-25-15-407-002	723 N ALEXANDER AVE	15O	R15_S	9/8/2023	290,000	72,500	1,611	183,883	-	183,883	106,117	2,358	72,000
72-25-15-480-007	200 N BLAIR AVE	15C	R15_S	9/21/2023	800,000	200,000	4,216	594,109	-	594,109	205,891	4,341	75,895
72-25-15-332-032	601 E FARNUM AVE	15C	R15_S	9/22/2023	700,000	175,000	3,628	474,158	10,666	484,824	215,176	4,461	77,167
72-25-15-376-011	500 FAIRGROVE AVE	15R	R15_S	9/29/2023	251,000	62,750	1,467	169,231	-	169,231	81,769	1,911	68,450
72-25-15-357-030	230 VIRGINIA AVE	15O	R15_S	10/2/2023	685,000	171,250	2,389	416,936	2,015	418,951	266,049	3,712	114,674
72-25-15-376-017	400 FAIRGROVE AVE	15C	R15_S	10/6/2023	970,000	242,500	5,668	597,001	1,631	598,632	371,368	8,681	68,450
72-25-15-478-012	310 N CONNECTICUT AVE	15B	R15_S	10/6/2023	342,000	85,500	1,933	208,387	-	208,387	133,613	3,021	70,776
72-25-15-480-005	208 N BLAIR AVE	15C	R15_S	10/6/2023	530,000	132,500	2,793	362,248	-	362,248	167,752	3,537	75,895
72-25-15-412-019	715 N BLAIR AVE	15B	R15_S	10/10/2023	305,000	76,250	1,686	191,443	2,904	194,347	110,653	2,446	72,368
72-25-15-332-004	516 BALDWIN AVE	15R	R15_S	10/13/2023	247,000	61,750	1,382	158,001	-	158,001	88,999	1,992	71,470
72-25-15-331-006	524 FOREST AVE	15C	R15_S	10/16/2023	760,000	190,000	3,639	553,997	12,411	566,408	193,592	3,708	83,528
72-25-15-455-019	509 N BLAIR AVE	15B	R15_S	10/16/2023	305,300	76,325	1,379	178,261	2,404	180,665	124,635	2,252	88,560
72-25-15-303-024	123 HAWTHORN AVE	15C	R15_S	10/20/2023	425,000	106,250	2,231	283,641	-	283,641	141,359	2,968	76,205
72-25-15-455-018	515 N BLAIR AVE	15B	R15_S	10/27/2023	395,000	98,750	1,784	243,238	-	243,238	151,762	2,742	88,571
72-25-15-482-013	114 N CONNECTICUT AVE	15B	R15_S	10/27/2023	325,000	81,250	1,837	239,278	-	239,278	85,722	1,938	70,776

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-15-381-019	627 E UNIVERSITY AVE	15C	R15_S	10/31/2023	682,500	170,625	4,677	498,283	1,996	500,279	182,221	4,995	58,375
72-25-15-303-030	219 HAWTHORN AVE	15O	R15_S	11/2/2023	340,000	85,000	1,785	221,840	-	221,840	118,160	2,481	76,205
72-25-15-482-018	215 N WILSON AVE	15B	R15_S	11/10/2023	313,750	78,438	1,773	201,502	-	201,502	112,248	2,538	70,776
72-25-15-481-022	135 N CONNECTICUT AVE	15C	R15_S	11/20/2023	387,000	96,750	2,326	286,518	-	286,518	100,482	2,416	66,557
72-25-15-329-013	503 FOREST AVE	15C	R15_S	11/29/2023	545,000	136,250	2,559	393,150	10,079	403,229	141,771	2,663	85,182
72-25-15-410-021	703 N GAINSBOROUGH AVE	15B	R15_S	12/8/2023	315,000	78,750	1,750	187,306	1,071	188,377	126,623	2,814	72,000
72-25-15-458-017	213 N GAINSBOROUGH AVE	15T	R15_S	12/11/2023	285,000	71,250	1,583	183,129	253	183,382	101,618	2,258	72,000
72-25-15-406-010	814 N REMBRANDT AVE	15O	R15_S	12/18/2023	350,000	87,500	1,937	244,631	1,122	245,753	104,247	2,307	72,285
72-25-15-454-016	302 N GAINSBOROUGH AVE	15R	R15_S	12/22/2023	245,000	61,250	1,361	135,548	-	135,548	109,452	2,432	72,000
72-25-15-379-004	614 E FARNUM AVE	15O	R15_S	1/15/2024	310,000	77,500	1,980	203,872	-	203,872	106,128	2,711	62,635
72-25-15-308-014	226 BALDWIN AVE	15D	R15_S	1/29/2024	230,000	57,500	906	229,942	-	229,942	58	1	101,491
72-25-15-354-019	304 N TROY ST	15C	R15_S	2/1/2024	785,000	196,250	3,448	541,235	-	541,235	243,765	4,283	91,061
72-25-15-457-007	204 N ALEXANDER AVE	15C	R15_S	2/5/2024	425,900	106,475	2,600	321,642	-	321,642	104,258	2,546	65,526
72-25-15-381-014	712 SAINT CHARLES CT	15O	R15_S	2/7/2024	285,000	71,250	1,953	206,610	1,139	207,749	77,251	2,117	58,375
72-25-15-429-026	831 N CAMPBELL RD	15C	R15_S	2/14/2024	520,000	130,000	2,842	422,854	1,722	424,576	95,424	2,086	73,190
72-25-15-332-012	622 BALDWIN AVE	15O	R15_S	2/16/2024	400,000	100,000	1,786	241,461	-	241,461	158,539	2,831	89,587
72-25-15-328-032	819 HAWTHORN AVE	15R	R15_S	3/1/2024	292,000	73,000	2,032	181,495	-	181,495	110,505	3,077	57,468
72-25-15-476-021	417 N VERMONT AVE	15B	R15_S	3/5/2024	305,000	76,250	1,825	210,985	798	211,783	93,217	2,231	66,846
72-25-15-429-018	819 N CAMPBELL RD	15R	R15_S	3/6/2024	318,000	79,500	1,727	201,731	-	201,731	116,269	2,526	73,646
COUNT: 185	**Land Table - R15_S**			**AVG**	**412,803**	**103,201**	**2,237**	**315,157**	**1,874**	**317,032**	**95,771**	**2,097**	**74,467**
				MEDIAN	**341,000**	**85,250**	**1,933**	**241,461**	**474**	**242,963**	**110,653**	**2,444**	**72,000**
Land Table - R16_A													
72-25-16-303-042	908 OAKRIDGE AVE	16B	R16_A	4/1/2022	307,750	76,938	1,105	155,218	-	155,218	152,532	2,190	111,430
72-25-16-202-028	1623 N PLEASANT ST	16B	R16_A	4/15/2022	371,500	92,875	1,829	245,752	-	245,752	125,748	2,477	81,233
72-25-16-155-013	1038 OAKRIDGE AVE	16C	R16_A	4/19/2022	540,000	135,000	2,263	357,276	-	357,276	182,724	3,063	95,434
72-25-16-280-007	1123 N WASHINGTON AVE	16C	R16_A	4/20/2022	415,000	103,750	2,396	263,801	-	263,801	151,199	3,492	69,273
72-25-16-177-007	923 GREENLEAF DR	16C	R16_A	4/22/2022	249,900	62,475	1,270	626,515	2,880	629,395	(379,495)	(7,714)	78,708
72-25-16-179-008	926 MAYFIELD DR	16R	R16_A	4/25/2022	340,000	85,000	1,366	329,410	1,269	330,679	9,321	150	99,532
72-25-16-177-005	1003 GREENLEAF DR	16R	R16_A	4/29/2022	320,000	80,000	1,626	139,952	2,087	142,039	177,961	3,618	78,708
72-25-16-484-030	224 N WASHINGTON AVE	CM1	R16_A	4/29/2022	405,000	101,250	1,911	336,171	866	337,037	67,963	1,283	84,754
72-25-16-130-014	1016 ORCHARD GROVE DR	16B	R16_A	5/2/2022	335,000	83,750	1,702	220,636	-	220,636	114,364	2,325	78,708
72-25-16-428-002	822 MARYWOOD DR	16C	R16_A	5/2/2022	1,037,500	259,375	4,643	834,973	2,816	837,789	199,711	3,575	89,380
72-25-16-155-022	1033 MAPLEGROVE AVE	16C	R16_A	5/4/2022	515,000	128,750	2,539	390,346	-	390,346	124,654	2,458	81,149
72-25-16-464-007	117 N WEST ST	16R	R16_A	5/9/2022	225,000	56,250	1,612	100,382	-	100,382	124,618	3,571	55,840
72-25-16-335-004	709 LOCKWOOD RD	16R	R16_A	5/11/2022	320,000	80,000	1,963	226,651	365	227,016	92,984	2,282	65,205
72-25-16-459-010	207 N MAPLE AVE	16C	R16_A	5/12/2022	225,000	56,250	1,117	809,788	2,567	812,355	(587,355)	(11,667)	80,546
72-25-16-306-004	818 FORESTDALE RD	16O	R16_A	5/17/2022	335,000	83,750	2,094	226,746	3,663	230,409	104,591	2,615	64,000
72-25-16-252-014	1421 N PLEASANT ST	16B	R16_A	5/23/2022	315,000	78,750	1,561	231,427	-	231,427	83,573	1,656	80,742
72-25-16-403-008	934 N MAPLE AVE	16R	R16_A	5/23/2022	250,000	62,500	1,515	144,210	-	144,210	105,790	2,564	66,027
72-25-16-251-012	1202 MAXWELL AVE	16C	R16_A	5/24/2022	760,000	190,000	3,893	609,036	-	609,036	150,964	3,093	78,086
72-25-16-477-026	425 N WASHINGTON AVE	16C	R16_A	5/25/2022	322,500	80,625	2,650	182,870	-	182,870	139,630	4,589	48,678
72-25-16-279-009	1119 N LAFAYETTE AVE	16R	R16_A	5/26/2022	575,000	143,750	1,445	359,452	-	359,452	215,548	2,167	159,181
72-25-16-302-004	1609 CATALPA DR	16D	R16_A	5/26/2022	312,500	78,125	1,388	324,618	-	324,618	(12,118)	(215)	90,080
72-25-16-226-002	423 W 12 MILE RD	16B	R16_A	5/31/2022	245,000	61,250	1,378	154,756	-	154,756	90,244	2,031	56,880
72-25-16-276-023	1203 N LAFAYETTE AVE	16R	R16_A	5/31/2022	482,000	120,500	1,730	334,506	2,064	336,570	145,430	2,088	111,430
72-25-16-202-015	1526 N MAPLE AVE	16C	R16_A	6/2/2022	24,000	6,000	130	246,033	-	246,033	(222,033)	(4,798)	74,035
72-25-16-338-019	707 MAXWELL AVE	16O	R16_A	6/3/2022	437,000	109,250	2,245	323,814	-	323,814	113,186	2,325	77,875
72-25-16-251-017	1407 N MAPLE AVE	16B	R16_A	6/13/2022	310,000	77,500	1,588	212,475	-	212,475	97,525	1,998	78,086
72-25-16-429-003	207 CRANE AVE	16C	R16_A	6/16/2022	360,000	90,000	1,644	280,244	-	280,244	79,756	1,456	87,617
72-25-16-253-018	1303 EDGEWOOD DR	16B	R16_A	6/21/2022	410,000	102,500	2,075	246,921	-	246,921	163,079	3,302	79,017
72-25-16-226-020	402 WAVERLEY AVE	16B	R16_A	6/22/2022	305,000	76,250	1,716	216,552	-	216,552	88,448	1,991	71,076
72-25-16-281-015	204 CATALPA DR	16D	R16_A	6/22/2022	340,000	85,000	2,057	318,994	-	318,994	21,006	508	66,107
72-25-16-127-020	922 CEDAR HILL DR	16R	R16_A	6/24/2022	252,000	63,000	1,281	141,837	-	141,837	110,163	2,239	78,708
72-25-16-128-004	1232 WOODSBORO DR	16B	R16_A	6/27/2022	560,000	140,000	1,134	362,513	6,001	368,514	191,486	1,551	197,561
72-25-16-135-005	1007 WOODSBORO DR	16R	R16_A	6/30/2022	252,500	63,125	1,283	153,145	-	153,145	99,355	2,020	78,708
72-25-16-327-011	910 LOCKWOOD RD	16O	R16_A	6/30/2022	450,000	112,500	2,427	360,419	-	360,419	89,581	1,932	74,176
72-25-16-451-007	807 W FARNUM AVE	16B	R16_A	6/30/2022	380,000	95,000	2,088	263,179	-	263,179	116,821	2,567	72,813
72-25-16-404-018	923 EDGEWOOD DR	16B	R16_A	7/1/2022	300,000	75,000	1,817	209,095	2,712	211,807	88,193	2,137	66,027
72-25-16-157-020	1023 FERNWOOD RD	16O	R16_A	7/6/2022	339,000	84,750	1,942	263,174	1,372	264,546	74,454	1,706	69,842
72-25-16-426-015	908 MARYWOOD DR	16T	R16_A	7/6/2022	416,000	104,000	1,893	232,743	1,340	234,083	181,917	3,312	87,886
72-25-16-355-018	441 CAMBRIDGE RD	16C	R16_A	7/11/2022	435,000	108,750	1,714	295,370	-	295,370	139,630	2,200	101,533
72-25-16-227-005	213 W 12 MILE RD	16B	R16_A	7/14/2022	276,000	69,000	820	148,251	2,445	150,696	125,304	1,488	107,771
72-25-16-201-044	1511 N MAPLE AVE	16C	R16_A	7/19/2022	647,000	161,750	3,424	432,357	1,450	433,807	213,193	4,513	75,577
72-25-16-231-019	214 WOODSBORO DR	16D	R16_A	7/28/2022	295,000	73,750	1,597	256,066	-	256,066	38,934	843	73,901
72-25-16-280-017	324 CATALPA DR	16D	R16_A	7/28/2022	370,000	92,500	2,309	269,243	-	269,243	100,757	2,515	64,100
72-25-16-483-001	528 N CENTER ST	16C	R16_A	8/16/2022	325,000	81,250	1,522	247,123	-	247,123	77,877	1,459	85,420
72-25-16-481-013	207 N WASHINGTON AVE	16O	R16_A	8/17/2022	375,000	93,750	3,081	227,973	-	227,973	147,027	4,833	48,678
72-25-16-405-020	933 MARYWOOD DR	16O	R16_A	8/22/2022	520,000	130,000	1,976	356,999	-	356,999	163,001	2,478	105,267
72-25-16-481-010	223 N WASHINGTON AVE	16C	R16_A	8/22/2022	350,000	87,500	1,652	231,277	-	231,277	118,723	2,241	84,754
72-25-16-230-013	212 EUCLID AVE	16O	R16_A	8/25/2022	300,000	75,000	1,608	231,664	2,526	234,190	65,810	1,411	74,605
72-25-16-276-036	1201 N WASHINGTON AVE	16O	R16_A	8/25/2022	372,000	93,000	2,148	258,093	4,734	262,827	109,173	2,522	69,273
72-25-16-258-018	1015 MARYWOOD DR	16O	R16_A	8/29/2022	622,000	155,500	2,681	435,482	1,175	436,657	185,343	3,196	92,800
72-25-16-337-013	617 WOODCREST DR	16O	R16_A	8/29/2022	362,500	90,625	1,904	235,424	-	235,424	127,076	2,670	76,138
72-25-16-303-012	820 OAKRIDGE AVE	16O	R16_A	8/31/2022	244,000	61,000	1,103	220,745	-	220,745	23,255	420	88,522
72-25-16-427-017	934 N CENTER ST	16O	R16_A	8/31/2022	220,000	55,000	1,417	112,755	-	112,755	107,245	2,763	62,105
72-25-16-201-039	811 W 12 MILE RD	16R	R16_A	9/1/2022	280,000	70,000	1,458	189,614	-	189,614	90,386	1,882	61,461
72-25-16-461-017	620 OAKLAND AVE	16C	R16_A	9/1/2022	518,500	129,625	2,711	385,991	-	385,991	132,509	2,771	76,508
72-25-16-202-008	1616 N MAPLE AVE	16R	R16_A	9/2/2022	256,000	64,000	1,421	168,086	1,668	169,754	86,246	1,915	72,064
72-25-16-426-026	323 CATALPA DR	16O	R16_A	9/8/2022	255,000	63,750	911	135,317	-	135,317	119,683	1,710	111,983
72-25-16-251-008	1308 MAXWELL AVE	16B	R16_A	9/14/2022	295,000	73,750	1,511	193,396	2,440	195,836	99,164	2,032	78,086
72-25-16-459-005	208 MAXWELL AVE	16C	R16_A	9/14/2022	425,000	106,250	2,135	314,078	2,085	316,163	108,837	2,187	79,632
72-25-16-455-006	613 PARK AVE	16O	R16_A	9/15/2022	320,000	80,000	1,673	193,857	1,391	195,248	124,752	2,609	76,508
72-25-16-155-012	1042 OAKRIDGE AVE	16C	R16_A	9/16/2022	300,000	75,000	1,455	224,720	-	224,720	75,280	1,460	82,482

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-16-426-027	934 LAFAYETTE CT	16O	R16_A	9/27/2022	344,900	86,225	1,987	239,582	-	239,582	105,318	2,427	69,422
72-25-16-461-018	616 OAKLAND AVE	16R	R16_A	9/30/2022	302,000	75,500	1,579	230,457	-	230,457	71,543	1,496	76,508
72-25-16-304-047	615 FORESTDALE RD	16C	R16_A	10/6/2022	317,000	79,250	1,981	209,781	-	209,781	107,219	2,680	64,000
72-25-16-476-022	318 PARK AVE	16C	R16_A	10/12/2022	485,000	121,250	2,554	386,009	-	386,009	98,991	2,085	75,958
72-25-16-306-001	830 FORESTDALE RD	16O	R16_A	10/19/2022	405,000	101,250	3,076	265,709	-	265,709	139,291	4,232	52,662
72-25-16-205-019	1506 EDGEWOOD DR	16C	R16_A	10/21/2022	387,000	96,750	1,887	267,186	535	267,721	119,279	2,326	82,046
72-25-16-184-013	926 CATALPA DR	16R	R16_A	10/27/2022	269,000	67,250	1,318	161,666	1,623	163,289	105,711	2,072	81,632
72-25-16-302-012	1718 W FARNUM AVE	16O	R16_A	10/28/2022	360,000	90,000	2,096	260,813	-	260,813	99,187	2,310	68,708
72-25-16-334-013	807 MAXWELL AVE	16C	R16_A	11/3/2022	370,000	92,500	2,060	275,688	3,342	279,030	90,970	2,026	71,832
72-25-16-426-021	927 LAFAYETTE CT	16R	R16_A	11/4/2022	135,000	33,750	812	153,606	-	153,606	(18,606)	(448)	66,521
72-25-16-251-024	1203 N MAPLE AVE	16B	R16_A	11/7/2022	328,000	82,000	1,680	225,318	-	225,318	102,682	2,104	78,086
72-25-16-157-016	1103 FERNWOOD RD	16O	R16_A	11/9/2022	277,000	69,250	1,586	189,522	-	189,522	87,478	2,004	69,842
72-25-16-254-014	1419 MARYWOOD DR	16B	R16_A	11/16/2022	335,000	83,750	1,538	242,594	-	242,594	92,406	1,697	87,110
72-25-16-464-001	617 OAKLAND AVE	16R	R16_A	11/21/2022	225,000	56,250	934	200,304	1,500	201,804	23,196	385	77,070
72-25-16-276-033	1301 N WASHINGTON AVE	16C	R16_A	11/23/2022	345,500	86,375	1,995	261,479	-	261,479	84,021	1,941	69,273
72-25-16-380-004	326 BAKER ST	16C	R16_A	11/29/2022	630,000	157,500	3,294	500,965	-	500,965	129,035	2,698	76,508
72-25-16-403-009	930 N MAPLE AVE	16R	R16_A	11/30/2022	210,000	52,500	1,272	139,137	-	139,137	70,863	1,717	66,027
72-25-16-459-010	207 N MAPLE AVE	16C	R16_A	12/1/2022	275,000	68,750	1,366	809,788	2,567	812,355	(537,355)	(10,674)	80,546
72-25-16-230-014	208 EUCLID AVE	16R	R16_A	12/6/2022	210,000	52,500	1,126	120,373	-	120,373	89,627	1,922	74,605
72-25-16-127-011	907 W 12 MILE RD	16R	R16_A	12/23/2022	215,000	53,750	1,093	131,480	-	131,480	83,520	1,698	62,966
72-25-16-257-023	616 CATALPA DR	16B	R16_A	12/29/2022	270,000	67,500	1,412	169,325	-	169,325	100,675	2,105	76,508
72-25-16-229-011	323 WAVERLEY AVE	16O	R16_A	12/30/2022	225,000	56,250	1,266	229,182	-	229,182	(4,182)	(94)	71,100
72-25-16-201-008	1626 MAXWELL AVE	16B	R16_A	1/3/2023	372,000	93,000	1,969	263,986	1,396	265,382	106,618	2,257	75,577
72-25-16-135-023	906 GREENLEAF DR	16R	R16_A	2/15/2023	316,000	79,000	1,606	220,488	2,741	223,229	92,771	1,886	78,708
72-25-16-338-015	607 MAXWELL AVE	16O	R16_A	2/22/2023	419,000	104,750	2,160	323,670	1,359	325,029	93,971	1,938	77,588
72-25-16-229-019	1603 N WASHINGTON AVE	16C	R16_A	2/28/2023	985,000	246,250	3,876	747,902	-	747,902	237,098	3,732	101,648
72-25-16-203-005	1700 N PLEASANT ST	16O	R16_A	3/3/2023	345,000	86,250	1,746	266,635	-	266,635	78,365	1,587	79,017
72-25-16-255-009	1024 MAXWELL AVE	16B	R16_A	3/3/2023	301,000	75,250	1,542	198,987	1,662	200,649	100,351	2,056	78,086
72-25-16-458-008	807 FLORENCE AVE	16C	R16_A	3/8/2023	510,000	127,500	2,481	258,686	1,602	260,288	249,712	4,860	82,209
72-25-16-458-009	801 FLORENCE AVE	16C	R16_A	3/8/2023	510,000	127,500	2,337	278,496	1,536	280,032	229,968	4,215	87,289
72-25-16-379-046	407 BAKER ST	16B	R16_A	3/23/2023	315,000	78,750	1,638	208,952	1,563	210,515	104,485	2,173	76,935
72-25-16-461-006	617 FLORENCE AVE	16C	R16_A	4/3/2023	270,000	67,500	1,412	191,592	-	191,592	78,408	1,640	76,508
72-25-16-132-005	1007 ORCHARD GROVE DR	16B	R16_A	4/13/2023	185,000	46,250	940	203,126	-	203,126	(18,126)	(368)	78,708
72-25-16-156-004	1118 MAPLEGROVE AVE	16O	R16_A	4/14/2023	480,000	120,000	2,045	325,726	-	325,726	154,274	2,629	93,892
72-25-16-484-010	206 N WASHINGTON AVE	16C	R16_A	4/14/2023	225,000	56,250	1,793	151,332	-	151,332	73,668	2,348	50,203
72-25-16-429-007	119 CRANE AVE	16C	R16_A	4/17/2023	550,000	137,500	2,511	370,959	16,010	386,969	163,031	2,977	87,617
72-25-16-328-003	1015 CATALPA DR	16B	R16_A	4/19/2023	309,000	77,250	1,931	177,690	-	177,690	131,310	3,283	64,000
72-25-16-327-006	934 LOCKWOOD RD	16O	R16_A	4/27/2023	415,000	103,750	2,238	286,826	-	286,826	128,174	2,765	74,176
72-25-16-157-024	1024 FORESTDALE RD	16O	R16_A	5/1/2023	600,000	150,000	2,583	378,151	8,707	386,858	213,142	3,670	92,929
72-25-16-302-028	803 OAKRIDGE AVE	16R	R16_A	5/1/2023	340,200	85,050	1,790	224,483	1,992	226,475	113,725	2,393	76,026
72-25-16-252-024	1203 N PLEASANT ST	16C	R16_A	5/4/2023	432,000	108,000	2,145	285,599	-	285,599	146,401	2,908	80,551
72-25-16-404-022	903 EDGEWOOD DR	16O	R16_A	5/17/2023	552,000	138,000	3,094	368,721	2,059	370,780	181,220	4,063	71,361
72-25-16-451-009	832 PARK AVE	16C	R16_A	5/19/2023	717,000	179,250	3,939	561,620	1,000	562,620	154,380	3,392	72,813
72-25-16-201-033	1527 N MAPLE AVE	16R	R16_A	5/22/2023	276,240	69,060	1,462	188,109	1,707	189,816	86,424	1,830	75,577
72-25-16-405-015	904 EDGEWOOD DR	16C	R16_A	5/23/2023	445,000	111,250	2,494	275,532	3,233	278,765	166,235	3,727	71,361
72-25-16-179-004	917 CLOVERDALE DR	16B	R16_A	5/24/2023	462,000	115,500	2,348	293,436	-	293,436	168,564	3,427	78,708
72-25-16-256-024	706 CATALPA DR	16O	R16_A	5/31/2023	350,000	87,500	1,991	212,483	2,942	215,425	134,575	3,062	70,324
72-25-16-306-002	826 FORESTDALE RD	16O	R16_A	6/2/2023	410,000	102,500	3,114	269,508	-	269,508	140,492	4,268	52,662
72-25-16-405-001	525 CATALPA DR	16B	R16_A	6/2/2023	325,000	81,250	1,874	180,436	899	181,335	143,665	3,313	69,380
72-25-16-426-003	417 CATALPA DR	16R	R16_A	6/8/2023	225,000	56,250	1,413	125,807	-	125,807	99,193	2,491	63,714
72-25-16-177-018	912 CLOVERDALE DR	16R	R16_A	6/20/2023	167,000	41,750	849	146,927	-	146,927	20,073	408	78,708
72-25-16-306-006	810 FORESTDALE RD	16B	R16_A	6/26/2023	266,750	66,688	1,667	276,894	-	276,894	(10,144)	(254)	64,000
72-25-16-255-012	1117 N MAPLE AVE	16C	R16_A	6/27/2023	850,000	212,500	4,354	568,000	4,936	572,936	277,064	5,677	78,086
72-25-16-276-020	1309 N LAFAYETTE AVE	16R	R16_A	7/6/2023	475,000	118,750	2,146	301,654	5,793	307,447	167,553	3,028	88,522
72-25-16-302-006	1814 W FARNUM AVE	16C	R16_A	7/7/2023	405,000	101,250	2,411	256,816	10,080	266,896	138,104	3,289	67,187
72-25-16-304-034	905 FORESTDALE RD	16B	R16_A	7/12/2023	424,000	106,000	2,650	253,224	-	253,224	170,776	4,269	64,000
72-25-16-135-023	906 GREENLEAF DR	16R	R16_A	7/14/2023	345,000	86,250	1,753	220,488	2,741	223,229	121,771	2,475	78,708
72-25-16-378-004	1102 PARK AVE	16B	R16_A	7/14/2023	430,000	107,500	1,806	258,280	3,223	261,503	168,497	2,831	95,218
72-25-16-254-003	1418 EDGEWOOD DR	16B	R16_A	7/17/2023	446,050	111,513	1,879	259,054	2,251	261,305	184,745	3,114	94,930
72-25-16-280-018	320 CATALPA DR	16D	R16_A	7/17/2023	395,000	98,750	2,390	278,030	-	278,030	116,970	2,831	66,104
72-25-16-304-049	605 FORESTDALE RD	16C	R16_A	7/18/2023	479,900	119,975	3,040	350,063	2,395	352,458	127,442	3,229	63,141
72-25-16-405-017	836 EDGEWOOD DR	16O	R16_A	7/18/2023	337,000	84,250	1,889	214,542	-	214,542	122,458	2,746	71,361
72-25-16-132-003	1017 ORCHARD GROVE DR	16B	R16_A	7/20/2023	370,000	92,500	1,880	211,690	-	211,690	158,310	3,218	78,708
72-25-16-156-012	1119 FORESTDALE RD	16O	R16_A	7/20/2023	520,000	130,000	2,563	314,082	-	314,082	205,918	4,060	81,149
72-25-16-203-016	1516 N PLEASANT ST	16O	R16_A	7/24/2023	433,000	108,250	2,192	339,046	-	339,046	93,954	1,902	79,017
72-25-16-276-030	1401 N WASHINGTON AVE	16C	R16_A	7/24/2023	275,525	68,881	914	224,156	2,269	226,425	49,100	651	120,612
72-25-16-336-003	704 LOCKWOOD RD	16C	R16_A	7/26/2023	340,000	85,000	2,147	213,160	-	213,160	126,840	3,203	63,351
72-25-16-476-014	430 PARK AVE	16O	R16_A	7/26/2023	345,000	86,250	1,670	227,111	-	227,111	117,889	2,283	82,638
72-25-16-338-003	706 WOODCREST DR	16C	R16_A	7/27/2023	415,000	103,750	2,157	290,508	3,459	293,967	121,033	2,516	76,970
72-25-16-226-028	1713 N WASHINGTON AVE	16C	R16_A	7/28/2023	590,000	147,500	1,808	512,292	-	512,292	77,708	952	130,535
72-25-16-153-004	1035 IROQUOIS BLVD	16O	R16_A	7/31/2023	585,000	146,250	2,129	356,806	658	357,464	227,536	3,312	109,910
72-25-16-255-015	1103 N MAPLE AVE	16B	R16_A	7/31/2023	267,500	66,875	1,370	168,607	2,899	171,506	95,994	1,967	78,086
72-25-16-227-004	219 W 12 MILE RD	16D	R16_A	8/4/2023	358,000	89,500	1,785	216,614	-	216,614	141,386	2,820	64,172
72-25-16-356-013	438 CAMBRIDGE RD	16R	R16_A	8/8/2023	250,000	62,500	970	154,303	-	154,303	95,697	1,485	103,091
72-25-16-477-040	402 N WEST ST	16R	R16_A	8/8/2023	350,000	87,500	1,681	195,916	618	196,534	153,466	2,948	83,295
72-25-16-307-008	600 FORESTDALE RD	16C	R16_A	8/9/2023	354,000	88,500	2,387	225,170	-	225,170	128,830	3,475	59,315
72-25-16-454-011	824 FLORENCE AVE	16C	R16_A	8/17/2023	200,000	50,000	1,099	183,769	-	183,769	16,231	357	72,813
72-25-16-454-011	824 FLORENCE AVE	16C	R16_A	8/17/2023	211,000	52,750	1,159	183,769	-	183,769	27,231	598	72,813
72-25-16-302-024	825 OAKRIDGE AVE	16R	R16_A	8/18/2023	263,000	65,750	1,431	152,663	3,100	155,763	107,237	2,334	73,500
72-25-16-482-019	521 N CENTER ST	16C	R16_A	8/21/2023	620,000	155,000	3,602	450,506	4,817	455,323	164,677	3,827	68,843
72-25-16-201-013	1604 MAXWELL AVE	16O	R16_A	8/23/2023	242,000	60,500	1,281	162,521	2,520	165,041	76,959	1,629	75,577
72-25-16-257-016	1031 EDGEWOOD DR	16C	R16_A	8/25/2023	120,000	30,000	661	234,499	-	234,499	(114,499)	(2,522)	72,630
72-25-16-428-019	813 N WASHINGTON AVE	16O	R16_A	8/31/2023	590,000	147,500	2,750	401,201	-	401,201	188,799	3,520	85,823
72-25-16-483-008	500 N CENTER ST	16C	R16_A	9/8/2023	655,000	163,750	4,653	548,771	-	548,771	106,229	3,019	56,305

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-16-135-021	916 GREENLEAF DR	16R	R16_A	9/13/2023	320,000	80,000	1,626	177,166	4,431	181,597	138,403	2,813	78,708
72-25-16-302-028	803 OAKRIDGE AVE	16R	R16_A	9/15/2023	372,000	93,000	1,957	224,483	1,992	226,475	145,525	3,063	76,026
72-25-16-403-012	918 N MAPLE AVE	16R	R16_A	9/15/2023	184,000	46,000	1,031	120,079	4,241	124,320	59,680	1,338	71,361
72-25-16-301-017	1705 W FARNUM AVE	16O	R16_A	9/20/2023	352,000	88,000	1,708	252,895	729	253,624	98,376	1,909	82,449
72-25-16-304-001	1421 CATALPA DR	16B	R16_A	9/22/2023	281,000	70,250	1,898	165,459	1,151	166,610	114,390	3,091	59,218
72-25-16-332-010	821 HILLDALE DR	16O	R16_A	9/22/2023	315,000	78,750	1,780	206,502	-	206,502	108,498	2,452	70,796
72-25-16-257-009	1018 N PLEASANT ST	16B	R16_A	9/25/2023	400,000	100,000	2,203	211,553	3,368	214,921	185,079	4,077	72,630
72-25-16-276-010	309 WOODSBORO DR	16C	R16_A	9/29/2023	361,000	90,250	1,631	252,541	1,973	254,514	106,486	1,925	88,521
72-25-16-378-003	521 HILLDALE DR	16B	R16_A	10/6/2023	315,000	78,750	1,323	206,216	-	206,216	108,784	1,828	95,218
72-25-16-255-012	1117 N MAPLE AVE	16C	R16_A	10/11/2023	890,000	222,500	4,559	568,000	4,936	572,936	317,064	6,497	78,086
72-25-16-257-016	1031 EDGEWOOD DR	16C	R16_A	10/19/2023	210,000	52,500	1,157	234,499	-	234,499	(24,499)	(540)	72,630
72-25-16-337-012	703 WOODCREST DR	16C	R16_A	10/26/2023	400,000	100,000	2,101	264,356	1,791	266,147	133,853	2,813	76,138
72-25-16-157-023	1005 FERNWOOD RD	16R	R16_A	10/31/2023	445,000	111,250	1,458	285,414	7,615	293,029	151,971	1,992	122,069
72-25-16-427-018	932 N CENTER ST	16O	R16_A	11/9/2023	333,000	83,250	2,145	248,861	-	248,861	84,139	2,168	62,105
72-25-16-178-013	1206 MAYFIELD DR	16B	R16_A	11/10/2023	385,000	96,250	1,957	242,030	-	242,030	142,970	2,906	78,708
72-25-16-229-017	1615 N WASHINGTON AVE	16C	R16_A	11/17/2023	433,000	108,250	2,145	303,560	1,277	304,837	128,163	2,539	80,751
72-25-16-132-011	907 ORCHARD GROVE DR	16O	R16_A	11/22/2023	450,000	112,500	2,287	308,058	5,616	313,674	136,326	2,771	78,708
72-25-16-230-015	202 EUCLID AVE	16C	R16_A	12/15/2023	195,000	48,750	1,046	200,803	-	200,803	(5,803)	(124)	74,605
72-25-16-380-004	326 BAKER ST	16C	R16_A	12/19/2023	679,000	169,750	3,550	500,965	-	500,965	178,035	3,723	76,508
72-25-16-459-010	207 N MAPLE AVE	16C	R16_A	12/22/2023	1,025,000	256,250	5,090	809,788	2,567	812,355	212,645	4,224	80,546
72-25-16-378-023	903 PARK AVE	16O	R16_A	12/29/2023	435,000	108,750	2,284	295,345	-	295,345	139,655	2,933	76,189
72-25-16-463-004	716 LOUIS AVE	16B	R16_A	1/8/2024	235,000	58,750	1,229	149,080	898	149,978	85,022	1,778	76,508
72-25-16-183-009	1107 LAWNDALE DR	16C	R16_A	1/24/2024	477,000	119,250	2,424	294,280	-	294,280	182,720	3,714	78,708
72-25-16-307-016	601 FERNWOOD RD	16C	R16_A	1/24/2024	355,000	88,750	2,223	221,488	3,482	224,970	130,030	3,257	63,885
72-25-16-127-004	1005 W 12 MILE RD	16R	R16_A	1/29/2024	194,900	48,725	990	103,801	1,974	105,775	89,125	1,812	62,966
72-25-16-306-006	810 FORESTDALE RD	16B	R16_A	2/2/2024	457,000	114,250	2,856	276,894	-	276,894	180,106	4,503	64,000
72-25-16-379-007	400 JOSEPHINE AVE	16R	R16_A	3/4/2024	210,000	52,500	1,355	92,252	-	92,252	117,748	3,038	62,009
72-25-16-329-015	907 MAXWELL AVE	16R	R16_A	3/15/2024	320,000	80,000	1,698	221,198	-	221,198	98,802	2,098	75,364
72-25-16-255-002	1130 MAXWELL AVE	16B	R16_A	3/18/2024	390,000	97,500	1,998	208,947	-	208,947	181,053	3,710	78,086
72-25-16-430-014	202 WILLIS AVE	16O	R16_A	3/19/2024	415,000	103,750	1,684	382,938	-	382,938	32,062	520	98,567
72-25-16-279-008	1014 MARYWOOD DR	16R	R16_A	3/25/2024	502,000	125,500	1,986	307,945	1,932	309,877	192,123	3,040	101,125
COUNT: 176	**Land Table - R16_A**			**AVG**	**380,538**	**95,134**	**1,951**	**274,983**	**1,202**	**276,185**	**104,353**	**2,150**	**78,764**
				MEDIAN	**347,750**	**86,938**	**1,823**	**244,173**	**-**	**244,173**	**113,456**	**2,330**	**76,508**
Land Table - R1716													
72-25-16-152-020	1304 VINSETTA BLVD	17C	R1716	5/26/2022	1,490,000	372,500	3,698	1,203,976	45,299	1,249,275	240,725	2,390	135,996
72-25-17-207-035	1515 SUNSET BLVD	17R	R1716	7/7/2022	479,000	119,750	1,690	314,851	5,305	320,156	158,844	2,242	95,645
72-25-16-104-010	1709 FORESTDALE CT	17C	R1716	7/29/2022	393,000	98,250	1,780	375,122	-	375,122	17,878	324	74,504
72-25-17-207-027	1705 SUNSET BLVD	17B	R1716	10/18/2022	440,000	110,000	1,385	313,520	1,516	315,036	124,964	1,573	107,246
72-25-17-227-003	1716 CEDAR HILL DR	17O	R1716	10/24/2022	1,472,000	368,000	3,623	1,153,511	21,347	1,174,858	297,142	2,925	137,141
72-25-17-207-017	1418 LINWOOD AVE	08R	R1716	10/31/2022	280,000	70,000	1,629	205,042	-	205,042	74,958	1,744	58,013
72-25-17-207-013	1512 LINWOOD AVE	08B	R1716	12/9/2022	275,000	68,750	1,600	212,832	-	212,832	62,168	1,447	58,013
72-25-16-101-004	1545 W 12 MILE RD	17O	R1716	2/24/2023	490,000	122,500	1,050	330,570	-	330,570	159,430	1,367	125,946
72-25-17-226-008	1907 W 12 MILE RD	17C	R1716	4/24/2023	485,000	121,250	942	329,099	-	329,099	155,901	1,211	139,068
72-25-17-207-025	1719 SUNSET BLVD	17R	R1716	5/31/2023	415,000	103,750	1,306	250,292	-	250,292	164,708	2,073	107,246
72-25-16-157-001	1319 MAYFIELD DR	17B	R1716	6/16/2023	395,000	98,750	1,308	276,236	1,411	277,647	117,353	1,555	101,897
72-25-17-276-019	1800 VINTON RD	17R	R1716	7/3/2023	425,000	106,250	1,022	225,642	5,375	231,017	193,983	1,866	140,369
72-25-16-104-015	1609 FORESTDALE RD	17C	R1716	7/14/2023	731,500	182,875	2,540	609,292	1,855	611,147	120,353	1,672	97,184
72-25-16-106-007	1319 WOODSBORO DR	17C	R1716	7/14/2023	790,000	197,500	1,970	464,501	-	464,501	325,499	3,246	135,367
72-25-17-230-020	1914 GREENLEAF DR	17O	R1716	8/8/2023	555,000	138,750	1,211	321,336	19,394	340,730	214,270	1,869	154,740
72-25-16-101-013	1605 VINSETTA BLVD	17V	R1716	8/30/2023	590,000	147,500	1,134	-	-	-	590,000	4,537	351,106
72-25-17-229-007	1712 WOODSBORO DR	17C	R1716	8/31/2023	450,000	112,500	1,107	270,467	11,616	282,083	167,917	1,653	137,145
72-25-17-226-001	1712 SUNSET BLVD	17R	R1716	9/1/2023	323,000	80,750	1,016	193,637	-	193,637	129,363	1,628	107,246
72-25-16-106-007	1319 WOODSBORO DR	17C	R1716	10/5/2023	800,000	200,000	1,995	464,501	-	464,501	335,499	3,346	135,367
72-25-16-104-006	1721 FORESTDALE CT	17C	R1716	3/15/2024	385,000	96,250	1,585	235,293	-	235,293	149,707	2,466	81,959
COUNT: 20	**Land Table - R1716**			**AVG**	**583,175**	**145,794**	**1,680**	**387,486**	**5,656**	**393,142**	**190,033**	**2,057**	**124,060**
				MEDIAN	**464,500**	**116,125**	**1,485**	**314,186**	**-**	**317,596**	**159,137**	**1,805**	**116,596**
Land Table - R21_A < .28 Acres													
72-25-21-203-010	209 S MAPLE AVE	21B	R21_A	11/7/2023	117,000	29,250	901	72,193	-	72,193	44,807	1,381	58,422
72-25-21-405-032		21V	R21_A	10/17/2022	885,000	221,250	7,133	-	-	-	885,000	28,531	55,833
72-25-21-253-013	614 S PLEASANT ST	21R	R21_A	1/10/2023	269,000	67,250	1,849	187,819	1,057	188,876	80,124	2,203	65,461
72-25-21-208-009	310 S LAUREL ST	21O	R21_A	3/22/2024	350,000	87,500	2,633	214,305	-	214,305	135,695	4,084	59,809
72-25-21-211-004	607 W 4TH ST	21C	R21_A	6/17/2022	310,000	77,500	1,935	192,437	-	192,437	117,563	2,936	72,081
72-25-21-207-008	308 S PLEASANT ST	21O	R21_A	6/13/2022	345,000	86,250	2,111	290,180	2,677	292,857	52,143	1,276	73,541
72-25-21-207-009	312 S PLEASANT ST	21O	R21_A	10/13/2022	375,000	93,750	2,295	290,299	-	290,299	84,701	2,073	73,541
72-25-21-410-013	1106 S LAFAYETTE AVE	21C	R21_A	3/20/2023	308,000	77,000	1,903	215,859	388	216,247	91,753	2,267	72,837
72-25-21-207-012	324 S PLEASANT ST	21O	R21_A	4/1/2022	210,000	52,500	1,169	215,490	-	215,490	(5,490)	(122)	80,807
72-25-21-202-012	213 OAKDALE ST	21C	R21_A	2/7/2023	400,000	100,000	2,228	273,399	5,070	278,469	121,531	2,707	80,807
72-25-21-434-003	339 W PARENT AVE	21O	R21_A	5/3/2022	275,000	68,750	1,545	161,291	489	161,780	113,220	2,545	80,089
72-25-21-407-009	613 W LINCOLN AVE	21R	R21_A	7/15/2022	360,000	90,000	1,897	226,775	-	226,775	133,225	2,809	85,382
72-25-21-204-015	208 S LAUREL ST	21B	R21_A	5/15/2023	203,000	50,750	1,104	174,211	-	174,211	28,789	626	82,725
72-25-21-208-010	314 S LAUREL ST	21O	R21_A	3/26/2024	255,000	63,750	1,387	171,889	-	171,889	83,111	1,808	82,725
72-25-21-431-007	203 W HUDSON AVE	21T	R21_A	7/22/2022	432,569	108,142	2,497	279,731	6,367	286,098	146,471	3,382	77,966
72-25-21-253-024	736 S PLEASANT ST	21O	R21_A	7/7/2023	636,000	159,000	3,325	353,199	16,745	369,944	266,056	5,565	86,063
72-25-21-408-028	504 W HUDSON AVE	21C	R21_A	4/25/2022	330,000	82,500	1,764	291,137	1,098	292,235	37,765	807	84,192
72-25-21-408-025	518 W HUDSON AVE	21D	R21_A	8/19/2022	300,000	75,000	1,603	214,279	-	214,279	85,721	1,833	84,192
72-25-21-408-028	504 W HUDSON AVE	21C	R21_A	7/13/2023	407,000	101,750	2,175	291,137	1,098	292,235	114,765	2,454	84,192
72-25-21-253-025	738 S PLEASANT ST	21O	R21_A	8/14/2023	380,000	95,000	1,955	193,686	7,756	201,442	178,558	3,674	87,482
72-25-21-212-009	501 S LAUREL ST	21O	R21_A	6/1/2022	450,000	112,500	2,339	330,332	-	330,332	119,668	2,488	86,571
72-25-21-256-003	713 S PLEASANT ST	21O	R21_A	5/27/2022	340,000	85,000	1,728	199,847	-	199,847	140,153	2,849	88,557
72-25-21-204-007	205 S PLEASANT ST	21D	R21_A	6/9/2022	499,900	124,975	2,500	280,733	-	280,733	219,167	4,383	90,000
72-25-21-211-001	621 W 4TH ST	21B	R21_A	6/27/2022	475,000	118,750	2,298	311,699	4,139	315,838	159,162	3,081	92,996
72-25-21-409-016	424 W HARRISON AVE	21O	R21_A	10/17/2022	448,000	112,000	2,239	327,732	-	327,732	120,268	2,405	90,021

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-21-255-007	608 S WEST ST	21C	R21_A	6/26/2023	600,000	150,000	2,981	376,706	1,609	378,315	221,685	4,406	90,561
72-25-21-211-001	621 W 4TH ST	21B	R21_A	8/11/2023	610,000	152,500	2,952	311,699	4,139	315,838	294,162	5,694	92,996
72-25-21-409-014	502 W HARRISON AVE	21C	R21_A	3/22/2024	517,500	129,375	2,587	359,330	1,034	360,364	157,136	3,142	90,021
72-25-21-212-013	523 S LAUREL ST	21B	R21_A	5/2/2022	465,000	116,250	2,220	306,283	4,426	310,709	154,291	2,947	94,255
72-25-21-211-019	502 S LAUREL ST	21C	R21_A	7/7/2022	530,000	132,500	2,542	389,677	-	389,677	140,323	2,692	93,825
72-25-21-256-018	606 W LINCOLN AVE	21O	R21_A	7/21/2022	495,000	123,750	2,412	321,609	3,150	324,759	170,241	3,318	92,361
72-25-21-204-006	201 S PLEASANT ST	21B	R21_A	12/8/2023	270,000	67,500	1,251	229,076	-	229,076	40,924	758	97,131
72-25-21-430-002	327 W HUDSON AVE	21O	R21_A	5/16/2022	415,000	103,750	1,921	314,918	-	314,918	100,082	1,853	97,211
72-25-21-430-005	315 W HUDSON AVE	21C	R21_A	6/29/2022	445,000	111,250	2,060	314,820	-	314,820	130,180	2,410	97,211
72-25-21-210-015	417 OAKDALE ST	21R	R21_A	1/26/2024	350,000	87,500	1,525	190,425	457	190,882	159,118	2,774	103,261
72-25-21-434-006	325 W PARENT AVE	21C	R21_A	6/6/2023	472,500	118,125	2,135	302,247	-	302,247	170,253	3,076	99,612
72-25-21-432-012	318 W PARENT AVE FRONT	21O	R21_A	6/15/2023	442,000	110,500	1,997	292,318	3,206	295,524	146,476	2,647	99,612
72-25-21-126-008	1023 W 11 MILE RD	20B	R21_A	7/20/2022	255,000	63,750	1,140	208,382	-	208,382	46,618	834	80,498
72-25-21-407-019	417 W LINCOLN AVE	21C	R21_A	3/22/2024	530,000	132,500	2,103	301,881	-	301,881	228,119	3,621	113,387
72-25-21-201-011	316 OAKDALE ST	21C	R21_A	7/26/2023	950,000	237,500	3,770	706,307	2,220	708,527	241,473	3,833	113,398
72-25-21-431-015	126 W HARRISON AVE	21C	R21_A	9/15/2023	307,000	76,750	1,346	187,998	689	188,687	118,313	2,075	102,616
72-25-21-253-002	611 HENDRIE BLVD	20O	R21_A	7/14/2022	510,000	127,500	1,869	329,515	3,952	333,467	176,533	2,588	122,778
72-25-21-253-002	611 HENDRIE BLVD	20O	R21_A	12/8/2023	532,500	133,125	1,952	329,515	3,952	333,467	199,033	2,918	122,778
72-25-21-130-001	405 HENDRIE BLVD	20C	R21_A	1/13/2023	470,000	117,500	1,910	352,225	-	352,225	117,775	1,915	110,729
72-25-21-403-009	25820 YORK RD	20C	R21_A	8/22/2023	900,000	225,000	3,601	661,596	3,757	665,353	234,647	3,755	112,476
72-25-21-208-016	334 S LAUREL ST	21C	R21_A	10/3/2023	359,000	89,750	1,174	235,989	950	236,939	122,061	1,597	137,587
72-25-21-404-011	25595 DUNDEE RD	20C	R21_A	6/30/2022	1,020,000	255,000	3,343	837,376	1,961	839,337	180,663	2,368	137,320
COUNT: 47	**Land Table - R21_A**			**AVG**	**442,680**	**110,670**	**2,198**	**289,778**	**1,753**	**291,531**	**151,150**	**3,176**	**91,019**
				MEDIAN	**415,000**	**103,750**	**2,060**	**290,299**	**457**	**292,235**	**133,225**	**2,647**	**90,000**
Land Table - R21_A > .28 Acres													
72-25-21-131-007	414 HENDRIE BLVD	20C	R21_A	8/24/2022	749,000	187,250	2,394	582,762	7,392	590,154	158,846	2,031	117,314
72-25-21-405-029	25415 YORK RD	20C	R21_A	10/17/2022	885,000	221,250	1,627	593,716	5,755	599,471	285,529	2,099	204,037
72-25-21-128-019	306 HENDRIE BLVD	20C	R21_A	10/28/2022	1,144,000	286,000	2,754	936,307	27,691	963,998	180,002	1,734	155,748
COUNT: 3	**Land Table - R21_A**			**AVG**	**926,000**	**231,500**	**2,258**	**704,262**	**13,613**	**717,874**	**208,126**	**1,955**	**159,033**
	>.28 acres			**MEDIAN**	**885,000**	**221,250**	**2,394**	**593,716**	**7,392**	**599,471**	**180,002**	**2,031**	**155,748**
Land Table - R22_N													
72-25-22-127-006	117 PHILLIPS PL	22V	R22_N	8/8/2023	225,000	56,250	1,090	-	-	-	225,000	4,361	180,578
72-25-22-280-019	624 S VERMONT AVE	22O	R22_N	1/31/2024	196,000	49,000	1,104	177,534	296	177,830	18,170	409	77,688
72-25-22-282-005	621 S VERMONT AVE	22O	R22_N	3/2/2023	200,000	50,000	1,155	129,454	-	129,454	70,546	1,630	75,757
72-25-22-280-001	603 S BLAIR AVE	22O	R22_N	7/12/2022	227,500	56,875	1,208	157,193	-	157,193	70,307	1,493	82,422
72-25-22-280-009	639 S BLAIR AVE	22C	R22_N	3/8/2024	196,000	49,000	1,244	180,362	-	180,362	15,638	397	68,947
72-25-22-256-023	632 S GAINSBOROUGH AVE	22O	R22_N	4/14/2022	317,000	79,250	1,275	229,552	-	229,552	87,448	1,407	108,744
72-25-22-180-028	613 E LINCOLN AVE	22C	R22_N	1/6/2023	275,000	68,750	1,326	213,783	-	213,783	61,217	1,181	90,722
72-25-22-127-018	212 KAYSER AVE	22R	R22_N	11/21/2022	274,000	68,500	1,328	156,068	1,811	157,879	116,121	2,251	90,289
72-25-22-156-013	422 E 6TH ST	22R	R22_N	9/1/2023	265,000	66,250	1,340	122,809	1,281	124,090	140,910	2,851	86,504
72-25-22-130-029	808 E 11 MILE RD	22D	R22_N	9/12/2023	325,000	81,250	1,361	203,023	-	203,023	121,977	2,042	161,990
72-25-22-205-026	939 E 4TH ST	22D	R22_N	7/25/2022	160,000	40,000	1,373	132,998	-	132,998	27,002	927	50,965
72-25-22-234-032	218 S CAMPBELL RD	22R	R22_N	9/2/2022	242,000	60,500	1,379	166,114	2,095	168,209	73,791	1,682	76,773
72-25-22-130-006	802 E 11 MILE RD	22C	R22_N	9/18/2023	365,000	91,250	1,379	240,039	-	240,039	124,961	1,889	179,459
72-25-22-258-021	723 S REMBRANDT AVE	22B	R22_N	2/9/2023	231,500	57,875	1,416	239,245	-	239,245	(7,745)	(189)	71,550
72-25-22-234-008	311 S WILSON AVE	22R	R22_N	6/23/2023	235,000	58,750	1,491	135,223	-	135,223	99,777	2,533	68,947
72-25-22-238-005	1616 E 4TH ST	22D	R22_N	6/2/2022	200,000	50,000	1,525	144,555	-	144,555	55,445	1,691	57,368
72-25-22-282-009	639 S VERMONT AVE	22C	R22_N	5/16/2022	265,000	66,250	1,530	181,377	-	181,377	83,623	1,932	75,757
72-25-22-282-012	707 S VERMONT AVE	22O	R22_N	11/22/2022	267,000	66,750	1,542	169,538	1,098	170,636	96,364	2,226	75,757
72-25-22-205-019	905 E 4TH ST	22D	R22_N	1/20/2023	156,000	39,000	1,560	115,252	-	115,252	40,748	1,630	43,742
72-25-22-127-009	203 PHILLIPS PL	22C	R22_N	4/10/2023	325,000	81,250	1,575	289,200	2,509	291,709	33,291	645	90,289
72-25-22-258-026	632 S BLAIR AVE	22B	R22_N	8/30/2022	230,000	57,500	1,580	157,527	447	157,974	72,026	1,980	63,675
72-25-22-159-009	413 E LINCOLN AVE	22O	R22_N	9/5/2023	385,000	96,250	1,583	251,749	-	251,749	133,251	2,192	106,386
72-25-22-182-012	703 IRVING AVE	22B	R22_N	10/24/2023	252,000	63,000	1,587	179,275	1,338	180,613	71,387	1,798	69,476
72-25-22-258-017	707 S REMBRANDT AVE	22R	R22_N	8/12/2022	260,000	65,000	1,590	161,907	682	162,589	97,411	2,383	71,550
72-25-22-202-016	1203 E 2ND ST	22B	R22_N	12/16/2022	250,000	62,500	1,618	174,576	-	174,576	75,424	1,952	67,608
72-25-22-126-015	206 PHILLIPS PL	22R	R22_N	5/24/2022	335,000	83,750	1,623	210,159	5,906	216,065	118,935	2,305	90,289
72-25-22-233-013	210 S WILSON AVE	22B	R22_N	2/2/2024	267,500	66,875	1,641	183,057	1,009	184,066	83,434	2,048	71,307
72-25-22-226-007	119 S BLAIR AVE	22B	R22_N	4/28/2022	290,000	72,500	1,643	195,418	-	195,418	94,582	2,144	77,203
72-25-22-209-023	1209 E 5TH ST	22B	R22_N	3/10/2023	256,000	64,000	1,645	168,164	448	168,612	87,388	2,246	68,087
72-25-22-282-022	606 S CONNECTICUT AVE	22B	R22_N	8/16/2022	310,000	77,500	1,646	199,103	3,775	202,878	107,122	2,275	82,419
72-25-22-254-001	1200 E 5TH ST	22B	R22_N	4/18/2022	327,000	81,750	1,655	205,712	1,343	207,055	119,945	2,428	86,445
72-25-22-255-010	629 S ALEXANDER AVE	22B	R22_N	2/20/2024	299,000	74,750	1,664	176,616	1,511	178,127	120,873	2,691	78,620
72-25-22-209-022	1205 E 5TH ST	22B	R22_N	8/11/2022	265,000	66,250	1,703	208,879	-	208,879	56,121	1,442	68,087
72-25-22-256-028	710 S GAINSBOROUGH AVE	22B	R22_N	8/23/2022	307,000	76,750	1,708	194,826	-	194,826	112,174	2,497	78,620
72-25-22-257-034	722 S REMBRANDT AVE	22B	R22_N	1/31/2024	280,000	70,000	1,712	191,829	1,517	193,346	86,654	2,119	71,550
72-25-22-205-029	1009 E 4TH ST	22D	R22_N	12/2/2022	200,000	50,000	1,717	113,469	-	113,469	86,531	2,971	50,965
72-25-22-257-025	630 S REMBRANDT AVE	22B	R22_N	10/3/2023	285,000	71,250	1,743	178,711	1,188	179,899	105,101	2,571	71,550
72-25-22-282-037	732 S CONNECTICUT AVE	22B	R22_N	8/15/2023	330,000	82,500	1,752	222,615	3,675	226,290	103,710	2,202	82,419
72-25-22-258-012	631 S REMBRANDT AVE	22C	R22_N	3/29/2023	289,000	72,250	1,767	195,098	-	195,098	93,902	2,297	71,550
72-25-22-252-002	1008 E 5TH ST	22C	R22_N	5/27/2022	410,000	102,500	1,793	255,785	3,939	259,724	150,276	2,629	100,020
72-25-22-208-016	915 E 5TH ST	22O	R22_N	6/6/2022	307,000	76,750	1,813	257,547	-	257,547	49,453	1,168	74,074
72-25-22-258-024	624 S BLAIR AVE	22B	R22_N	10/28/2022	264,355	66,089	1,815	185,934	-	185,934	78,421	2,153	63,731
72-25-22-205-007	920 E 3RD ST	22O	R22_N	12/20/2022	359,900	89,975	1,821	240,537	2,495	243,032	116,868	2,365	86,482
72-25-22-238-010	1611 E 5TH ST	22B	R22_N	8/19/2022	285,000	71,250	1,831	198,097	-	198,097	86,903	2,234	68,087
72-25-22-127-025	625 E 3RD ST	22R	R22_N	4/14/2022	300,000	75,000	1,834	165,643	85	165,728	134,272	3,284	71,550
72-25-22-238-015	1600 E 4TH ST	22C	R22_N	6/6/2023	335,000	83,750	1,847	199,437	7,135	206,572	128,428	2,832	79,349
72-25-22-203-008	934 E 2ND ST	22B	R22_N	10/3/2022	306,000	76,500	1,850	220,867	-	220,867	85,133	2,058	72,379
72-25-22-232-003	211 S VERMONT AVE	22B	R22_N	9/15/2022	312,000	78,000	1,889	220,200	-	220,200	91,800	2,223	72,265
72-25-22-276-016	514 S VERMONT AVE	22B	R22_N	3/17/2023	310,000	77,500	1,902	178,740	-	178,740	131,260	3,222	71,294
72-25-22-176-026	607 E 6TH ST	22O	R22_N	11/30/2023	335,000	83,750	1,903	265,935	-	265,935	69,065	1,569	77,009
72-25-22-180-010	713 LAWSON ST	22O	R22_N	8/5/2022	400,000	100,000	1,909	327,408	-	327,408	72,592	1,385	91,694
72-25-22-153-006	529 S TROY ST	22O	R22_N	7/24/2023	320,000	80,000	1,923	202,265	-	202,265	117,735	2,831	72,788

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-22-201-024	1007 E 2ND ST	22O	R22_N	6/3/2022	365,000	91,250	1,941	213,133	-	213,133	151,867	3,231	82,264
72-25-22-255-009	623 S ALEXANDER AVE	22C	R22_N	3/15/2024	350,000	87,500	1,948	213,435	-	213,435	136,565	3,040	78,620
72-25-22-283-010	647 S CONNECTICUT AVE	22B	R22_N	7/10/2023	367,300	91,825	1,950	236,874	-	236,874	130,426	2,769	82,419
72-25-22-131-003	710 E 2ND ST	22B	R22_N	3/20/2024	425,000	106,250	1,983	234,717	2,130	236,847	188,153	3,511	93,779
72-25-22-282-026	626 S CONNECTICUT AVE	22B	R22_N	8/21/2023	380,000	95,000	2,017	237,688	3,392	241,080	138,920	2,950	82,419
72-25-22-230-014	128 S WILSON AVE	22B	R22_N	4/8/2022	335,000	83,750	2,027	214,146	5,215	219,361	115,639	2,799	72,313
72-25-22-230-007	123 S CONNECTICUT AVE	22B	R22_N	4/12/2023	370,000	92,500	2,047	239,780	-	239,780	130,220	2,882	79,076
72-25-22-176-016	614 E 5TH ST	22O	R22_N	8/10/2022	367,500	91,875	2,056	231,341	-	231,341	136,159	3,047	78,189
72-25-22-255-037	919 E LINCOLN AVE	22C	R22_N	6/29/2023	460,000	115,000	2,071	272,780	4,048	276,828	183,172	3,298	97,182
72-25-22-278-010	518 S WILSON AVE	22O	R22_N	9/21/2022	330,000	82,500	2,094	223,689	-	223,689	106,311	2,698	68,945
72-25-22-181-001	702 E 6TH ST	22O	R22_N	7/28/2023	385,000	96,250	2,107	251,261	2,218	253,479	131,521	2,879	79,943
72-25-22-232-001	203 S VERMONT AVE	22B	R22_N	4/28/2023	350,000	87,500	2,119	228,211	-	228,211	121,789	2,949	72,265
72-25-22-181-033	707 E LINCOLN AVE	22O	R22_N	2/22/2023	360,000	90,000	2,127	231,252	848	232,100	127,900	3,022	74,061
72-25-22-153-005	523 S TROY ST	22O	R22_N	9/1/2023	391,550	97,888	2,163	256,839	791	257,630	133,920	2,960	79,189
72-25-22-283-004	617 S CONNECTICUT AVE	22D	R22_N	10/24/2022	450,000	112,500	2,182	424,116	-	424,116	25,884	502	90,241
72-25-22-202-011	119 S GAINSBOROUGH AVE	22B	R22_N	4/26/2023	335,000	83,750	2,185	209,619	3,196	212,815	122,185	3,188	67,065
72-25-22-255-019	727 S ALEXANDER AVE	22B	R22_N	8/9/2022	375,000	93,750	2,244	225,695	-	225,695	149,305	3,574	73,097
72-25-22-182-024	634 S ALEXANDER AVE	22B	R22_N	8/29/2022	360,000	90,000	2,267	261,960	3,649	265,609	94,391	2,378	69,476
72-25-22-232-010	202 S CONNECTICUT AVE	22B	R22_N	6/23/2023	375,000	93,750	2,270	231,772	4,071	235,843	139,157	3,370	72,265
72-25-22-280-014	602 S VERMONT AVE	22C	R22_N	4/12/2022	540,000	135,000	2,302	399,766	-	399,766	140,234	2,391	102,645
72-25-22-201-021	937 E 2ND ST	22B	R22_N	4/4/2022	362,500	90,625	2,316	227,663	-	227,663	134,837	3,446	68,468
72-25-22-208-019	927 E 5TH ST	22O	R22_N	1/12/2023	435,000	108,750	2,347	277,236	2,842	280,078	154,922	3,343	81,104
72-25-22-252-009	1015 E 6TH ST	22B	R22_N	4/19/2023	389,250	97,313	2,355	249,052	2,074	251,126	138,124	3,343	72,313
72-25-22-254-014	1227 E 6TH ST	22O	R22_N	10/17/2022	380,000	95,000	2,357	268,794	-	268,794	111,206	2,759	70,543
72-25-22-277-002	507 S VERMONT AVE	22B	R22_N	2/12/2024	374,000	93,500	2,373	222,132	-	222,132	151,868	3,855	68,945
72-25-22-182-010	631 IRVING AVE	22B	R22_N	4/11/2023	377,004	94,251	2,374	260,485	-	260,485	116,519	2,935	69,476
72-25-22-255-038	925 E LINCOLN AVE	22C	R22_N	10/25/2022	459,000	114,750	2,378	326,748	-	326,748	132,252	2,741	84,449
72-25-22-258-018	711 S REMBRANDT AVE	22O	R22_N	8/3/2023	391,000	97,750	2,391	263,415	-	263,415	127,585	3,121	71,550
72-25-22-176-005	519 KNOWLES ST	22C	R22_N	6/16/2023	430,000	107,500	2,412	294,613	2,318	296,931	133,069	2,985	78,002
72-25-22-176-029	619 E 6TH ST	22B	R22_N	6/16/2022	425,000	106,250	2,414	316,154	-	316,154	108,846	2,473	77,009
72-25-22-133-025	615 E 5TH ST	22O	R22_N	8/29/2023	385,000	96,250	2,431	291,155	-	291,155	93,845	2,370	69,294
72-25-22-236-011	1423 E 5TH ST	22O	R22_N	7/8/2022	380,000	95,000	2,442	237,384	6,298	243,682	136,318	3,504	68,087
72-25-22-232-020	1401 E 4TH ST	22C	R22_N	11/1/2023	320,000	80,000	2,488	207,367	-	207,367	112,633	3,503	56,263
72-25-22-251-003	912 E 5TH ST	22B	R22_N	6/5/2023	578,500	144,625	2,530	344,567	6,984	351,551	226,949	3,971	100,020
72-25-22-253-011	1125 E 6TH ST	22O	R22_N	4/22/2022	425,000	106,250	2,571	255,416	1,233	256,649	168,351	4,074	72,313
72-25-22-258-021	723 S REMBRANDT AVE	22B	R22_N	10/4/2023	425,000	106,250	2,599	239,245	-	239,245	185,755	4,543	71,550
72-25-22-258-007	1226 E 6TH ST	22D	R22_N	3/28/2024	397,000	99,250	2,610	258,295	-	258,295	138,705	3,648	66,537
72-25-22-209-012	1222 E 4TH ST	22B	R22_N	3/18/2024	343,000	85,750	2,616	193,827	917	194,744	148,256	4,523	57,368
72-25-22-257-011	629 S GAINSBOROUGH AVE	22O	R22_N	11/15/2023	475,000	118,750	2,643	301,112	4,510	305,622	169,378	3,770	78,620
72-25-22-276-014	526 S VERMONT AVE	22B	R22_N	5/2/2022	462,000	115,500	2,678	295,358	2,021	297,379	164,621	3,817	75,483
72-25-22-232-019	318 S CONNECTICUT AVE	22O	R22_N	8/18/2022	515,000	128,750	2,708	381,426	-	381,426	133,574	2,809	83,214
72-25-22-182-041	810 E 6TH ST	22B	R22_N	6/23/2023	402,000	100,500	2,742	270,106	1,153	271,259	130,741	3,567	64,139
72-25-22-258-030	700 S BLAIR AVE	22B	R22_N	4/5/2022	400,000	100,000	2,753	255,070	-	255,070	144,930	3,990	63,562
72-25-22-182-002	806 E 6TH ST	22B	R22_N	10/20/2023	420,000	105,000	2,865	248,952	906	249,858	170,142	4,642	64,139
72-25-22-176-001	503 KNOWLES ST	22C	R22_N	4/30/2022	503,000	125,750	2,902	346,437	5,201	351,638	151,362	3,494	75,821
72-25-22-132-007	720 E 3RD ST	22O	R22_N	4/12/2022	520,000	130,000	3,023	396,563	-	396,563	123,437	2,870	75,256
72-25-22-257-029	700 S REMBRANDT AVE	22B	R22_N	6/20/2023	495,000	123,750	3,027	296,558	552	297,110	197,890	4,840	71,550
72-25-22-203-003	910 E 2ND ST	22O	R22_N	6/27/2023	450,000	112,500	3,097	308,736	-	308,736	141,264	3,889	63,568
72-25-22-110-014	403 E 5TH ST	22O	R22_N	7/15/2022	435,000	108,750	3,106	286,683	545	287,228	147,772	4,221	61,267
72-25-22-176-017	620 E 5TH ST	22C	R22_N	12/22/2023	585,000	146,250	3,281	393,307	881	394,188	190,812	4,281	78,004
72-25-22-234-033	222 S CAMPBELL RD	22C	R22_N	5/22/2023	582,500	145,625	3,319	406,299	-	406,299	176,201	4,016	76,773
72-25-22-182-001	802 E 6TH ST	22O	R22_N	10/28/2022	615,000	153,750	3,401	412,671	2,563	415,234	199,766	4,419	79,118
72-25-22-257-021	614 S REMBRANDT AVE	22C	R22_N	9/23/2022	576,000	144,000	3,522	469,051	-	469,051	106,949	2,616	71,550
72-25-22-203-007	930 E 2ND ST	22C	R22_N	10/30/2023	590,000	147,500	3,566	476,406	4,998	481,404	108,596	2,626	72,379
72-25-22-228-016	316 S VERMONT AVE	22C	R22_N	3/1/2024	725,000	181,250	3,996	570,408	4,799	575,207	149,793	3,302	79,381
72-25-22-283-021	642 S WILSON AVE	22C	R22_N	2/9/2023	758,000	189,500	4,024	616,760	-	616,760	141,240	2,999	82,419
72-25-22-232-002	207 S VERMONT AVE	22C	R22_N	8/5/2022	665,000	166,250	4,026	454,426	6,127	460,553	204,447	4,951	72,265
72-25-22-235-007	1303 E 5TH ST	22C	R22_N	4/28/2022	565,000	141,250	4,040	414,967	2,435	417,402	147,598	4,222	61,182
72-25-22-153-023	520 KNOWLES ST	22C	R22_N	8/18/2023	682,400	170,600	4,102	535,914	-	535,914	146,486	3,522	72,788
72-25-22-280-012	705 S BLAIR AVE	22C	R22_N	1/13/2023	650,000	162,500	4,125	549,100	-	549,100	100,900	2,561	68,947
72-25-22-256-014	707 S ALTADENA AVE	22C	R22_N	8/3/2022	750,000	187,500	4,174	685,347	1,629	686,976	63,024	1,403	78,620
72-25-22-203-020	929 E 3RD ST	22C	R22_N	8/10/2022	700,000	175,000	4,197	552,175	1,041	553,216	146,784	3,520	72,965
72-25-22-178-004	814 E 5TH ST	22C	R22_N	9/23/2022	721,000	180,250	4,356	589,634	923	590,557	130,443	3,152	72,414
72-25-22-257-007	1126 E 6TH ST	22C	R22_N	4/27/2022	715,000	178,750	4,537	553,897	-	553,897	161,103	4,089	68,947
72-25-22-208-029	906 E 4TH ST	22C	R22_N	11/4/2022	730,000	182,500	4,565	579,270	-	579,270	150,730	3,770	69,967
72-25-22-206-011	302 S BLAIR AVE	22C	R22_N	8/31/2023	803,000	200,750	4,729	549,063	1,811	550,874	252,126	5,939	74,289
72-25-22-226-008	123 S BLAIR AVE	22C	R22_N	1/19/2024	925,000	231,250	5,003	921,088	-	921,088	3,912	85	80,887
72-25-22-280-013	709 S BLAIR AVE	22C	R22_N	8/18/2022	1,020,000	255,000	5,308	839,679	2,457	842,136	177,864	3,702	84,073
72-25-22-280-013	709 S BLAIR AVE	22C	R22_N	5/9/2023	1,050,000	262,500	5,464	839,679	2,457	842,136	207,864	4,327	84,073
72-25-22-156-017	403 E 7TH ST	22C	R22_N	6/16/2023	1,120,000	280,000	5,770	768,565	3,405	771,970	348,030	7,172	84,921
COUNT: 122	**Land Table - R22_N**			**AVG**	**411,158**	**102,789**	**2,378**	**288,580**	**1,215**	**289,795**	**121,363**	**2,809**	**77,902**
				MEDIAN	**367,400**	**91,850**	**2,082**	**238,467**	**-**	**239,513**	**124,199**	**2,820**	**74,068**
Land Table - R22_S													
72-25-22-476-022	1218 HOFFMAN AVE	22O	R22_S	4/2/2022	405,000	101,250	2,036	264,755	-	264,755	140,245	2,820	79,562
72-25-22-453-008	1209 WYANDOTTE AVE	22B	R22_S	4/14/2022	352,000	88,000	1,860	230,336	-	230,336	121,664	2,572	75,695
72-25-22-478-009	1207 HOFFMAN AVE	22O	R22_S	4/19/2022	365,800	91,450	2,523	234,419	934	235,353	130,447	3,599	57,986
72-25-22-478-065	1420 MCLEAN AVE	22C	R22_S	4/21/2022	385,000	96,250	2,344	252,706	2,029	254,735	130,265	3,172	65,712
72-25-22-330-008	526 E HUDSON AVE	22B	R22_S	4/22/2022	346,700	86,675	1,915	213,898	569	214,467	132,233	2,922	72,403
72-25-22-403-011	921 MOHAWK AVE	22B	R22_S	4/22/2022	278,000	69,500	1,629	160,857	-	160,857	117,143	2,746	68,260
72-25-22-331-011	1014 IRVING AVE	22C	R22_S	5/9/2022	377,000	94,250	2,420	234,981	-	234,981	142,019	3,646	62,316
72-25-22-331-011	1014 IRVING AVE	22C	R22_S	5/9/2022	377,000	94,250	2,420	234,981	-	234,981	142,019	3,646	62,316
72-25-22-405-010	907 CHEROKEE AVE	22B	R22_S	5/10/2022	285,000	71,250	1,427	179,281	-	179,281	105,719	2,118	79,861
72-25-22-426-024	914 HOFFMAN AVE	22B	R22_S	5/10/2022	370,000	92,500	2,228	260,889	-	260,889	109,111	2,628	66,427

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-22-426-032	1028 HOFFMAN AVE	22B	R22_S	5/13/2022	326,000	81,500	2,175	208,993	1,051	210,044	115,956	3,094	59,963
72-25-22-479-059	1416 S WILSON AVE	22R	R22_S	5/16/2022	328,000	82,000	1,588	200,723	-	200,723	127,277	2,466	82,596
72-25-22-453-045	1322 CHEROKEE AVE	22B	R22_S	5/17/2022	285,000	71,250	1,781	190,486	-	190,486	94,514	2,363	64,000
72-25-22-357-012	226 RHODE ISLAND AVE	22B	R22_S	5/24/2022	155,000	38,750	815	171,877	-	171,877	(16,877)	(355)	76,079
72-25-22-357-012	226 RHODE ISLAND AVE	22B	R22_S	5/31/2022	263,000	65,750	1,383	171,877	-	171,877	91,123	1,916	76,079
72-25-22-454-038	1308 ETOWAH AVE	22O	R22_S	5/31/2022	420,000	105,000	1,508	229,951	3,418	233,369	186,631	2,680	111,430
72-25-22-426-001	1402 E LINCOLN AVE	22R	R22_S	6/1/2022	220,000	55,000	1,101	144,258	-	144,258	75,742	1,516	79,930
72-25-22-326-012	903 KNOWLES ST	22O	R22_S	6/3/2022	360,000	90,000	2,451	250,563	-	250,563	109,437	2,980	58,749
72-25-22-479-007	1127 MCLEAN AVE	22B	R22_S	6/15/2022	345,000	86,250	2,251	230,144	-	230,144	114,856	2,997	61,317
72-25-22-330-029	1008 BATAVIA AVE	22C	R22_S	6/22/2022	307,500	76,875	2,229	216,508	5,101	221,609	85,891	2,491	55,177
72-25-22-478-072	1600 MCLEAN AVE	22R	R22_S	6/24/2022	275,000	68,750	1,147	171,360	5,220	176,580	98,420	1,641	95,942
72-25-22-352-012	412 E PARENT AVE	22R	R22_S	7/7/2022	225,000	56,250	1,428	124,401	-	124,401	100,599	2,555	63,007
72-25-22-352-021	319 E KENILWORTH AVE	22C	R22_S	7/8/2022	395,000	98,750	2,650	267,284	-	267,284	127,716	3,427	59,623
72-25-22-455-041	1322 OWANA AVE	22O	R22_S	7/8/2022	195,000	48,750	1,301	239,211	-	239,211	(44,211)	(1,179)	59,976
72-25-22-455-041	1322 OWANA AVE	22O	R22_S	7/13/2022	325,000	81,250	2,168	239,211	-	239,211	85,789	2,289	59,976
72-25-22-453-015	1305 WYANDOTTE AVE	22C	R22_S	7/15/2022	505,000	126,250	3,156	378,611	2,106	380,717	124,283	3,107	64,000
72-25-22-453-049	1410 CHEROKEE AVE	22B	R22_S	7/21/2022	285,000	71,250	1,781	215,843	-	215,843	69,157	1,729	64,000
72-25-22-452-047	1205 MOHAWK AVE	695	R22_S	7/22/2022	602,000	150,500	3,017	460,727	2,330	463,057	138,943	2,786	79,805
72-25-22-455-003	1310 E HUDSON AVE	22R	R22_S	7/22/2022	195,000	48,750	1,219	109,640	-	109,640	85,360	2,135	63,969
72-25-22-426-014	1013 OWANA AVE	22C	R22_S	8/5/2022	725,000	181,250	3,631	560,731	-	560,731	164,269	3,291	79,861
72-25-22-451-016	1408 MOHAWK AVE	22O	R22_S	8/16/2022	330,000	82,500	2,063	263,638	-	263,638	66,362	1,659	64,000
72-25-22-454-045	1412 ETOWAH AVE	22B	R22_S	8/19/2022	250,000	62,500	1,362	168,757	-	168,757	81,243	1,770	73,432
72-25-22-427-047	914 MCLEAN AVE	22C	R22_S	8/25/2022	590,000	147,500	3,704	494,716	-	494,716	95,284	2,393	63,716
72-25-22-357-021	217 E MARYLAND AVE	22O	R22_S	8/31/2022	315,000	78,750	1,656	204,841	2,866	207,707	107,293	2,256	76,079
72-25-22-354-010	408 E KENILWORTH AVE	22C	R22_S	9/8/2022	440,000	110,000	1,913	318,872	-	318,872	121,128	2,107	91,999
72-25-22-428-005	1606 E LINCOLN AVE	22B	R22_S	9/14/2022	294,900	73,725	2,034	211,517	2,720	214,237	80,663	2,226	57,986
72-25-22-426-018	814 HOFFMAN AVE	22R	R22_S	9/19/2022	240,000	60,000	1,111	145,141	2,919	148,060	91,940	1,702	86,422
72-25-22-406-019	902 OWANA AVE	22B	R22_S	9/20/2022	280,000	70,000	1,402	199,949	-	199,949	80,051	1,604	79,861
72-25-22-451-011	1320 MOHAWK AVE	22R	R22_S	9/23/2022	165,000	41,250	1,031	89,184	2,400	91,584	73,416	1,835	64,000
72-25-22-428-002	1534 E LINCOLN AVE	22O	R22_S	9/28/2022	380,000	95,000	2,621	283,907	1,409	285,316	94,684	2,613	57,986
72-25-22-478-049	1206 MCLEAN AVE	22B	R22_S	9/28/2022	385,000	96,250	2,656	254,765	2,685	257,450	127,550	3,519	57,986
72-25-22-403-008	903 MOHAWK AVE	22O	R22_S	9/30/2022	690,000	172,500	2,923	542,547	-	542,547	147,453	2,499	94,414
72-25-22-427-017	1019 HOFFMAN AVE	22C	R22_S	10/5/2022	289,900	72,475	2,000	204,740	-	204,740	85,160	2,350	57,986
72-25-22-426-027	1006 HOFFMAN AVE	22B	R22_S	10/14/2022	319,000	79,750	1,926	223,135	348	223,483	95,517	2,307	66,235
72-25-22-478-031	1515 HOFFMAN AVE	22R	R22_S	10/31/2022	240,000	60,000	1,425	200,820	1,770	202,590	37,410	888	67,376
72-25-22-380-015	1502 LONGFELLOW AVE	22B	R22_S	11/14/2022	231,000	57,750	1,455	202,868	-	202,868	28,132	709	63,521
72-25-22-328-005	820 E LINCOLN AVE	22C	R22_S	11/21/2022	310,000	77,500	1,736	215,906	-	215,906	94,094	2,107	71,445
72-25-22-453-004	1115 WYANDOTTE AVE	22B	R22_S	11/22/2022	242,900	60,725	1,279	151,124	2,455	153,579	89,321	1,881	75,987
72-25-22-336-007	1207 IRVING AVE	22C	R22_S	11/28/2022	358,000	89,500	2,254	254,548	1,318	255,866	102,134	2,573	63,521
72-25-22-380-019	1518 LONGFELLOW AVE	22B	R22_S	11/28/2022	265,000	66,250	1,669	164,034	2,769	166,803	98,197	2,473	63,521
72-25-22-455-047	1418 OWANA AVE	22C	R22_S	11/30/2022	529,900	132,475	3,532	436,813	5,318	442,131	87,769	2,340	60,014
72-25-22-403-036	1018 E LINCOLN AVE	22T	R22_S	12/7/2022	210,000	52,500	981	163,826	345	164,171	45,829	857	85,587
72-25-22-336-016	1118 LONGFELLOW AVE	22C	R22_S	12/15/2022	245,000	61,250	1,543	194,237	-	194,237	50,763	1,279	63,521
72-25-22-428-017	1011 MCLEAN AVE	22B	R22_S	12/29/2022	275,000	68,750	1,693	193,314	-	193,314	81,686	2,012	64,969
72-25-22-332-012	1006 LONGFELLOW AVE	22O	R22_S	1/6/2023	350,000	87,500	2,120	253,874	-	253,874	96,126	2,329	66,049
72-25-22-404-008	823 WYANDOTTE AVE	22R	R22_S	2/1/2023	195,000	48,750	1,023	127,236	-	127,236	67,764	1,422	76,241
72-25-22-428-017	1011 MCLEAN AVE	22B	R22_S	2/9/2023	275,000	68,750	1,693	193,314	-	193,314	81,686	2,012	64,969
72-25-22-380-006	1523 IRVING AVE	22B	R22_S	2/15/2023	240,000	60,000	1,511	160,954	-	160,954	79,046	1,991	63,521
72-25-22-427-015	1011 HOFFMAN AVE	22B	R22_S	2/16/2023	245,000	61,250	1,538	222,324	3,570	225,894	19,106	480	63,716
72-25-22-457-015	1502 WYANDOTTE AVE	22C	R22_S	3/8/2023	350,000	87,500	1,907	236,600	-	236,600	113,400	2,471	73,432
72-25-22-404-032	1016 CHEROKEE AVE	22C	R22_S	3/10/2023	200,000	50,000	1,003	678,979	-	678,979	(478,979)	(9,608)	79,765
72-25-22-427-028	1020 MCLEAN AVE	22C	R22_S	3/17/2023	248,000	62,000	1,711	188,047	-	188,047	59,953	1,654	57,986
72-25-22-479-015	1307 MCLEAN AVE	22R	R22_S	3/27/2023	299,000	74,750	1,833	206,592	-	206,592	92,408	2,266	65,246
72-25-22-328-011	909 IRVING AVE	22O	R22_S	4/3/2023	510,000	127,500	3,212	299,558	-	299,558	210,442	5,301	63,521
72-25-22-403-010	917 MOHAWK AVE	22C	R22_S	4/12/2023	210,000	52,500	1,231	242,350	-	242,350	(32,350)	(758)	68,260
72-25-22-455-032	1222 OWANA AVE	22R	R22_S	4/26/2023	178,000	44,500	892	-	104,200	104,200	73,800	1,479	79,861
72-25-22-451-010	1314 MOHAWK AVE	22C	R22_S	4/27/2023	412,000	103,000	2,575	319,105	-	319,105	92,895	2,322	64,000
72-25-22-426-009	907 OWANA AVE	22B	R22_S	5/1/2023	282,500	70,625	1,415	224,115	-	224,115	58,385	1,170	79,861
72-25-22-354-005	322 E KENILWORTH AVE	22C	R22_S	5/8/2023	355,000	88,750	1,630	259,143	2,259	261,402	93,598	1,719	87,134
72-25-22-358-008	406 RHODE ISLAND AVE	22C	R22_S	5/9/2023	500,000	125,000	2,629	392,576	-	392,576	107,424	2,259	76,079
72-25-22-477-020	1520 HOFFMAN AVE	22B	R22_S	5/9/2023	305,000	76,250	1,926	186,529	2,296	188,825	116,175	2,935	63,328
72-25-22-380-007	1527 IRVING AVE	22R	R22_S	5/15/2023	276,000	69,000	1,738	165,517	1,928	167,445	108,555	2,734	63,521
72-25-22-479-008	1203 MCLEAN AVE	22B	R22_S	5/19/2023	210,000	52,500	1,233	128,375	3,357	131,732	78,268	1,839	68,107
72-25-22-406-009	917 ETOWAH AVE	22O	R22_S	5/24/2023	405,200	101,300	2,030	292,298	-	292,298	112,902	2,262	79,861
72-25-22-455-051	1212 OWANA AVE	22R	R22_S	5/24/2023	243,000	60,750	1,217	-	194,950	194,950	48,050	963	79,861
72-25-22-455-028	1120 OWANA AVE	22R	R22_S	6/5/2023	200,000	50,000	1,002	-	48,300	48,300	151,700	3,039	79,861
72-25-22-454-005	1123 CHEROKEE AVE	22R	R22_S	6/8/2023	280,000	70,000	1,402	174,570	-	174,570	105,430	2,112	79,861
72-25-22-352-035	437 E KENILWORTH AVE	22O	R22_S	6/9/2023	240,000	60,000	1,361	132,953	2,162	135,115	104,885	2,380	70,522
72-25-22-380-001	1503 IRVING AVE	22B	R22_S	6/13/2023	255,000	63,750	1,606	162,690	-	162,690	92,310	2,325	63,521
72-25-22-426-016	1023 OWANA AVE	22C	R22_S	6/16/2023	655,000	163,750	3,281	480,109	-	480,109	174,891	3,504	79,861
72-25-22-380-004	1515 IRVING AVE	22B	R22_S	6/27/2023	268,000	67,000	1,688	192,983	-	192,983	75,017	1,890	63,521
72-25-22-404-010	831 WYANDOTTE AVE	22R	R22_S	7/6/2023	255,000	63,750	1,338	140,371	4,593	144,964	110,036	2,309	76,241
72-25-22-404-028	916 CHEROKEE AVE	22R	R22_S	7/6/2023	295,000	73,750	1,477	170,064	-	170,064	124,936	2,502	79,902
72-25-22-381-003	1511 LONGFELLOW AVE	22R	R22_S	7/12/2023	220,000	55,000	1,451	129,022	880	129,902	90,098	2,377	60,653
72-25-22-455-028	1120 OWANA AVE	22R	R22_S	7/21/2023	200,000	50,000	1,002	-	48,300	48,300	151,700	3,039	79,861
72-25-22-480-068	1538 S CAMPBELL RD	22O	R22_S	7/26/2023	92,000	23,000	600	103,163	-	103,163	(11,163)	(291)	61,317
72-25-22-456-019	1512 MOHAWK AVE	22C	R22_S	8/14/2023	649,900	162,475	4,062	610,819	-	610,819	39,081	977	64,000
72-25-22-404-024	828 CHEROKEE AVE	22V	R22_S	8/15/2023	210,000	52,500	1,050	-	-	-	210,000	4,198	160,076
72-25-22-428-033	1018 S WILSON AVE	22R	R22_S	8/15/2023	280,000	70,000	1,819	171,505	-	171,505	108,495	2,820	61,566
72-25-22-335-015	1206 IRVING AVE	22O	R22_S	8/18/2023	375,000	93,750	2,427	224,291	-	224,291	150,709	3,901	61,813
72-25-22-454-029	1122 ETOWAH AVE	22C	R22_S	8/22/2023	780,000	195,000	4,029	613,816	-	613,816	166,184	3,434	77,430
72-25-22-426-023	910 HOFFMAN AVE	22B	R22_S	9/5/2023	350,000	87,500	2,106	240,601	2,152	242,753	107,247	2,581	66,491
72-25-22-426-009	907 OWANA AVE	22B	R22_S	9/8/2023	370,000	92,500	1,853	224,115	-	224,115	145,885	2,923	79,861
72-25-22-427-015	1011 HOFFMAN AVE	22B	R22_S	9/20/2023	325,000	81,250	2,040	222,324	3,570	225,894	99,106	2,489	63,716

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-22-477-038	1505 OWANA AVE	22B	R22_S	9/25/2023	301,100	75,275	1,911	190,772	-	190,772	110,328	2,800	63,038
72-25-22-479-031	1527 MCLEAN AVE	22B	R22_S	10/4/2023	220,000	55,000	1,189	146,831	986	147,817	72,183	1,560	74,018
72-25-22-454-039	1318 ETOWAH AVE	22R	R22_S	10/10/2023	270,000	67,500	1,688	146,544	4,156	150,700	119,300	2,983	64,000
72-25-22-379-010	1415 LONGFELLOW AVE	22B	R22_S	10/27/2023	280,000	70,000	1,732	193,041	387	193,428	86,572	2,142	64,665
72-25-22-404-018	1015 WYANDOTTE AVE	22C	R22_S	10/30/2023	366,500	91,625	1,923	237,959	-	237,959	128,541	2,698	76,241
72-25-22-460-020	1512 OWANA AVE	22B	R22_S	11/7/2023	260,000	65,000	1,732	150,919	1,869	152,788	107,212	2,857	60,050
72-25-22-478-065	1420 MCLEAN AVE	22C	R22_S	11/16/2023	380,000	95,000	2,313	252,706	2,029	254,735	125,265	3,050	65,712
72-25-22-429-030	1012 S CAMPBELL RD	22R	R22_S	11/27/2023	259,000	64,750	1,618	154,045	6,831	160,876	98,124	2,452	64,016
72-25-22-328-004	814 E LINCOLN AVE	22O	R22_S	12/13/2023	440,000	110,000	2,363	257,505	857	258,362	181,638	3,901	74,494
72-25-22-459-016	1502 ETOWAH AVE	22B	R22_S	12/21/2023	285,000	71,250	1,621	221,484	-	221,484	63,516	1,445	70,324
72-25-22-330-034	1026 BATAVIA AVE	22D	R22_S	1/12/2024	315,000	78,750	1,910	187,738	4,241	191,979	123,021	2,984	65,961
72-25-22-303-022	201 E HARRISON AVE	22D	R22_S	1/17/2024	270,000	67,500	2,259	137,561	-	137,561	132,439	4,433	47,801
72-25-22-452-008	1311 MOHAWK AVE	22B	R22_S	1/19/2024	240,000	60,000	1,500	184,036	4,980	189,016	50,984	1,275	64,000
72-25-22-403-014	1007 MOHAWK AVE	22B	R22_S	1/25/2024	190,725	47,681	1,118	150,922	-	150,922	39,803	933	68,260
72-25-22-379-006	1323 LONGFELLOW AVE	22B	R22_S	2/8/2024	280,000	70,000	1,724	183,993	-	183,993	96,007	2,364	64,982
72-25-22-477-039	1509 OWANA AVE	22C	R22_S	2/14/2024	435,000	108,750	2,760	311,200	-	311,200	123,800	3,142	63,038
72-25-22-476-020	1210 HOFFMAN AVE	22O	R22_S	2/20/2024	350,000	87,500	2,356	241,588	-	241,588	108,412	2,919	59,434
72-25-22-455-041	1322 OWANA AVE	22O	R22_S	3/20/2024	332,000	83,000	2,214	239,211	-	239,211	92,789	2,475	59,976
72-25-22-456-002	1506 MOHAWK AVE	22B	R22_S	3/29/2024	248,000	62,000	1,297	172,198	2,229	174,427	73,573	1,539	76,508
COUNT: 113	**Land Table - R22_S**			**AVG**	**322,695**	**80,674**	**1,880**	**224,459**	**4,453**	**228,911**	**93,783**	**2,190**	**70,252**
				MEDIAN	**289,900**	**72,475**	**1,736**	**206,592**	**-**	**207,707**	**98,197**	**2,363**	**65,712**
Land Table - R23_A													
72-25-23-155-024	512 S MINERVA AVE	23B	R23_A	4/4/2022	335,000	83,750	2,094	224,251	1,405	225,656	109,344	2,734	56,000
72-25-23-151-001	1700 E 4TH ST	23B	R23_A	4/7/2022	282,500	70,625	1,853	199,383	-	199,383	83,117	2,180	53,372
72-25-23-157-041	604 S DORCHESTER AVE	23C	R23_A	4/7/2022	606,000	151,500	3,778	463,144	-	463,144	142,856	3,562	56,144
72-25-23-151-015	519 S CAMPBELL RD	23B	R23_A	4/8/2022	220,000	55,000	1,375	140,955	-	140,955	79,045	1,976	56,000
72-25-23-328-037	2455 KALAMA AVE	23B	R23_A	4/8/2022	190,000	47,500	1,065	155,108	-	155,108	34,892	783	62,420
72-25-23-378-013	2420 DALLAS AVE	23R	R23_A	4/8/2022	220,000	55,000	1,221	146,955	799	147,754	72,246	1,604	63,076
72-25-23-103-058	128 S KENWOOD AVE	23B	R23_A	4/13/2022	270,000	67,500	969	193,311	-	193,311	76,689	1,101	97,502
72-25-23-159-046	717 S KENWOOD AVE	23C	R23_A	4/15/2022	525,000	131,250	3,281	496,426	4,898	501,324	23,676	592	56,000
72-25-23-151-013	511 S CAMPBELL RD	23C	R23_A	4/26/2022	345,000	86,250	2,156	209,886	-	209,886	135,114	3,378	56,000
72-25-23-127-011	215 HELENE AVE	23O	R23_A	4/28/2022	150,000	37,500	692	191,535	898	192,433	(42,433)	(783)	75,854
72-25-23-302-004	1716 HARWOOD AVE	23B	R23_A	4/29/2022	330,000	82,500	2,174	224,817	984	225,801	104,199	2,746	53,126
72-25-23-351-005	1720 DALLAS AVE	22C	R23_A	4/29/2022	90,000	22,500	509	266,621	-	266,621	(176,621)	(3,995)	61,901
72-25-23-354-014	1914 ROWLAND AVE	23R	R23_A	4/29/2022	346,000	86,500	1,901	215,960	1,590	217,550	128,450	2,823	63,691
72-25-23-103-023	112 S KENWOOD AVE	23R	R23_A	5/6/2022	210,000	52,500	1,313	135,400	-	135,400	74,600	1,865	56,000
72-25-23-154-014	505 S KENWOOD AVE	23B	R23_A	5/6/2022	346,000	86,500	2,163	235,547	1,220	236,767	109,233	2,731	56,000
72-25-23-304-010	1900 E HUDSON AVE	23R	R23_A	5/6/2022	235,000	58,750	1,329	138,833	-	138,833	96,167	2,175	61,901
72-25-23-357-001	2000 GUTHRIE AVE	23R	R23_A	5/10/2022	189,500	47,375	1,184	149,826	3,741	153,567	35,933	898	56,029
72-25-23-159-023	624 S EDGEWORTH AVE	23B	R23_A	5/12/2022	340,000	85,000	2,125	215,902	-	215,902	124,098	3,102	56,000
72-25-23-183-002	2404 TUFTS AVE	23C	R23_A	5/13/2022	360,000	90,000	2,339	270,611	-	270,611	89,389	2,324	53,859
72-25-23-304-016	1715 BROCKTON AVE	23R	R23_A	5/13/2022	218,000	54,500	1,233	121,258	-	121,258	96,742	2,188	61,901
72-25-23-305-026	1901 DALLAS AVE	23B	R23_A	5/16/2022	230,000	57,500	1,300	253,966	1,045	255,011	(25,011)	(566)	61,901
72-25-23-128-003	2308 MIDDLESEX AVE	23R	R23_A	5/20/2022	267,500	66,875	1,500	154,724	1,065	155,789	111,711	2,505	62,426
72-25-23-378-018	2301 BARRETT AVE	23B	R23_A	5/23/2022	245,000	61,250	1,440	177,526	-	177,526	67,474	1,587	59,531
72-25-23-152-013	509 S EDISON AVE	23B	R23_A	5/27/2022	363,000	90,750	2,269	228,250	-	228,250	134,750	3,369	56,000
72-25-23-304-028	1921 BROCKTON AVE	23B	R23_A	5/27/2022	237,000	59,250	1,340	140,817	379	141,196	95,804	2,167	61,901
72-25-23-178-010	537 WELLESLEY AVE	23R	R23_A	5/31/2022	411,500	102,875	1,562	291,960	1,668	293,628	117,872	1,790	92,198
72-25-23-178-017	512 S STEPHENSON HWY	23B	R23_A	6/6/2022	242,000	60,500	1,700	162,951	2,528	165,479	76,521	2,150	39,861
72-25-23-304-008	1818 E HUDSON AVE	23C	R23_A	6/6/2022	395,000	98,750	2,233	246,009	-	246,009	148,991	3,370	61,901
72-25-23-355-033	2225 GUTHRIE AVE	23R	R23_A	6/6/2022	151,000	37,750	752	136,804	828	137,632	13,368	266	70,259
72-25-23-177-013	525 HELENE AVE	23B	R23_A	6/9/2022	295,000	73,750	1,804	214,408	-	214,408	80,592	1,971	57,246
72-25-23-356-019	1912 GUTHRIE AVE	23R	R23_A	6/9/2022	210,000	52,500	1,390	126,033	414	126,447	83,553	2,212	52,880
72-25-23-156-004	615 S CAMPBELL RD	23B	R23_A	6/10/2022	242,000	60,500	1,513	150,022	-	150,022	91,978	2,299	56,000
72-25-23-156-004	615 S CAMPBELL RD	23B	R23_A	6/10/2022	242,000	60,500	1,513	150,022	-	150,022	91,978	2,299	56,000
72-25-23-351-005	1720 DALLAS AVE	22C	R23_A	6/15/2022	155,000	38,750	876	266,621	-	266,621	(111,621)	(2,524)	61,901
72-25-23-303-002	1708 KALAMA AVE	23R	R23_A	6/16/2022	253,000	63,250	1,240	159,480	470	159,950	93,050	1,825	71,394
72-25-23-179-016	700 HELENE AVE	23B	R23_A	6/17/2022	215,000	53,750	1,344	249,907	-	249,907	(34,907)	(873)	56,000
72-25-23-380-027	2335 GUTHRIE AVE	23B	R23_A	6/17/2022	208,000	52,000	1,403	137,579	-	137,579	70,421	1,900	51,882
72-25-23-157-040	600 S DORCHESTER AVE	23C	R23_A	6/23/2022	680,000	170,000	4,239	511,922	1,183	513,105	166,895	4,161	56,148
72-25-23-351-015	1920 DALLAS AVE	23O	R23_A	6/28/2022	285,000	71,250	1,611	208,448	-	208,448	76,552	1,731	61,901
72-25-23-352-035	2217 BARRETT AVE	23B	R23_A	6/29/2022	254,500	63,625	1,691	175,301	4,404	179,705	74,795	1,988	52,664
72-25-23-330-025	2329 DALLAS AVE	23R	R23_A	7/8/2022	200,000	50,000	953	122,651	-	122,651	77,349	1,474	73,482
72-25-23-305-014	1916 BROCKTON AVE	23B	R23_A	7/12/2022	255,000	63,750	1,442	156,869	1,053	157,922	97,078	2,196	61,901
72-25-23-328-022	2420 HARWOOD AVE	23B	R23_A	7/12/2022	345,000	86,250	2,273	224,623	-	224,623	120,377	3,172	53,126
72-25-23-176-025	528 HELENE AVE	23R	R23_A	7/15/2022	407,500	101,875	1,463	256,467	1,621	258,088	149,412	2,145	97,502
72-25-23-353-016	1926 BARRETT AVE	23R	R23_A	7/15/2022	310,000	77,500	1,557	211,177	-	211,177	98,823	1,986	69,678
72-25-23-328-002	2410 E LINCOLN AVE	23T	R23_A	7/18/2022	250,000	62,500	1,747	188,483	-	188,483	61,517	1,719	50,088
72-25-23-102-027	226 S DORCHESTER AVE	23B	R23_A	7/25/2022	296,600	74,150	1,510	223,528	360	223,888	72,712	1,481	68,729
72-25-23-105-024	128 S MINERVA AVE	23B	R23_A	7/25/2022	295,000	73,750	1,806	207,453	-	207,453	87,547	2,144	57,155
72-25-23-310-007	2026 BROCKTON AVE	23B	R23_A	8/2/2022	250,000	62,500	1,690	163,925	-	163,925	86,075	2,327	51,781
72-25-23-351-024	1815 BARRETT AVE	23R	R23_A	8/2/2022	190,000	47,500	1,074	114,005	1,592	115,597	74,403	1,683	61,901
72-25-23-353-058	2025 ROWLAND AVE	23O	R23_A	8/3/2022	305,000	76,250	1,555	251,052	2,310	253,362	51,638	1,053	68,658
72-25-23-176-032	519 S MINERVA AVE	23C	R23_A	8/5/2022	625,000	156,250	3,555	428,096	4,074	432,170	192,830	4,387	61,533
72-25-23-352-027	2115 BARRETT AVE	23B	R23_A	8/5/2022	168,300	42,075	1,391	131,765	-	131,765	36,535	1,208	42,351
72-25-23-310-039	2221 DALLAS AVE	23R	R23_A	8/8/2022	330,000	82,500	1,842	188,584	-	188,584	141,416	3,157	62,710
72-25-23-379-026	2331 ROWLAND AVE	23R	R23_A	8/10/2022	213,000	53,250	1,292	135,483	2,310	137,793	75,207	1,824	57,717
72-25-23-157-011	705 S EDISON AVE	23O	R23_A	8/11/2022	365,000	91,250	2,281	255,125	1,447	256,572	108,428	2,711	56,000
72-25-23-158-036	1917 E LINCOLN AVE	23B	R23_A	8/11/2022	299,500	74,875	1,964	210,488	-	210,488	89,012	2,335	53,372
72-25-23-176-005	2218 E 4TH ST	23B	R23_A	8/12/2022	277,000	69,250	1,808	188,075	-	188,075	88,925	2,322	53,616
72-25-23-301-013	1822 E LINCOLN AVE	23B	R23_A	8/15/2022	310,000	77,500	2,064	182,321	1,514	183,835	126,165	3,359	52,577
72-25-23-102-035	1809 E 4TH ST	23B	R23_A	8/22/2022	295,000	73,750	1,935	236,655	1,010	237,665	57,335	1,504	53,372
72-25-23-310-015	2204 BROCKTON AVE	23R	R23_A	8/24/2022	190,000	47,500	1,204	126,797	-	126,797	63,203	1,602	55,233

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-23-126-022	219 S MINERVA AVE	23B	R23_A	8/26/2022	230,000	57,500	1,408	182,658	-	182,658	47,342	1,160	57,155
72-25-23-301-028	1909 HARWOOD AVE	23B	R23_A	8/29/2022	280,000	70,000	1,828	184,896	-	184,896	95,104	2,483	53,616
72-25-23-378-023	2321 BARRETT AVE	23B	R23_A	9/9/2022	195,000	48,750	1,259	177,621	-	177,621	17,379	449	54,198
72-25-23-380-012	2408 ROWLAND AVE	23R	R23_A	9/14/2022	205,000	51,250	1,383	142,704	-	142,704	62,296	1,681	51,882
72-25-23-310-023	2011 DALLAS AVE	23O	R23_A	9/23/2022	250,500	62,625	1,703	188,149	-	188,149	62,351	1,696	51,470
72-25-23-352-024	2101 BARRETT AVE	23B	R23_A	9/29/2022	196,000	49,000	1,122	152,542	-	152,542	43,458	995	61,142
72-25-23-355-025	2023 GUTHRIE AVE	23R	R23_A	9/29/2022	200,000	50,000	1,287	143,149	55	143,204	56,796	1,462	54,390
72-25-23-157-011	705 S EDISON AVE	23O	R23_A	10/13/2022	395,000	98,750	2,469	255,125	1,447	256,572	138,428	3,461	56,000
72-25-23-376-001	2200 GUTHRIE AVE	23B	R23_A	10/17/2022	158,400	39,600	1,069	118,746	-	118,746	39,654	1,070	51,882
72-25-23-303-028	1915 E HUDSON AVE	23B	R23_A	10/21/2022	254,100	63,525	1,722	191,751	2,723	194,474	59,626	1,616	51,642
72-25-23-102-015	317 S EDISON AVE	23B	R23_A	10/27/2022	263,000	65,750	1,397	185,387	-	185,387	77,613	1,650	65,871
72-25-23-160-002	607 S EDGEWORTH AVE	23R	R23_A	10/28/2022	275,000	68,750	1,519	193,946	1,258	195,204	79,796	1,763	63,349
72-25-23-177-025	528 WELLESLEY AVE	23B	R23_A	10/28/2022	280,000	70,000	1,750	206,647	5,585	212,232	67,768	1,694	56,000
72-25-23-351-014	1916 DALLAS AVE	23R	R23_A	11/3/2022	230,000	57,500	1,300	155,129	2,570	157,699	72,301	1,635	61,901
72-25-23-179-030	712 HELENE AVE	23O	R23_A	11/16/2022	205,000	51,250	926	216,612	-	216,612	(11,612)	(210)	77,457
72-25-23-303-018	1711 E HUDSON AVE	23O	R23_A	11/16/2022	348,000	87,000	1,670	243,573	-	243,573	104,427	2,004	72,936
72-25-23-102-010	201 S EDISON AVE	23R	R23_A	11/18/2022	237,000	59,250	1,481	181,424	3,123	184,547	52,453	1,311	56,000
72-25-23-379-006	2322 BARRETT AVE	23R	R23_A	11/22/2022	170,000	42,500	1,013	107,997	-	107,997	62,003	1,478	58,725
72-25-23-310-028	2101 DALLAS AVE	23R	R23_A	11/23/2022	125,000	31,250	844	119,306	78	119,384	5,616	152	51,857
72-25-23-155-003	2108 E 4TH ST	23B	R23_A	11/28/2022	288,000	72,000	1,791	179,110	-	179,110	108,890	2,709	56,272
72-25-23-302-018	1711 KALAMA AVE	23R	R23_A	12/13/2022	305,000	76,250	1,453	214,892	3,005	217,897	87,103	1,660	73,482
72-25-23-305-038	1824 BROCKTON AVE	23C	R23_A	12/15/2022	366,000	91,500	2,069	227,499	-	227,499	138,501	3,132	61,901
72-25-23-309-019	2001 BROCKTON AVE	23B	R23_A	12/20/2022	295,000	73,750	1,748	196,617	1,302	197,919	97,081	2,301	59,072
72-25-23-158-015	725 S DORCHESTER AVE	23R	R23_A	1/13/2023	236,500	59,125	1,257	142,139	-	142,139	94,361	2,006	65,871
72-25-23-303-012	1904 KALAMA AVE	23C	R23_A	1/30/2023	350,000	87,500	1,937	269,296	2,086	271,382	78,618	1,741	63,232
72-25-23-177-012	521 HELENE AVE	23O	R23_A	1/31/2023	385,000	96,250	2,354	277,296	-	277,296	107,704	2,634	57,246
72-25-23-354-018	1451 S CAMPBELL RD	23R	R23_A	2/28/2023	319,000	79,750	1,195	221,713	499	222,212	96,788	1,450	93,453
72-25-23-156-018	600 S EDISON AVE	23B	R23_A	3/1/2023	275,000	68,750	1,719	195,819	-	195,819	79,181	1,980	56,000
72-25-23-305-026	1901 DALLAS AVE	23B	R23_A	3/1/2023	350,000	87,500	1,979	253,966	1,045	255,011	94,989	2,148	61,901
72-25-23-127-011	215 HELENE AVE	23O	R23_A	3/13/2023	262,000	65,500	1,209	191,535	898	192,433	69,567	1,284	75,854
72-25-23-354-012	1904 ROWLAND AVE	23R	R23_A	3/13/2023	310,000	77,500	1,702	166,233	3,051	169,284	140,716	3,090	63,747
72-25-23-355-019	2224 ROWLAND AVE	23C	R23_A	3/20/2023	575,000	143,750	3,785	446,789	-	446,789	128,211	3,376	53,166
72-25-23-380-026	2329 GUTHRIE AVE	23B	R23_A	3/20/2023	90,000	22,500	607	148,787	-	148,787	(58,787)	(1,586)	51,882
72-25-23-353-056	2017 ROWLAND AVE	23B	R23_A	3/27/2023	342,000	85,500	1,743	239,494	-	239,494	102,506	2,090	68,658
72-25-23-378-026	2333 BARRETT AVE	23B	R23_A	3/30/2023	280,000	70,000	1,804	191,610	1,441	193,051	86,949	2,241	54,311
72-25-23-151-012	509 S CAMPBELL RD	23B	R23_A	4/20/2023	283,100	70,775	1,769	194,932	-	194,932	88,168	2,204	56,000
72-25-23-310-028	2101 DALLAS AVE	23R	R23_A	4/21/2023	260,000	65,000	1,755	119,306	78	119,384	140,616	3,796	51,857
72-25-23-151-010	501 S CAMPBELL RD	23B	R23_A	4/24/2023	275,000	68,750	1,719	171,465	-	171,465	103,535	2,588	56,000
72-25-23-353-065	2203 ROWLAND AVE	23R	R23_A	5/1/2023	198,900	49,725	1,251	108,827	-	108,827	90,073	2,265	55,665
72-25-23-307-009	2108 HARWOOD AVE	23B	R23_A	5/4/2023	320,000	80,000	2,108	210,138	-	210,138	109,862	2,895	53,126
72-25-23-157-023	616 S DORCHESTER AVE	23O	R23_A	5/8/2023	353,000	88,250	2,206	221,639	1,779	223,418	129,582	3,240	56,000
72-25-23-307-021	2007 KALAMA AVE	23B	R23_A	5/12/2023	335,000	83,750	2,207	203,075	-	203,075	131,925	3,477	53,126
72-25-23-179-016	700 HELENE AVE	23B	R23_A	5/15/2023	370,000	92,500	2,313	249,907	-	249,907	120,093	3,002	56,000
72-25-23-157-003	615 S EDISON AVE	23B	R23_A	5/18/2023	300,000	75,000	1,875	189,887	1,029	190,916	109,084	2,727	56,000
72-25-23-378-005	2316 DALLAS AVE	23R	R23_A	5/19/2023	179,000	44,750	1,157	105,358	-	105,358	73,642	1,904	54,161
72-25-23-101-009	304 S EDISON AVE	23B	R23_A	5/22/2023	295,100	73,775	1,863	194,739	-	194,739	100,361	2,534	55,451
72-25-23-152-026	516 S DORCHESTER AVE	23B	R23_A	5/22/2023	380,000	95,000	2,375	246,680	1,612	248,292	131,708	3,293	56,000
72-25-23-154-015	509 S KENWOOD AVE	23O	R23_A	5/22/2023	431,000	107,750	2,694	277,997	-	277,997	153,003	3,825	56,000
72-25-23-159-047	721 S KENWOOD AVE	23C	R23_A	5/25/2023	544,500	136,125	3,403	460,703	6,982	467,685	76,815	1,920	56,000
72-25-23-302-017	1707 KALAMA AVE	23R	R23_A	5/25/2023	321,000	80,250	1,769	183,957	662	184,619	136,381	3,006	63,509
72-25-23-103-019	313 S DORCHESTER AVE	23B	R23_A	5/30/2023	321,000	80,250	2,006	220,052	1,584	221,636	99,364	2,484	56,000
72-25-23-181-006	617 WELLESLEY AVE	23R	R23_A	6/1/2023	280,000	70,000	951	241,977	2,513	244,490	35,510	482	103,040
72-25-23-158-012	711 S DORCHESTER AVE	23R	R23_A	6/6/2023	250,000	62,500	1,397	152,607	1,797	154,404	95,596	2,137	62,625
72-25-23-154-003	2006 E 4TH ST	23B	R23_A	6/14/2023	279,900	69,975	1,916	203,066	-	203,066	76,834	2,104	51,121
72-25-23-179-032	631 S MINERVA AVE	23C	R23_A	6/16/2023	640,008	160,002	4,000	531,707	1,628	533,335	106,673	2,667	56,000
72-25-23-356-023	1715 E 10 MILE RD	23R	R23_A	6/19/2023	162,500	40,625	1,076	93,423	656	94,079	68,421	1,811	42,304
72-25-23-180-026	2301 E LINCOLN AVE	23R	R23_A	6/23/2023	240,000	60,000	1,120	129,956	534	130,490	109,510	2,044	74,994
72-25-23-352-026	2109 BARRETT AVE	23C	R23_A	7/7/2023	390,000	97,500	2,232	283,311	-	283,311	106,689	2,443	61,142
72-25-23-356-010	1800 GUTHRIE AVE	23R	R23_A	7/7/2023	272,500	68,125	1,804	172,540	-	172,540	99,960	2,646	52,880
72-25-23-180-007	705 HELENE AVE	23C	R23_A	7/18/2023	800,000	200,000	3,536	670,740	-	670,740	129,260	2,285	79,181
72-25-23-182-023	2409 TUFTS AVE	23B	R23_A	7/18/2023	350,000	87,500	2,274	213,872	1,160	215,032	134,968	3,508	53,859
72-25-23-180-025	808 WELLESLEY AVE	23R	R23_A	7/19/2023	239,900	59,975	1,365	145,010	515	145,525	94,375	2,147	61,533
72-25-23-357-008	2001 E 10 MILE RD	23R	R23_A	7/24/2023	170,000	42,500	1,062	119,157	-	119,157	50,843	1,270	44,824
72-25-23-179-031	627 S MINERVA AVE	23C	R23_A	7/26/2023	643,200	160,800	4,020	546,488	1,730	548,218	94,982	2,375	56,000
72-25-23-378-028	2405 BARRETT AVE	23B	R23_A	7/27/2023	257,000	64,250	1,654	169,932	564	170,496	86,504	2,226	54,395
72-25-23-182-015	710 S STEPHENSON HWY	23B	R23_A	7/31/2023	239,000	59,750	1,412	163,505	-	163,505	75,495	1,784	47,401
72-25-23-102-030	308 S DORCHESTER AVE	23B	R23_A	8/4/2023	315,000	78,750	1,969	215,455	-	215,455	99,545	2,489	56,000
72-25-23-353-044	1817 ROWLAND AVE	23R	R23_A	8/10/2023	279,000	69,750	1,418	176,882	820	177,702	101,298	2,059	68,861
72-25-23-355-017	2216 ROWLAND AVE	23B	R23_A	8/11/2023	172,000	43,000	1,132	115,888	925	116,813	55,187	1,453	53,166
72-25-23-376-011	2215 E 10 MILE RD	23B	R23_A	8/15/2023	157,000	39,250	1,035	118,978	-	118,978	38,022	1,003	42,462
72-25-23-355-010	2118 ROWLAND AVE	23R	R23_A	8/17/2023	230,000	57,500	962	117,211	-	117,211	112,789	1,887	83,673
72-25-23-183-002	2404 TUFTS AVE	23C	R23_A	8/22/2023	410,000	102,500	2,664	270,611	-	270,611	139,389	3,623	53,859
72-25-23-309-011	2116 E HUDSON AVE	23R	R23_A	8/24/2023	320,000	80,000	1,801	193,790	-	193,790	126,210	2,842	62,174
72-25-23-351-005	1720 DALLAS AVE	23B	R23_A	8/25/2023	155,000	38,750	876	266,621	-	266,621	(111,621)	(2,524)	61,901
72-25-23-381-044	1505 HELENE AVE	23R	R23_A	8/30/2023	315,000	78,750	1,292	161,586	-	161,586	153,414	2,517	59,734
72-25-23-176-021	504 HELENE AVE	23B	R23_A	9/1/2023	298,000	74,500	1,863	200,505	1,890	202,395	95,605	2,390	56,000
72-25-23-157-012	709 S EDISON AVE	23B	R23_A	9/5/2023	187,000	46,750	1,169	203,785	-	203,785	(16,785)	(420)	56,000
72-25-23-102-008	125 S EDISON AVE	23C	R23_A	9/7/2023	393,000	98,250	2,456	278,698	805	279,503	113,497	2,837	56,000
72-25-23-357-011	2015 E 10 MILE RD	23V	R23_A	9/18/2023	70,000	17,500	437	-	-	-	70,000	1,749	100,853
72-25-23-357-018	2019 E 10 MILE RD	23V	R23_A	9/18/2023	70,000	17,500	437	-	-	-	70,000	1,749	112,059
72-25-23-357-019	2023 E 10 MILE RD	23R	R23_A	9/18/2023	160,000	40,000	999	75,612	1,467	77,079	82,921	2,072	56,029
72-25-23-379-030	2415 ROWLAND AVE	23R	R23_A	9/19/2023	115,000	28,750	696	145,980	-	145,980	(30,980)	(750)	57,818
72-25-23-402-001	1000 S STEPHENSON HWY	23B	R23_A	9/20/2023	220,000	55,000	1,025	134,563	-	134,563	85,437	1,592	60,103
72-25-23-403-002	1100 S STEPHENSON HWY	23B	R23_A	9/20/2023	180,000	45,000	1,243	143,047	-	143,047	36,953	1,021	40,533

2024 for 2025 Residential Non-Condo Land Analysis Data

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Rate per FF	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	Rate/FF Land Residual	2024 Mst_SummaryLandValue
72-25-23-307-047	2006 HARWOOD AVE	23C	R23_A	9/22/2023	580,000	145,000	3,821	457,339	-	457,339	122,661	3,232	53,126
72-25-23-353-070	2221 ROWLAND AVE	23B	R23_A	9/27/2023	175,000	43,750	1,134	131,937	1,531	133,468	41,532	1,077	54,004
72-25-23-177-002	2304 E 4TH ST	23B	R23_A	10/5/2023	287,900	71,975	1,879	179,189	1,238	180,427	107,473	2,806	53,616
72-25-23-330-034	2433 DALLAS AVE	23O	R23_A	10/6/2023	210,000	52,500	1,259	231,369	-	231,369	(21,369)	(512)	58,376
72-25-23-376-002	2204 GUTHRIE AVE	23O	R23_A	10/10/2023	262,000	65,500	1,767	165,179	-	165,179	96,821	2,613	51,882
72-25-23-180-035	2309 E LINCOLN AVE	23R	R23_A	10/19/2023	317,500	79,375	1,563	226,860	-	226,860	90,640	1,784	71,115
72-25-23-305-039	1900 BROCKTON AVE	23B	R23_A	10/20/2023	275,000	68,750	1,555	189,398	-	189,398	85,602	1,936	61,901
72-25-23-159-028	704 S EDGEWORTH AVE	23B	R23_A	10/26/2023	355,000	88,750	2,219	281,977	-	281,977	73,023	1,826	56,000
72-25-23-353-020	2020 BARRETT AVE	23B	R23_A	11/1/2023	321,000	80,250	1,636	210,933	1,193	212,126	108,874	2,220	68,658
72-25-23-307-003	2014 HARWOOD AVE	23B	R23_A	11/3/2023	340,500	85,125	2,243	233,127	1,599	234,726	105,774	2,787	53,126
72-25-23-379-030	2415 ROWLAND AVE	23R	R23_A	11/9/2023	165,870	41,468	1,004	145,980	-	145,980	19,890	482	57,818
72-25-23-329-005	2448 KALAMA AVE	23C	R23_A	11/15/2023	400,000	100,000	2,635	264,550	1,199	265,749	134,251	3,538	53,126
72-25-23-305-002	1708 BROCKTON AVE	23C	R23_A	11/16/2023	290,800	72,700	1,421	205,769	684	206,453	84,347	1,649	71,622
72-25-23-105-029	216 S MINERVA AVE	23B	R23_A	11/17/2023	343,000	85,750	2,100	214,591	927	215,518	127,482	3,123	57,155
72-25-23-305-024	1821 DALLAS AVE	23R	R23_A	11/20/2023	208,500	52,125	1,179	107,286	5,830	113,116	95,384	2,157	61,901
72-25-23-330-009	2420 BROCKTON AVE	23R	R23_A	11/28/2023	170,000	42,500	1,038	117,321	-	117,321	52,679	1,286	57,335
72-25-23-158-026	704 S KENWOOD AVE	23R	R23_A	11/30/2023	246,000	61,500	1,351	131,187	-	131,187	114,813	2,523	63,712
72-25-23-179-024	2201 E LINCOLN AVE	23B	R23_A	12/8/2023	235,000	58,750	1,625	141,444	358	141,802	93,198	2,578	50,607
72-25-23-179-033	635 S MINERVA AVE	23C	R23_A	12/22/2023	650,000	162,500	4,063	534,463	1,591	536,054	113,946	2,849	56,000
72-25-23-176-017	412 HELENE AVE	23B	R23_A	12/28/2023	300,000	75,000	1,537	210,069	4,813	214,882	85,118	1,744	68,325
72-25-23-126-047	2213 E 4TH ST	23B	R23_A	12/29/2023	315,000	78,750	2,056	191,809	986	192,795	122,205	3,191	53,616
72-25-23-303-014	1912 KALAMA AVE	23R	R23_A	12/29/2023	208,000	52,000	1,375	126,485	195	126,680	81,320	2,150	52,954
72-25-23-328-033	2437 KALAMA AVE	23O	R23_A	12/29/2023	360,000	90,000	1,362	216,262	868	217,130	142,870	2,162	92,498
72-25-23-356-003	1509 S CAMPBELL RD	23R	R23_A	12/29/2023	183,000	45,750	1,158	101,104	82	101,186	81,814	2,071	55,297
72-25-23-176-035	531 S MINERVA AVE	23C	R23_A	1/26/2024	850,000	212,500	4,444	711,950	-	711,950	138,050	2,887	66,945
72-25-23-380-007	2326 ROWLAND AVE	23B	R23_A	2/5/2024	222,000	55,500	1,498	158,540	-	158,540	63,460	1,712	51,882
72-25-23-307-031	2119 KALAMA AVE	23B	R23_A	2/21/2024	319,900	79,975	1,763	213,958	1,000	214,958	104,942	2,313	63,509
72-25-23-155-011	501 S EDGEWORTH AVE	23R	R23_A	3/1/2024	290,000	72,500	1,782	170,962	1,396	172,358	117,642	2,891	56,965
72-25-23-304-026	1909 BROCKTON AVE	23B	R23_A	3/4/2024	284,000	71,000	1,606	185,964	898	186,862	97,138	2,197	61,901
72-25-23-310-041	2117 DALLAS AVE	23B	R23_A	3/8/2024	315,000	78,750	1,779	202,925	-	202,925	112,075	2,532	61,968
72-25-23-378-019	2305 BARRETT AVE	23O	R23_A	3/8/2024	240,000	60,000	1,565	159,057	-	159,057	80,943	2,111	53,687
72-25-23-126-021	215 S MINERVA AVE	23B	R23_A	3/11/2024	249,000	62,250	1,525	189,309	-	189,309	59,691	1,462	57,155
72-25-23-156-010	701 S CAMPBELL RD	23B	R23_A	3/11/2024	240,000	60,000	1,500	148,687	-	148,687	91,313	2,283	56,000
72-25-23-157-012	709 S EDISON AVE	23B	R23_A	3/13/2024	339,700	84,925	2,123	203,785	-	203,785	135,915	3,398	56,000
72-25-23-330-023	2317 DALLAS AVE	23R	R23_A	3/13/2024	150,000	37,500	769	119,831	-	119,831	30,169	619	68,242
72-25-23-328-027	2405 KALAMA AVE	23R	R23_A	3/29/2024	180,000	45,000	1,048	121,336	-	121,336	58,664	1,366	60,102
COUNT: 181	**Land Table - R23_A**			**AVG**	**289,487**	**72,372**	**1,710**	**205,908**	**741**	**206,649**	**82,838**	**1,961**	**60,090**
				MEDIAN	**275,000**	**68,750**	**1,563**	**191,535**	**-**	**192,433**	**89,389**	**2,137**	**56,000**
Land Table - R32_S													
72-20-32-426-005	5148 ELMHURST AVE	32C	R32_S	6/13/2022	485,000	121,250	1,783	338,671	909	339,580	145,420	2,138	95,218
72-20-32-453-008	5066 ELMHURST AVE	32R	R32_S	7/28/2022	400,001	100,000	1,719	256,285	-	256,285	143,716	2,470	81,446
72-20-32-426-012	5139 THORNCROFT AVE	32C	R32_S	10/4/2022	480,000	120,000	1,717	367,522	1,901	369,423	110,577	1,582	97,869
72-20-32-476-014	5022 THORNCROFT AVE	32C	R32_S	1/6/2023	393,000	98,250	1,269	289,044	1,091	290,135	102,865	1,329	108,399
72-20-32-476-015	5016 THORNCROFT AVE	32T	R32_S	8/18/2023	413,650	103,413	1,741	311,991	704	312,695	100,955	1,700	83,143
72-20-32-453-025	5079 THORNCROFT AVE	32C	R32_S	2/13/2024	390,000	97,500	1,607	271,721	1,840	273,561	116,439	1,919	84,966
COUNT: 6	**Land Table - R32_S**			**AVG**	**426,942**	**106,735**	**1,639**	**305,872**	**1,074**	**306,947**	**119,995**	**1,856**	**91,840**
				MEDIAN	**406,826**	**101,706**	**1,718**	**300,518**	**1,000**	**301,415**	**113,508**	**1,809**	**90,092**

2024 for 2025 Residential Land Analysis Summary - Condos

LAND TBL	condo name	2024 val	# pcls	# sales	% sold	avg alloc @ 25%	median indicated move	Listings and Sales after 3/31/24 Avg	Med	#Sale	#List	2025 propsd factor/site val	% chg
BC016	Georgetown Townhomes	43,000	25	3	12%	49,417	49,500			-	-	**49,500**	**15%**
BC01X	Antebellum	37,500	7	0	0%					-	-	**42,500**	**13%**
		42,800	5	0	0%					-	-	**48,300**	**13%**
BC041	Briarwood Square	20,500	70	12	17%	24,177	24,375	38,750	38,750	1	1	**24,200**	**18%**
BC050	Courtyards (The)	31,000	22	8	36%	36,178	35,813			-	-	**36,000**	**16%**
		47,000	2	1	50%	43,500	43,500			-	-	**43,500**	**-7%**
BC072	Brownstones of Royal Oak	36,000	80	10	13%	41,648	42,175	46,188	46,250	4	-	**42,000**	**17%**
BC075	Briarwood Park of Royal Oak	30,000	112	12	11%	31,873	31,375	31,250	31,250	1	-	**31,500**	**5%**
		36,700	28	1	4%	45,000	45,000			-	-	**45,000**	**23%**
BC080	4 on 14 Condominium	92,500	4	0	0%					-	-	**100,000**	**8%**
BC08X	Carleton House	23,500	42	1	2%	25,000	25,000			-	-	**23,500**	**0%**
BC115	Central Park of Royal Oak **(Rentals)** 606,610,614,616 11 mi	35,000	3	0	0%					-	-	**35,000**	**0%**
		150,000	1	0	0%					-	-	**150,000**	**0%**
BC12X	Coventry Parkhomes	45,000	350	35	10%	55,330	57,500	63,329	64,988	3	3	**56,000**	**24%**
BC150	Main North Lofts	93,750	94	13	14%	94,923	90,000	120,000	120,000	2	-	**95,000**	**1%**
BC155	The Mason Condo (123 Mason Ct)	103,750	2	0	0%							**120,000**	**16%**
BC161	Crooks Cove	37,600	14	1	7%	47,438	47,438					**45,000**	**20%**
BC162	Oak Shade	62,500	12	1	8%	67,500	67,500	68,750	68,750	-	1	**67,500**	**8%**
BC163	Washington Townhomes (313,311 wash)	120,000	2	0	0%							**130,000**	**8%**
BC164	Washington Place	74,000	14	0	0%							**77,500**	**5%**
BC166	Park Avenue Place	106,000	7	0	0%							**111,000**	**5%**
BC167	East Fifth Street Condos	100,000	3	4	133%	106,181	111,113					**106,000**	**6%**
BC168	Cole's Corner (632 E 11 MILE)	76,800	1	0	0%							**80,500**	**5%**
BC169	Main Street Lofts	77,000	11	5	45%	80,595	80,750					**80,500**	**5%**
		113,000	11	0	0%			121,875	121,875	1	1	**118,600**	**5%**
BC170	Billings Place Condo (New Const in 2021) **Rentals as of 7/25/23**	93,750	11	0	0%							**95,000**	**1%**
		93,750	24	0	0%							**95,000**	**1%**
		93,750	1	0	0%							**95,000**	**1%**
		93,750	6	0	0%							**95,000**	**1%**
		93,750	12	0	0%							**95,000**	**1%**
		93,750	3	0	0%							**95,000**	**1%**
		93,750	4	0	0%							**95,000**	**1%**
		93,750	4	0	0%							**95,000**	**1%**
		93,750	3	0	0%							**95,000**	**1%**
		93,750	2	0	0%							**95,000**	**1%**
BC172	Center Street Lofts	95,000	19	3	16%	92,083	93,750					**92,000**	**-3%**
BC175	Lofts @ 11	69,000	24	4	17%	95,125	98,500	93,408	85,363	1	5	**86,000**	**25%**
BC178	Skylofts Marketsquare	82,000	88	14	16%	89,768	88,438	88,750	88,750	1	-	**88,500**	**8%**
BC24X	Esplanade	29,500	40	3	8%	34,604	33,750					**34,000**	**15%**
		42,500	19	3	16%	46,167	45,750					**46,000**	**8%**
		46,000	1	2	200%	55,000	55,000					**55,000**	**20%**
BC256	Normandy Square (73u+1gce)	85,000	73	12	16%	93,404	93,750	100,625	101,250	2	1	**94,000**	**11%**
BC26X	Essex House	33,000	12	1	8%	39,975	39,975					**40,000**	**21%**

2024 for 2025 Residential Land Analysis Summary - Condos

LAND TBL	condo name	2024 val	# pcls	# sales	% sold	avg alloc @ 25%	median indicated move	Listings and Sales after 3/31/24 Avg	Med	#Sale	#List	2025 propsd factor/site val	% chg
BC281	Executive House	25,200	20	2	10%	32,113	32,113					**31,500**	**25%**
BC319	Indian Wells	77,000	11	1	9%	85,250	85,250	86,250	86,250	-	1	**85,000**	**10%**
BC321	Fairways (The)	38,500	56	9	16%	47,708	47,500	53,500	53,125	3	1	**38,500**	**0%**
		41,500	15	2	13%	58,000	58,000			-	-	**41,500**	**0%**
		57,000	9	2	22%	61,625	61,625	62,500	62,500	1	-	**57,000**	**0%**
BC323	Normandy Oaks	26,500	80	8	10%	30,534	29,688	35,000	35,000	1	-	**30,000**	**13%**
BC324	4622-24 Rochester Rd (Rentals)	75,000	2	0	0%							**80,000**	**7%**
BC325	Beacon Row	42,000	9	0	0%							**44,000**	**5%**
BC338	The Harrison Collection - In const	152,000	51	26	51%	163,703	159,064	156,175	156,175	2	2	**160,000**	**5%**
BC339	Southside Condo (2 res and 1 Cl condo) (1300 Batavia, unit 1 & 2)	60,000	2	0	0%							**72,000**	**20%**
BC33X	Royal Gardens/Rochester Gardens 5u + 1 gce	78,000	5	0	0%							**82,000**	**5%**
BC340	The Townes at 3506 - (28u+1gce)	77,000	28	4	14%	86,813	83,750	88,750	88,750	-	1	**85,000**	**10%**
BC361	Forest Manor	17,000	22	0	0%							**17,000**	**0%**
BC384	Sherman Oaks (37u + 1gce)	82,500	37	8	22%	94,219	95,625					**95,000**	**15%**
BC385	Park West Condo	117,000	10	2	20%	125,667	125,000					**125,000**	**7%**
		175,500	1	1	100%	219,250	219,250					**187,500**	**7%**
BC401	Gardenia Court	20,500	8	1	13%	30,750	30,750					**20,500**	**0%**
BC441	Golfview Apts Condo	87,500	8	0	0%			93,750	93,750	-	1	**93,000**	**6%**
BC48X	Hillside Manor	24,000	40	11	28%	27,491	27,475	27,175	27,175	1	1	**27,000**	**13%**
BC52X	Hilltop Manor	21,250	8	2	25%	26,875	26,875					**21,250**	**0%**
		33,250	2	0	0%							**33,250**	**0%**
BC541	Indian Mound	86,000	2	0	0%							**94,600**	**10%**
		100,000	12	0	0%			118,725	118,725	-	1	**110,000**	**10%**
BC544	Beacon Hill	91,250	8	2	25%	101,875	101,875					**102,000**	**12%**
BC551	Indian Oaks	79,000	14	1	7%	70,000	70,000					**79,000**	**0%**
BC558	Oak Place	21,000	16	5	31%	23,650	26,250	32,475	32,475	1	-	**25,000**	**19%**
BC56X	Leafdale	22,800	30	3	10%	29,167	32,500					**28,500**	**25%**
BC601	Lincoln Townhouse	53,000	10	2	20%	56,875	56,875					**56,500**	**7%**
BC610	Huntington Woods	32,500	64	9	14%	43,351	44,188	37,813	37,500	2	2	**40,500**	**25%**
BC641	Linden Terrace	38,000	12	2	17%	43,000	43,000					**43,000**	**13%**
BC664	Crossings @ Irving Ave	81,500	82	15	18%	92,863	93,750	97,500	97,500	2	-	**93,000**	**14%**
BC665	The Oak Residences E Parent (702-738, every 4)	152,000	10	3	30%	198,833	189,000	218,750	218,750	-	1	**189,000**	**24%**
BC666	Skylofts Royal Oak	70,000	10	2	20%	82,500	82,500	82,475	82,475	-	1	**82,500**	**18%**
		80,000	38	3	8%	84,583	81,250	102,619	102,619	1	1	**84,000**	**5%**
		100,000	20	4	20%	103,688	108,125					**106,000**	**6%**
		128,250	1	0	0%							**134,600**	**5%**
BC668	The Fifth Royal Oak	83,000	20	7	35%	88,025	86,000					**87,000**	**5%**
		103,000	20	4	20%	102,750	99,875					**103,000**	**0%**
		124,000	20	8	40%	125,203	123,875	147,075	147,500	2	1	**127,000**	**2%**
		162,000	10	4	40%	151,875	156,250	167,750	168,750	2	1	**164,000**	**1%**
		225,000	8	0	0%							**228,000**	**1%**

2024 for 2025 Residential Land Analysis Summary - Condos

LAND TBL	condo name	2024 val	# pcls	# sales	% sold	avg alloc @ 25%	median indicated move	Listings and Sales after 3/31/24 Avg	Med	#Sale	#List	2025 propsd factor/site val	% chg
BC66X	Main Street Square & Maryland Club	58,000	92	10	11%	65,373	65,625	73,105	73,750	5	-	**65,500**	**13%**
		65,500	120	17	14%	75,225	71,250	78,208	77,500	3	-	**73,500**	**12%**
BC670	The Washington Condos (17 res units + 1 CI)	75,500	6	3	50%	76,583	77,250	102,500	102,500	-	1	**77,000**	**2%**
		121,000	6	4	67%	129,375	122,500	148,750	148,750	-	1	**125,000**	**3%**
		192,030	5	1	20%	210,000	210,000					**197,800**	**3%**
BC675	Hampton Village	23,000	16	2	13%	32,925	32,925					**28,750**	**25%**
BC67X	Main Street Centre	74,000	56	5	9%	82,850	84,250					**83,000**	**12%**
		85,000	62	8	13%	100,320	100,906	103,750	103,750	1	-	**100,500**	**18%**
BC681	Maplewoode	41,000	14	4	29%	57,563	58,000					**51,250**	**25%**
BC684	Normandy Place	36,200	14	1	7%	37,500	37,500					**37,500**	**4%**
BC690	Lincoln Oaks	33,750	8	4	50%	34,813	34,250					**34,500**	**2%**
BC72X	Marywood Terraces	33,000	17	0	0%			47,375	47,375	1	-	**40,000**	**21%**
BC761	North Cove	33,500	24	2	8%	49,375	49,375					**42,000**	**25%**
BC80X	Northwood Meadows	22,500	40	7	18%	31,282	34,000					**28,100**	**25%**
BC841	Parkdale Manor	20,000	121	10	8%	28,214	28,250	22,500	22,500	1	-	**25,000**	**25%**
BC855	Pinetree Estates	41,500	14	1	7%	50,000	50,000	57,250	57,250	1	-	**50,000**	**20%**
BC85X	Pine Corner	36,500	8	0	0%							**36,500**	**0%**
BC86X	Parmenter Estates & Cummingston court	46,000	29	1	3%	52,750	52,750	58,000	58,000	1	-	**53,000**	**15%**
BC901	Royal Park Townhouses	37,000	11	4	36%	50,881	51,763					**46,250**	**25%**
		45,000	31	2	6%	60,125	60,125					**56,250**	**25%**
BC91X	Terraces (The)	42,500	25	4	16%	42,500	42,500					**42,500**	**0%**
BC93X	Tower Court	22,000	106	15	14%	29,817	29,500	34,363	34,363	1	1	**27,500**	**25%**
BC941	Victorian Row	75,000	2	0	0%							**87,000**	**16%**
BC963	Fifth Street Condos	87,000	6	2	33%	102,488	102,488					**102,000**	**17%**
BC964	Dorchester Court	59,000	9	3	33%	60,825	62,475					**62,000**	**5%**
BC965	Spruce Manor	90,000	12	0	0%							**94,500**	**5%**
BC966	Lincoln Street	30,000	12	0	0%			36,875	36,875	2	-	**36,000**	**20%**
BC967	Troy St Lofts	68,700	9	1	11%	71,500	71,500					**71,500**	**4%**
		109,000	9	3	33%	111,657	112,500	118,725	118,725	-	1	**112,500**	**3%**
BC968	Grant Park Townlofts	158,000	17	1	6%	221,000	221,000					**174,000**	**10%**
BC969	610 South Condo	111,000	4	0	0%							**117,000**	**5%**
		117,000	4	0	0%							**130,000**	**11%**
BC96X	Woodland Place	43,000	24	3	13%	52,375	55,500					**53,000**	**23%**
BC970	Lincoln Grove Estates (804&802 Lincoln ave)	82,750	2	0	0%							**87,000**	**5%**
BC971	33 on Harrison	77,000	33	8	24%	85,044	85,625	87,500	87,500	1	1	**85,000**	**10%**
BC972	Metropolitan Lofts	80,000	20	6	30%	88,725	83,750	97,250	97,250	-	1	**84,000**	**5%**
		129,600	10	0	0%			117,488	117,488	1	1	**136,000**	**5%**
BC975	Stonebrook Court	112,000	26	4	15%	111,688	113,500					**113,000**	**1%**
BC976	Station 3 Lofts **(Rentals)**	30,000	37	0	0%			75,808	74,975	-	3	**32,400**	**8%**
		33,500	3	0	0%							**36,180**	**8%**
		35,600	6	0	0%							**38,448**	**8%**
BC980	400 Parent Avenue	84,000	5	1	20%	78,000	78,000					**87,000**	**4%**
		89,000	3	0	0%							**92,500**	**4%**

2024 for 2025 Residential Land Analysis Summary - Condos

LAND TBL	condo name	2024 val	# pcls	# sales	% sold	avg alloc @ 25%	median indicated move	Listings and Sales after 3/31/24 Avg	Med	#Sale	#List	2025 propsd factor/site val	% chg
BC981	Brownstone [328(front)&330 (rear) E 5th st] - sit back to back	158,500	2	1	50%	181,250	181,250					**181,250**	**14%**
SC257	**Normandy Village**	2,700	49	10	20%	3,393	3,393					**3,300**	**22%**
SC327	**Woodside Condos**	1,500	2	0	0%							**1,700**	**13%**
SC354	**Lexington on the Park** (36u + 1gce)	2,250	36	7	19%	2,752	2,819					**2,800**	**24%**
SC356	**North Dorchester (26u + 1gce)**	2,575	26	3	12%	3,224	3,246					**3,200**	**24%**
SC38X	**Maxwell Park, Maxwell Park II, Sherman Park**	2,700	15	0	0%							**2,800**	**4%**
SC442	**The Enclave at Red Run**	2,200	15	0	0%							**2,300**	**5%**
SC456	**Yorba Linda**	1,400	5	0	0%							**1,600**	**14%**
SC478	**Durham Site Condos**	120,000	5	0	0%							**128,000**	**7%**
SC942	**Vinsetta Condo**	2,100	2	0	0%							**2,500**	**19%**

2024 for 2025 Land Value Analysis - CONDO

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	2024 Mst_SummaryLandValue
72-20-32-456-017	4818 MANSFIELD AVE	16	BC016	4/29/2022	195,000	48,750	124,643	779	125,422	69,578	43,000
72-20-32-456-020	4824 MANSFIELD AVE	16	BC016	8/7/2023	198,000	49,500	133,991	779	134,770	63,230	43,000
72-20-32-456-027	4908 MANSFIELD AVE	16	BC016	1/16/2024	200,000	50,000	127,240	899	128,139	71,861	43,000
COUNT: 3	**BC016 Georgetown Townshomes**			**AVG**	**197,667**	**49,417**	**128,625**	**819**	**129,444**	**68,223**	**43,000**
				MEDIAN	**198,000**	**49,500**	**127,240**	**779**	**128,139**	**69,578**	**43,000**
						-					
72-20-32-455-006	4910 BRIARWOOD AVE UNIT A3	41	BC041	8/1/2022	95,000	23,750	61,743	-	61,743	33,257	20,500
72-20-32-455-008	4910 BRIARWOOD AVE UNIT A2	41	BC041	8/4/2023	103,500	25,875	65,840	-	65,840	37,660	20,500
72-20-32-455-027	4840 BRIARWOOD AVE UNIT C8	41	BC041	4/8/2022	90,000	22,500	64,363	-	64,363	25,637	20,500
72-20-32-455-035	4830 BRIARWOOD AVE UNIT D8	41	BC041	5/22/2023	90,000	22,500	61,727	-	61,727	28,273	20,500
72-20-32-455-039	4820 BRIARWOOD AVE UNIT E4	41	BC041	5/9/2022	73,000	18,250	60,888	-	60,888	31,207	20,500
72-20-32-455-045	4810 BRIARWOOD AVE UNIT F1	41	BC041	12/7/2023	100,000	25,000	60,305	-	60,305	30,765	20,500
72-20-32-455-048	4810 BRIARWOOD AVE UNIT F2	41	BC041	6/22/2022	100,000	25,000	60,130	-	60,130	39,870	20,500
72-20-32-455-052	4810 BRIARWOOD AVE UNIT F6	41	BC041	8/10/2022	105,000	26,250	61,985	-	61,985	43,015	20,500
72-20-32-455-057	4839 MANSFIELD AVE UNIT G8	41	BC041	9/6/2022	100,000	25,000	73,736	-	73,736	26,264	20,500
72-20-32-455-059	4829 MANSFIELD AVE UNIT G4	41	BC041	5/12/2023	149,000	37,250	73,538	-	73,538	75,462	20,500
72-20-32-455-060	4829 MANSFIELD AVE UNIT G3	41	BC041	6/30/2022	90,000	22,500	73,494	-	73,494	46,153	20,500
72-20-32-455-072	4859 MANSFIELD AVE UNIT H7	41	BC041	3/31/2023	65,000	16,250	77,494	-	77,494	41,443	20,500
COUNT: 12	**BC041 BRIARWOOD SQUARE**			**AVG**	**96,708**	**24,177**	**66,270**	**-**	**66,270**	**38,250**	**20,500**
				MEDIAN	**97,500**	**24,375**	**63,174**	**-**	**63,174**	**35,459**	**20,500**
						-					
72-20-32-455-075	2356 W 14 MILE RD	50	BC050	1/9/2023	174,000	43,500	205,162	-	205,162	(31,162)	47,000
	BC050 The Courtyards										
72-20-32-455-078	2354 W 14 MILE RD	50	BC050	12/8/2023	156,700	39,175	97,200	-	97,200	59,500	31,000
72-20-32-455-091	2312 W 14 MILE RD	50	BC050	10/20/2023	160,000	40,000	78,467	-	78,467	81,533	31,000
72-20-32-455-093	2316 W 14 MILE RD	50	BC050	12/7/2022	143,000	35,750	80,168	-	80,168	62,832	31,000
72-20-32-455-094	2318 W 14 MILE RD	50	BC050	10/27/2022	110,000	27,500	78,296	-	78,296	31,704	31,000
72-20-32-455-096	2322 W 14 MILE RD	50	BC050	5/20/2022	143,500	35,875	87,737	-	87,737	55,763	31,000
72-20-32-455-097	2324 W 14 MILE RD	50	BC050	7/11/2023	143,000	35,750	87,847	-	87,847	55,153	31,000
72-20-32-455-098	2326 W 14 MILE RD	50	BC050	11/29/2023	161,500	40,375	79,676	-	79,676	81,824	31,000
72-20-32-455-098	2326 W 14 MILE RD	50	BC050	9/16/2022	140,000	35,000	79,676	-	79,676	60,324	31,000
COUNT: 8	**BC050 The Courtyards**			**AVG**	**144,713**	**36,178**	**83,633**	**-**	**83,633**	**61,079**	**31,000**
				MEDIAN	**143,250**	**35,813**	**79,922**	**-**	**79,922**	**59,912**	**31,000**
						-					
72-25-07-232-007	3214 COOLIDGE HWY	72	BC072	3/17/2023	158,000	39,500	115,652	-	115,652	42,348	36,000
72-25-07-232-024	3248 COOLIDGE HWY	72	BC072	5/5/2023	175,000	43,750	115,652	-	115,652	59,348	36,000
72-25-07-232-029	3258 COOLIDGE HWY	72	BC072	6/21/2022	155,000	38,750	115,652	-	115,652	39,348	36,000
72-25-07-232-033	3266 COOLIDGE HWY	72	BC072	4/26/2023	183,000	45,750	136,958	-	136,958	46,042	36,000
72-25-07-232-036	3272 COOLIDGE HWY	72	BC072	2/16/2024	177,000	44,250	117,910	-	117,910	59,090	36,000
72-25-07-232-046	3320 COOLIDGE HWY	72	BC072	6/3/2022	170,000	42,500	117,554	-	117,554	52,446	36,000
72-25-07-232-047	3322 COOLIDGE HWY	72	BC072	6/23/2022	167,400	41,850	115,652	-	115,652	51,748	36,000
72-25-07-232-056	3340 COOLIDGE HWY	72	BC072	11/3/2023	183,000	45,750	115,652	-	115,652	67,348	36,000
72-25-07-232-066	3360 COOLIDGE HWY	72	BC072	10/23/2023	145,000	36,250	115,652	-	115,652	29,348	36,000
72-25-07-232-079	3386 COOLIDGE HWY	72	BC072	1/3/2023	152,500	38,125	115,652	-	115,652	36,848	36,000
COUNT: 10	**BC072 Brownstones of Royal Oak**			**AVG**	**166,590**	**41,648**	**118,199**	**-**	**118,199**	**48,391**	**36,000**
				MEDIAN	**168,700**	**42,175**	**115,652**	**-**	**115,652**	**48,895**	**36,000**
						-					
72-20-32-458-085	2445 TORQUAY AVE APT 209	75	BC075	9/23/2022	180,000	45,000	134,537	-	134,537	45,463	30,000
72-20-32-458-002	2400 PARMENTER BLVD APT 102	75	BC075	7/1/2022	142,000	35,500	98,041	-	98,041	43,959	30,000
72-20-32-458-024	2420 PARMENTER BLVD APT 108	75	BC075	10/24/2023	105,000	26,250	79,284	-	79,284	25,716	30,000
72-20-32-458-032	2420 PARMENTER BLVD APT 204	75	BC075	3/26/2024	99,500	24,875	80,193	-	80,193	19,307	30,000
72-20-32-458-062	2440 PARMENTER BLVD APT 210	75	BC075	7/29/2022	155,000	38,750	106,389	-	106,389	48,611	30,000
72-20-32-458-071	2445 TORQUAY AVE APT 107	75	BC075	6/6/2022	145,000	36,250	94,174	-	94,174	50,826	30,000
72-20-32-458-078	2445 TORQUAY AVE APT 202	75	BC075	6/1/2023	120,000	30,000	90,598	-	90,598	29,402	30,000
72-20-32-458-081	2445 TORQUAY AVE APT 205	75	BC075	4/29/2022	105,000	26,250	79,709	-	79,709	25,291	30,000
72-20-32-458-086	2445 TORQUAY AVE APT 210	75	BC075	7/13/2022	149,900	37,475	100,994	-	100,994	48,906	30,000
72-20-32-458-089	2425 TORQUAY AVE APT 101	75	BC075	6/30/2023	131,000	32,750	90,357	-	90,357	40,643	30,000
72-20-32-458-104	2425 TORQUAY AVE APT 204	75	BC075	2/9/2024	113,000	28,250	79,709	-	79,709	33,291	30,000
72-20-32-458-113	2405 TORQUAY AVE APT 101	75	BC075	10/19/2023	144,500	36,125	95,667	-	95,667	48,833	30,000
72-20-32-458-125	2405 TORQUAY AVE APT 113	75	BC075	7/1/2023	120,000	30,000	97,557	-	97,557	22,443	30,000
COUNT: 12	**BC075 Briarwood Park of Royal Oak**			**AVG**	**127,492**	**31,873**	**91,056**	**-**	**91,056**	**36,436**	**30,000**
				MEDIAN	**125,500**	**31,375**	**92,386**	**-**	**92,386**	**36,967**	**30,000**
						-					

2024 for 2025 Land Value Analysis - CONDO

Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	2024 Mst_SummaryLandValue
72-25-06-378-059	4030 W 13 MILE RD APT J1	82	BC08X	11/3/2023	100,000	25,000	66,945	-	66,945	33,055	23,500
	BC08X Carleton House					-					
						-					
						-					
72-20-32-426-043	2124 WICKHAM ST	121	BC12X	3/16/2023	210,000	52,500	138,783	-	138,783	71,217	45,000
72-20-32-426-068	1964 WICKHAM ST	122	BC12X	3/14/2024	190,000	47,500	112,840	-	112,840	77,160	45,000
72-20-32-426-079	1982 WICKHAM ST	127	BC12X	6/17/2022	238,000	59,500	158,420	-	158,420	79,580	45,000
72-20-32-426-082	1922 WICKHAM ST	122	BC12X	6/9/2022	213,000	53,250	134,484	-	134,484	78,516	45,000
72-20-32-426-086	1930 WICKHAM ST	124	BC12X	4/4/2022	180,000	45,000	125,249	-	125,249	54,751	45,000
72-20-32-426-107	1902 WICKHAM ST	121	BC12X	5/15/2023	250,000	62,500	150,247	-	150,247	99,753	45,000
72-20-32-426-108	1900 WICKHAM ST	121	BC12X	12/1/2023	243,500	60,875	164,170	-	164,170	79,330	45,000
72-20-32-426-117	1830 WICKHAM ST	124	BC12X	7/10/2023	209,900	52,475	125,820	-	125,820	84,080	45,000
72-20-32-426-118	1832 WICKHAM ST	121	BC12X	4/14/2022	248,000	62,000	173,738	-	173,738	74,262	45,000
72-20-32-426-124	1822 WICKHAM ST	121	BC12X	10/11/2022	219,000	54,750	135,306	-	135,306	83,694	45,000
72-20-32-426-154	1927 WICKHAM ST	124	BC12X	7/17/2023	172,500	43,125	108,729	-	108,729	63,771	45,000
72-20-32-426-165	1901 WICKHAM ST	124	BC12X	7/11/2022	230,000	57,500	119,896	-	119,896	110,104	45,000
72-20-32-426-173	1959 WICKHAM ST	122	BC12X	5/18/2022	179,500	44,875	124,650	-	124,650	54,850	45,000
72-20-32-426-204	1934 TORQUAY AVE	126	BC12X	5/24/2022	240,000	60,000	166,162	-	166,162	73,838	45,000
72-20-32-426-209	1924 TORQUAY AVE	121	BC12X	12/21/2023	242,000	60,500	137,055	-	137,055	104,945	45,000
72-20-32-426-211	1920 TORQUAY AVE	126	BC12X	9/18/2023	232,500	58,125	150,433	-	150,433	82,067	45,000
72-20-32-426-215	1910 TORQUAY AVE	127	BC12X	8/15/2023	250,000	62,500	174,036	-	174,036	75,964	45,000
72-20-32-426-216	1912 TORQUAY AVE	121	BC12X	8/31/2023	265,000	66,250	160,243	1,834	162,077	102,923	45,000
72-20-32-426-219	1854 TORQUAY AVE	127	BC12X	8/8/2022	235,000	58,750	157,676	-	157,676	77,324	45,000
72-20-32-426-220	1852 TORQUAY AVE	121	BC12X	5/12/2023	205,000	51,250	135,115	-	135,115	69,885	45,000
72-20-32-426-231	1806 TORQUAY AVE	127	BC12X	5/10/2022	230,000	57,500	177,102	-	177,102	52,898	45,000
72-20-32-476-051	5001 COVENTRY RD	127	BC12X	8/26/2022	220,000	55,000	173,466	-	173,466	46,534	45,000
72-20-32-476-057	1985 SEABRIGHT CT	127	BC12X	9/15/2023	264,250	66,063	177,328	-	177,328	86,922	45,000
72-20-32-476-061	1975 SEABRIGHT CT	127	BC12X	1/29/2024	250,000	62,500	172,309	-	172,309	77,691	45,000
72-20-32-476-062	1973 SEABRIGHT CT	122	BC12X	8/9/2023	237,000	59,250	144,592	1,779	146,371	90,629	45,000
72-20-32-476-071	1851 SHIRE CT	125	BC12X	11/16/2022	175,000	43,750	150,104	-	150,104	24,896	45,000
72-20-32-476-073	4954 COVENTRY RD	127	BC12X	7/29/2022	185,000	46,250	150,894	-	150,894	34,106	45,000
72-20-32-476-078	4936 COVENTRY RD	122	BC12X	7/15/2022	235,000	58,750	138,433	-	138,433	96,567	45,000
72-20-32-476-083	4928 COVENTRY RD	126	BC12X	10/20/2023	199,000	49,750	148,126	-	148,126	50,874	45,000
72-20-32-476-132	1963 RIDGE CT	122	BC12X	12/23/2022	192,000	48,000	141,033	804	141,837	50,163	45,000
72-20-32-476-138	1837 TORQUAY AVE	127	BC12X	11/28/2023	280,000	70,000	176,942	-	176,942	103,058	45,000
72-20-32-476-144	5074 COVENTRY RD	125	BC12X	2/17/2023	181,050	45,263	145,585	-	145,585	35,465	45,000
72-20-32-476-149	1882 NEWPORTE CT	124	BC12X	3/1/2024	210,000	52,500	106,304	-	106,304	103,696	45,000
72-20-32-476-163	1846 SHIRE CT	121	BC12X	4/17/2023	205,000	51,250	138,783	-	138,783	66,217	45,000
72-20-32-476-173	1812 SHIRE CT	121	BC12X	7/12/2022	230,000	57,500	142,191	-	142,191	87,809	45,000
COUNT: 35	**BC12X Coventry Park Homes**			**AVG**	**221,320**	**55,330**	**146,750**	**126**	**146,876**	**74,444**	**45,000**
				MEDIAN	**230,000**	**57,500**	**145,585**	**-**	**146,371**	**77,324**	**45,000**
						-			-	-	
72-25-15-358-089	350 N MAIN ST UNIT 911	150	BC150	10/17/2023	915,000	228,750	588,192	-	588,192	326,808	93,750
	substantially larger than most units.										
72-25-15-358-003	350 N MAIN ST UNIT 506	150	BC150	9/30/2022	292,000	73,000	225,135	-	225,135	66,865	93,750
72-25-15-358-006	350 N MAIN ST UNIT 514	150	BC150	4/5/2023	355,000	88,750	268,711	-	268,711	86,289	93,750
72-25-15-358-010	350 N MAIN ST UNIT 517	150	BC150	1/25/2024	390,000	97,500	278,997	-	278,997	111,003	93,750
72-25-15-358-010	350 N MAIN ST UNIT 517	150	BC150	8/1/2023	379,000	94,750	278,997	-	278,997	100,003	93,750
72-25-15-358-015	350 N MAIN ST UNIT 507	150	BC150	7/18/2022	340,000	85,000	252,624	-	252,624	87,376	93,750
72-25-15-358-020	350 N MAIN ST UNIT 604	150	BC150	2/6/2023	320,000	80,000	237,138	-	237,138	82,862	93,750
72-25-15-358-023	350 N MAIN ST UNIT 610	150	BC150	10/14/2022	330,000	82,500	224,680	-	224,680	105,320	93,750
72-25-15-358-028	350 N MAIN ST UNIT 619	150	BC150	8/22/2022	365,000	91,250	321,374	-	321,374	43,626	93,750
72-25-15-358-029	350 N MAIN ST UNIT 617	150	BC150	11/8/2022	450,000	112,500	295,924	-	295,924	154,076	93,750
72-25-15-358-047	350 N MAIN ST UNIT 719	150	BC150	9/5/2023	440,000	110,000	320,458	-	320,458	119,542	93,750
72-25-15-358-079	350 N MAIN ST UNIT 908	150	BC150	4/4/2022	335,000	83,750	233,002	-	233,002	101,998	93,750
72-25-15-358-092	350 N MAIN ST UNIT 905	150	BC150	7/8/2022	360,000	90,000	263,004	-	263,004	96,996	93,750
72-25-15-358-094	350 N MAIN ST UNIT 901	150	BC150	7/21/2022	580,000	145,000	353,252	-	353,252	226,748	93,750
COUNT: 13	**BC150 Main North Lofts**			**AVG**	**379,692**	**94,923**	**273,330**	**-**	**273,330**	**106,362**	**93,750**
				MEDIAN	**360,000**	**90,000**	**268,711**	**-**	**268,711**	**100,003**	**93,750**
						-			-	-	
72-25-09-152-039	1472 W WEBSTER RD	161	BC161	9/10/2022	189,750	47,438	139,240	-	139,240	50,510	37,600
	BC161 Crooks Cove					-			-	-	
						-			-	-	
						-			-	-	

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72-25-09-154-028	2662 CROOKS RD	162	BC162	8/3/2023	270,000	67,500	189,485	-	189,485	80,515	62,500
	BC162 Oak Shade					-			-	-	
						-			-	-	
						-			-	-	
72-25-22-153-035	322 E 5TH ST	167	BC167	3/3/2023	350,000	87,500	315,523	613	316,136	33,864	100,000
72-25-22-153-036	320 E 5TH ST	167	BC167	10/13/2023	460,000	115,000	332,607	613	333,220	126,780	100,000
72-25-22-153-036	320 E 5TH ST	167	BC167	5/12/2022	433,900	108,475	332,607	613	333,220	100,680	100,000
72-25-22-153-037	318 E 5TH ST	167	BC167	9/16/2022	455,000	113,750	320,577	613	321,190	133,810	120,000
COUNT: 4	**BC167 East Fifth Street Condos**			**AVG**	**424,725**	**106,181**	**325,329**	**613**	**325,942**	**98,784**	**105,000**
				MEDIAN	**444,450**	**111,113**	**326,592**	**613**	**327,205**	**113,730**	**100,000**
						-			-	-	
72-25-16-485-030	111 N MAIN ST #204	169	BC169	3/16/2023	337,000	84,250	240,294	-	240,294	96,706	77,000
72-25-16-485-034	111 N MAIN ST #208	169	BC169	6/16/2022	324,900	81,225	240,294	-	240,294	84,606	77,000
72-25-16-485-035	111 N MAIN ST #209	169	BC169	4/29/2022	315,000	78,750	240,294	-	240,294	74,706	77,000
72-25-16-485-036	111 N MAIN ST #210	169	BC169	2/13/2023	323,000	80,750	240,294	-	240,294	82,706	77,000
72-25-16-485-037	111 N MAIN ST #211	169	BC169	5/5/2022	312,000	78,000	243,357	-	243,357	68,643	77,000
COUNT: 5	**BC169 Main Street Lofts**			**AVG**	**322,380**	**80,595**	**240,907**	**-**	**240,907**	**81,473**	**77,000**
				MEDIAN	**323,000**	**80,750**	**240,294**	**-**	**240,294**	**82,706**	**77,000**
						-			-	-	
72-25-16-486-013	100 N CENTER ST #302	172	BC172	6/21/2022	700,000	175,000	473,234	-	473,234	226,766	95,000
72-25-16-486-002	100 N CENTER ST #206	172	BC172	5/23/2022	350,000	87,500	237,341	-	237,341	112,659	95,000
72-25-16-486-005	100 N CENTER ST #203	172	BC172	10/28/2022	380,000	95,000	307,953	-	307,953	72,047	95,000
72-25-16-486-016	100 N CENTER ST #404	172	BC172	6/29/2022	375,000	93,750	292,868	-	292,868	82,132	95,000
COUNT: 3	**BC172 Center Street Lofts**			**AVG**	**368,333**	**92,083**	**279,387**	**-**	**279,387**	**88,946**	**95,000**
				MEDIAN	**375,000**	**93,750**	**292,868**	**-**	**292,868**	**82,132**	**95,000**
						-			-	-	
72-25-16-465-033	670 W 11 MILE RD	175	BC175	1/17/2024	353,000	88,250	341,892	-	341,892	11,108	69,000
72-25-16-465-039	624 W 11 MILE RD	175	BC175	4/18/2023	285,000	71,250	215,933	1,388	217,321	67,679	69,000
72-25-16-465-043	638 W 11 MILE RD	175	BC175	5/10/2023	449,000	112,250	358,203	-	358,203	90,797	69,000
72-25-16-465-047	622 W 11 MILE RD	175	BC175	4/1/2022	435,000	108,750	351,102	-	351,102	83,898	69,000
COUNT: 4	**BC175 Lofts @ 11**			**AVG**	**380,500**	**95,125**	**316,783**	**347**	**317,130**	**63,371**	**69,000**
				MEDIAN	**394,000**	**98,500**	**346,497**	**-**	**346,497**	**75,789**	**69,000**
						-			-	-	
72-25-15-386-002	101 CURRY AVE #204	178	BC178	4/27/2022	355,000	88,750	259,550	-	259,550	95,450	82,000
72-25-15-386-007	101 CURRY AVE #214	178	BC178	11/3/2023	375,000	93,750	285,229	-	285,229	89,771	82,000
72-25-15-386-007	101 CURRY AVE #214	178	BC178	5/5/2022	350,000	87,500	285,229	-	285,229	64,771	82,000
72-25-15-386-010	101 CURRY AVE #220	178	BC178	12/5/2022	327,000	81,750	243,960	-	243,960	83,040	82,000
72-25-15-386-043	101 CURRY AVE #414	178	BC178	4/21/2023	420,000	105,000	276,443	-	276,443	143,557	82,000
72-25-15-386-044	101 CURRY AVE #416	178	BC178	3/13/2023	390,000	97,500	288,976	-	288,976	101,024	82,000
72-25-15-386-050	101 CURRY AVE #428	178	BC178	4/7/2023	370,000	92,500	249,241	-	249,241	120,759	82,000
72-25-15-386-052	101 CURRY AVE #432	178	BC178	8/21/2023	415,000	103,750	298,460	-	298,460	116,540	82,000
72-25-15-386-055	101 CURRY AVE #502	178	BC178	11/17/2022	330,000	82,500	249,241	-	249,241	80,759	82,000
72-25-15-386-062	101 CURRY AVE #516	178	BC178	5/30/2023	385,000	96,250	288,976	-	288,976	96,024	82,000
72-25-15-386-066	101 CURRY AVE #524	178	BC178	9/9/2022	339,500	84,875	240,385	-	240,385	99,115	82,000
72-25-15-386-068	101 CURRY AVE #528	178	BC178	12/12/2022	352,500	88,125	248,430	-	248,430	104,070	82,000
72-25-15-386-081	101 CURRY AVE #618	178	BC178	11/17/2023	310,000	77,500	217,903	-	217,903	92,097	82,000
72-25-15-386-082	101 CURRY AVE #620	178	BC178	10/10/2022	308,000	77,000	231,198	-	231,198	76,802	82,000
COUNT: 14	**BC178 Skylofts Marketsquare**			**AVG**	**359,071**	**89,768**	**261,659**	**-**	**261,659**	**97,413**	**82,000**
				MEDIAN	**353,750**	**88,438**	**254,396**	**-**	**254,396**	**95,737**	**82,000**
						-			-	-	
72-20-32-476-179	5095 CROOKS RD APT 6	242	BC24X	3/10/2023	135,000	33,750	97,352	-	97,352	37,648	29,500
72-20-32-476-210	5005 CROOKS RD APT 37	242	BC24X	9/15/2023	151,250	37,813	101,133	-	101,133	50,117	29,500
72-20-32-476-177	5095 CROOKS RD APT 4	242	BC24X	8/4/2022	129,000	32,250	101,207	-	101,207	27,793	29,500
COUNT: 3	**BC24X Esplanade**			**AVG**	**138,417**	**34,604**	**99,897**	**-**	**99,897**	**38,519**	**29,500**
	<1000 sf			**MEDIAN**	**135,000**	**33,750**	**101,133**	**-**	**101,133**	**37,648**	**29,500**
72-20-32-476-216	5025 CROOKS RD APT 43	242	BC24X	7/31/2023	175,000	43,750	121,360	-	121,360	53,640	42,500
72-20-32-476-175	5095 CROOKS RD APT 2	242	BC24X	10/27/2022	183,000	45,750	127,763	-	127,763	55,237	42,500
72-20-32-476-176	5095 CROOKS RD APT 3	242	BC24X	7/17/2023	196,000	49,000	129,167	-	129,167	66,833	42,500
COUNT: 3	**BC24X Esplanade**			**AVG**	**184,667**	**46,167**	**126,097**	**-**	**126,097**	**58,570**	**42,500**
	1000 > 1100 sf			**MEDIAN**	**183,000**	**45,750**	**127,763**	**-**	**127,763**	**55,237**	**42,500**

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72-20-32-476-193	5045 CROOKS RD APT 20	241	BC24X	4/11/2023	245,000	61,250	144,707	-	144,707	100,293	46,000
72-20-32-476-193	5045 CROOKS RD APT 20	241	BC24X	6/1/2022	195,000	48,750	144,707	-	144,707	50,293	46,000
COUNT: 2	**BC24X Esplanade**			**AVG**	**220,000**	**55,000**	**144,707**	**-**	**144,707**	**75,293**	**46,000**
				MEDIAN	**220,000**	**55,000**	**144,707**	**-**	**144,707**	**75,293**	**46,000**
						-			-	-	
72-25-05-256-003	2500 NORMANDY RD UNIT 3	256	BC256	12/18/2023	370,000	92,500	266,845	-	266,845	103,155	85,000
72-25-05-256-010	2500 NORMANDY RD UNIT 10	256	BC256	3/27/2024	387,500	96,875	269,430	-	269,430	118,070	85,000
72-25-05-256-012	2500 NORMANDY RD UNIT 12	256	BC256	7/21/2023	355,000	88,750	266,008	-	266,008	88,992	85,000
72-25-05-256-013	2500 NORMANDY RD UNIT 13	256	BC256	1/19/2023	345,000	86,250	266,008	-	266,008	78,992	85,000
72-25-05-256-018	2500 NORMANDY RD UNIT 18	256	BC256	11/18/2022	344,000	86,000	268,875	-	268,875	75,125	85,000
72-25-05-256-034	2500 NORMANDY RD UNIT 34	256	BC256	6/26/2023	406,000	101,500	270,462	-	270,462	135,538	85,000
72-25-05-256-035	2500 NORMANDY RD UNIT 35	256	BC256	8/17/2022	365,000	91,250	268,875	-	268,875	96,125	85,000
72-25-05-256-039	2500 NORMANDY RD UNIT 39	256	BC256	6/17/2022	355,900	88,975	267,579	-	267,579	88,321	85,000
72-25-05-256-043	2500 NORMANDY RD UNIT 42	256	BC256	7/22/2022	380,000	95,000	266,008	-	266,008	113,992	85,000
72-25-05-256-046	2500 NORMANDY RD UNIT 45	256	BC256	1/25/2023	390,000	97,500	266,008	-	266,008	123,992	85,000
72-25-05-256-049	2500 NORMANDY RD UNIT 48	256	BC256	9/25/2023	390,000	97,500	270,462	-	270,462	119,538	85,000
72-25-05-256-054	2500 NORMANDY RD UNIT 53	256	BC256	10/18/2023	395,000	98,750	270,462	-	270,462	124,538	85,000
COUNT: 12	**BC256 NORMANDY SQUARE**			**AVG**	**373,617**	**93,404**	**268,085**	**-**	**268,085**	**105,532**	**85,000**
				MEDIAN	**375,000**	**93,750**	**268,227**	**-**	**268,227**	**108,574**	**85,000**
						-			-	-	
72-25-08-204-012	2206 ESSEX ST	261	BC26X	7/21/2022	159,900	39,975	104,655	-	104,655	55,245	33,000
	BC26X Essex House					-			-	-	
						-			-	-	
						-			-	-	
72-25-05-278-028	4345 CROOKS RD APT 22	281	BC281	11/17/2023	130,000	32,500	81,908	-	81,908	48,092	25,200
72-25-05-278-033	4345 CROOKS RD APT 27	281	BC281	4/29/2022	126,900	31,725	86,257	-	86,257	40,643	25,200
COUNT: 2	**BC281 Executive House**			**AVG**	**128,450**	**32,113**	**84,083**	**-**	**84,083**	**44,368**	**25,200**
				MEDIAN	**128,450**	**32,113**	**84,083**	**-**	**84,083**	**44,368**	**25,200**
						-			-	-	
72-25-05-477-099	3327 NELL ROSE CT	319	BC319	8/25/2023	341,000	85,250	258,254	-	258,254	82,746	77,000
	BC319 Indian Wells					-			-	-	
						-			-	-	
						-			-	-	
72-25-05-378-027	3439 BENJAMIN AVE APT 121	321	BC321	3/15/2024	192,000	48,000	90,049	-	90,049	101,951	38,500
72-25-05-378-034	3439 BENJAMIN AVE APT 221	321	BC321	12/22/2023	190,000	47,500	108,060	-	108,060	81,940	38,500
72-25-05-378-092	3415 BENJAMIN AVE APT 405	321	BC321	6/8/2023	197,000	49,250	100,064	-	100,064	96,936	38,500
72-25-05-378-037	3439 BENJAMIN AVE APT 224	321	BC321	3/11/2024	209,000	52,250	129,233	-	129,233	79,767	38,500
72-25-05-378-038	3439 BENJAMIN AVE APT 225	321	BC321	11/21/2022	183,000	45,750	128,023	-	128,023	54,977	38,500
72-25-05-378-045	3439 BENJAMIN AVE APT 325	321	BC321	6/7/2022	188,500	47,125	128,091	-	128,091	60,409	38,500
72-25-05-378-069	3415 BENJAMIN AVE APT 204	321	BC321	2/3/2023	188,000	47,000	127,645	-	127,645	60,355	38,500
72-25-05-378-029	3439 BENJAMIN AVE APT 123	321	BC321	11/29/2023	195,000	48,750	129,170	-	129,170	65,830	38,500
72-25-05-378-093	3415 BENJAMIN AVE APT 406	321	BC321	3/31/2023	175,000	43,750	131,782	-	131,782	43,218	38,500
COUNT: 9	**BC321 The Fairways**			**AVG**	**190,833**	**47,708**	**119,124**	**-**	**119,124**	**71,709**	**38,500**
	822 > 1188			**MEDIAN**	**190,000**	**47,500**	**128,023**	**-**	**128,023**	**65,830**	**38,500**
72-25-05-378-087	3415 BENJAMIN AVE APT 311	321	BC321	2/12/2024	216,000	54,000	148,385	-	148,385	67,615	41,500
72-25-05-378-097	3415 BENJAMIN AVE APT 410	321	BC321	3/29/2024	248,000	62,000	148,295	-	148,295	99,705	41,500
COUNT: 2	**BC321 The Fairways**			**AVG**	**232,000**	**58,000**	**148,340**	**-**	**148,340**	**83,660**	**41,500**
	1331 > 1349			**MEDIAN**	**232,000**	**58,000**	**148,340**	**-**	**148,340**	**83,660**	**41,500**
72-25-05-378-063	3415 BENJAMIN AVE APT 109	321	BC321	9/29/2022	243,000	60,750	179,474	-	179,474	63,526	57,000
72-25-05-378-096	3415 BENJAMIN AVE APT 409	321	BC321	2/28/2023	250,000	62,500	179,474	-	179,474	70,526	57,000
COUNT: 2	**BC321 The Fairways**			**AVG**	**246,500**	**61,625**	**179,474**	**-**	**179,474**	**67,026**	**57,000**
	1681 > 1690			**MEDIAN**	**246,500**	**61,625**	**179,474**	**-**	**179,474**	**67,026**	**57,000**
						-			-	-	
72-25-05-329-015	4109 BENJAMIN AVE APT 8	323	BC323	6/8/2022	111,100	27,775	82,470	456	82,926	28,174	26,500
72-25-05-329-028	4015 BENJAMIN AVE APT 4	323	BC323	10/27/2022	136,000	34,000	97,243	244	97,487	38,513	26,500
72-25-05-329-037	4009 BENJAMIN AVE APT 5	323	BC323	10/5/2022	117,500	29,375	86,526	495	87,021	30,479	26,500
72-25-05-329-043	4003 BENJAMIN AVE APT 2	323	BC323	2/16/2023	123,000	30,750	84,950	374	85,324	37,676	26,500
72-25-05-329-045	4003 BENJAMIN AVE APT 7	323	BC323	9/22/2022	120,000	30,000	84,926	495	85,421	34,579	26,500
72-25-05-329-050	4115 BENJAMIN AVE APT 1	323	BC323	12/14/2023	115,000	28,750	84,324	330	84,654	30,346	26,500
72-25-05-329-060	3927 BENJAMIN AVE APT 4	323	BC323	10/20/2023	114,500	28,625	82,403	374	82,777	31,723	26,500
72-25-05-329-074	3915 BENJAMIN AVE APT 1	323	BC323	11/13/2023	140,000	35,000	92,078	229	92,307	47,693	26,500
COUNT: 8	**BC323 Normandy Oaks**			**AVG**	**122,138**	**30,534**	**86,865**	**375**	**87,240**	**34,898**	**26,500**
				MEDIAN	**118,750**	**29,688**	**84,938**	**374**	**85,373**	**33,151**	**26,500**
						-			-	-	

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Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	2024 Mst_SummaryLandValue
72-25-22-338-002	1021 KNOWLES ST UNIT 2	338	BC338	9/1/2023	614,000	153,500	480,528	-	480,528	133,472	152,000
72-25-22-338-004	533 E HARRISON AVE #10	338	BC338	6/6/2023	825,000	206,250	584,076	-	584,076	240,924	152,000
72-25-22-338-005	533 E HARRISON AVE #9	338	BC338	5/12/2022	644,412	161,103	481,298	-	481,298	163,114	152,000
72-25-22-338-006	533 E HARRISON AVE #8	338	BC338	4/15/2022	559,000	139,750	437,364	-	437,364	121,636	152,000
72-25-22-338-007	533 E HARRISON AVE #7	338	BC338	5/23/2022	653,495	163,374	479,910	-	479,910	173,585	152,000
72-25-22-338-008	533 E HARRISON AVE #6	338	BC338	2/9/2023	695,000	173,750	429,392	-	429,392	265,608	152,000
72-25-22-338-009	533 E HARRISON AVE #5	338	BC338	5/11/2022	638,140	159,535	437,364	-	437,364	200,776	152,000
72-25-22-338-010	533 E HARRISON AVE #4	338	BC338	4/15/2022	615,000	153,750	437,364	-	437,364	177,636	152,000
72-25-22-338-011	533 E HARRISON AVE #3	338	BC338	4/27/2022	615,000	153,750	479,910	-	479,910	135,090	152,000
72-25-22-338-012	533 E HARRISON AVE #2	338	BC338	4/12/2022	634,375	158,594	437,364	-	437,364	197,011	152,000
72-25-22-338-014	533 E HARRISON AVE #11	338	BC338	2/16/2023	590,385	147,596	443,436	-	443,436	146,949	152,000
72-25-22-338-018	533 E HARRISON AVE #15	338	BC338	9/8/2023	655,000	163,750	448,685	-	448,685	206,315	152,000
72-25-22-338-019	533 E HARRISON AVE #16	338	BC338	6/20/2023	610,200	152,550	449,042	-	449,042	161,158	152,000
72-25-22-338-020	533 E HARRISON AVE #17	338	BC338	2/9/2023	523,300	130,825	397,780	-	397,780	125,520	152,000
72-25-22-338-021	533 E HARRISON AVE #48	338	BC338	10/12/2022	704,580	176,145	537,920	-	537,920	166,660	152,000
72-25-22-338-022	533 E HARRISON AVE #47	338	BC338	7/26/2022	599,000	149,750	437,364	-	437,364	161,636	152,000
72-25-22-338-023	533 E HARRISON AVE #46	338	BC338	7/22/2022	569,000	142,250	438,536	-	438,536	130,464	152,000
72-25-22-338-024	533 E HARRISON AVE #45	338	BC338	7/29/2022	615,000	153,750	486,275	-	486,275	128,725	152,000
72-25-22-338-025	533 E HARRISON AVE #44	338	BC338	7/8/2022	599,000	149,750	479,910	-	479,910	119,090	152,000
72-25-22-338-026	533 E HARRISON AVE #43	338	BC338	7/6/2022	609,315	152,329	438,752	-	438,752	170,563	152,000
72-25-22-338-027	533 E HARRISON AVE #42	338	BC338	8/25/2022	759,958	189,990	601,227	-	601,227	158,731	152,000
72-25-22-338-028	533 E HARRISON AVE #41	338	BC338	4/14/2023	756,929	189,232	440,511	-	440,511	316,418	152,000
72-25-22-338-029	533 E HARRISON AVE #40	338	BC338	4/14/2023	752,040	188,010	487,919	-	487,919	264,121	152,000
72-25-22-338-030	533 E HARRISON AVE #39	338	BC338	6/14/2023	700,000	175,000	443,313	-	443,313	256,687	152,000
72-25-22-338-032	533 E HARRISON AVE #37	338	BC338	5/8/2023	711,540	177,885	440,511	-	440,511	271,029	152,000
72-25-22-338-034	533 E HARRISON AVE #35	338	BC338	4/17/2023	776,423	194,106	484,917	-	484,917	291,506	152,000
COUNT: 26	**BC338 THE HARRISON COLLECTION**			**AVG**	**654,811**	**163,703**	**466,949**	**-**	**466,949**	**187,862**	**152,000**
				MEDIAN	**636,258**	**159,064**	**446,061**	**-**	**446,061**	**168,612**	**152,000**
						-			-	-	
72-25-22-377-035	1300 BATAVIA AVE UNIT 1	339	BC339	7/12/2023	2,900,000	725,000	298,184	2,247	300,431	#######	60,000
72-25-22-377-036	1300 BATAVIA AVE UNIT 2	339	BC339	7/12/2023	2,900,000	725,000	298,684	1,421	300,105	#######	60,000
COUNT: 2	**SOUTHSIDE CONDO (RES/CI)**			**AVG**	**2,900,000**	**725,000**	**298,434**	**1,834**	**300,268**	**#######**	**60,000**
				MEDIAN	**2,900,000**	**725,000**	**298,434**	**1,834**	**300,268**	**#######**	**60,000**
						-			-	-	
72-25-03-380-001	508 MIDLAND BLVD	340	BC340	6/10/2022	335,000	83,750	244,752	-	244,752	90,248	77,000
72-25-03-380-004	502 MIDLAND BLVD	340	BC340	9/8/2022	319,000	79,750	244,752	-	244,752	74,248	77,000
72-25-03-380-015	3534 ROCHESTER RD	340	BC340	5/6/2022	400,000	100,000	246,392	-	246,392	153,608	77,000
72-25-03-380-027	505 MIDLAND BLVD	340	BC340	4/28/2023	335,000	83,750	248,095	-	248,095	86,905	77,000
COUNT: 4	**BC340 The Townes at 3506**			**AVG**	**347,250**	**86,813**	**245,998**	**-**	**245,998**	**101,252**	**77,000**
				MEDIAN	**335,000**	**83,750**	**245,572**	**-**	**245,572**	**88,577**	**77,000**
						-			-	-	
72-25-16-384-001	1091 N SHERMAN DR UNIT D	384	BC384	9/20/2022	385,000	96,250	276,973	-	276,973	108,027	82,500
72-25-16-384-002	1091 N SHERMAN DR UNIT C	384	BC384	5/31/2022	385,000	96,250	269,534	-	269,534	115,466	82,500
72-25-16-384-003	1091 N SHERMAN DR UNIT B	384	BC384	12/27/2022	350,000	87,500	269,534	-	269,534	80,466	82,500
72-25-16-384-004	1091 N SHERMAN DR UNIT A	384	BC384	6/15/2023	405,000	101,250	276,973	-	276,973	128,027	82,500
72-25-16-384-010	1071 N SHERMAN DR UNIT B	384	BC384	11/29/2022	350,000	87,500	269,610	-	269,610	80,390	82,500
72-25-16-384-021	1041 N SHERMAN DR UNIT E	384	BC384	6/8/2022	375,000	93,750	280,042	-	280,042	94,958	82,500
72-25-16-384-026	1031 N SHERMAN DR UNIT D	384	BC384	10/11/2022	380,000	95,000	276,973	-	276,973	103,027	82,500
72-25-16-384-028	1031 N SHERMAN DR UNIT B	384	BC384	3/30/2023	385,000	96,250	268,785	-	268,785	116,215	82,500
COUNT: 8	**BC384 Sherman Oaks**			**AVG**	**376,875**	**94,219**	**273,553**	**-**	**273,553**	**103,322**	**82,500**
				MEDIAN	**382,500**	**95,625**	**273,292**	**-**	**273,292**	**105,527**	**82,500**
						-			-	-	
72-25-16-385-014	918 W 11 MILE RD	385	BC385	8/17/2023	877,000	219,250	681,136	-	681,136	195,864	175,500
72-25-16-385-010	932 W 11 MILE RD	385	BC385	8/23/2023	529,000	132,250	377,123	-	377,123	151,877	117,000
72-25-16-385-010	932 W 11 MILE RD	385	BC385	4/22/2022	500,000	125,000	377,123	-	377,123	122,877	117,000
72-25-16-385-012	934 W 11 MILE RD	385	BC385	11/1/2022	479,000	119,750	377,123	-	377,123	101,877	117,000
COUNT: 3	**BC385 Park West Condo**			**AVG**	**502,667**	**125,667**	**377,123**	**-**	**377,123**	**125,544**	**117,000**
				MEDIAN	**500,000**	**125,000**	**377,123**	**-**	**377,123**	**122,877**	**117,000**
						-			-	-	
72-25-14-151-045	1809 GARDENIA AVE APT 5	401	BC401	6/23/2022	123,000	30,750	70,217	-	70,217	52,783	20,500
	BC401 Gardenia Ct.					-			-	-	
						-			-	-	
						-			-	-	

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Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	2024 Mst_SummaryLandValue
72-25-06-378-082	3421 HILLSIDE DR APT 1	481	BC48X	7/1/2022	109,900	27,475	87,826	-	87,826	22,074	24,000
72-25-06-378-089	3421 HILLSIDE DR APT 8	481	BC48X	5/19/2023	137,000	34,250	95,753	-	95,753	41,247	24,000
72-25-06-378-091	3429 HILLSIDE DR APT 10	481	BC48X	6/10/2022	120,000	30,000	87,826	-	87,826	32,174	24,000
72-25-06-378-098	3433 HILLSIDE DR APT 18	482	BC48X	7/25/2022	90,000	22,500	68,128	-	68,128	21,872	24,000
72-25-06-378-103	3421 HILLSIDE DR APT 23	482	BC48X	12/2/2022	100,000	25,000	72,165	-	72,165	27,835	24,000
72-25-06-378-105	3421 HILLSIDE DR APT 25	482	BC48X	6/6/2023	71,600	17,900	65,499	-	65,499	6,101	24,000
72-25-06-378-106	3421 HILLSIDE DR APT 26	482	BC48X	7/27/2023	127,000	31,750	65,499	-	65,499	61,501	24,000
72-25-06-378-117	3433 HILLSIDE DR APT 37	482	BC48X	5/2/2023	100,000	25,000	67,218	-	67,218	32,782	24,000
72-25-06-378-118	3433 HILLSIDE DR APT 38	482	BC48X	8/12/2022	90,000	22,500	68,237	-	68,237	21,763	24,000
72-25-06-378-120	3425 HILLSIDE DR APT 40	481	BC48X	4/13/2023	120,000	30,000	99,440	-	99,440	20,560	24,000
72-25-06-378-121	3425 HILLSIDE DR APT 41	481	BC48X	1/5/2024	144,100	36,025	88,982	-	88,982	55,118	24,000
COUNT: 11	**BC48X Hillside Manor**			**AVG**	**109,964**	**27,491**	**78,779**		**78,779**	**31,184**	**24,000**
				MEDIAN	**109,900**	**27,475**	**72,165**		**72,165**	**27,835**	**24,000**
						-			-	-	
72-25-05-401-054	3820 BENJAMIN AVE APT 7	521	BC52X	9/19/2023	110,000	27,500	69,296	-	69,296	40,704	21,250
72-25-05-401-057	3820 BENJAMIN AVE APT 10	521	BC52X	6/9/2022	105,000	26,250	68,175	-	68,175	36,825	21,250
COUNT: 2	**BC52X Hilltop Manor**			**AVG**	**107,500**	**26,875**	**68,736**	**-**	**68,736**	**38,765**	**21,250**
				MEDIAN	**107,500**	**26,875**	**68,736**	**-**	**68,736**	**38,765**	**21,250**
						-			-	-	
72-25-16-459-013	211 N MAPLE AVE	544	BC544	7/18/2022	365,000	91,250	292,253	-	292,253	72,747	91,250
72-25-16-459-020	809 N SHERMAN DR	544	BC544	7/1/2022	450,000	112,500	332,916	-	332,916	117,084	91,250
COUNT: 2	**BC544 Beacon Hill**			**AVG**	**407,500**	**101,875**	**312,585**	**-**	**312,585**	**94,916**	**91,250**
				MEDIAN	**407,500**	**101,875**	**312,585**	**-**	**312,585**	**94,916**	**91,250**
						-			-	-	
72-25-10-129-094	426 OAK RUN CT	551	BC551	4/13/2022	280,000	70,000	290,219	-	290,219	(10,219)	79,000
	BC551 Indian Oaks					-			-	-	
						-			-	-	
						-			-	-	
72-25-05-101-010	4715 COOLIDGE HWY APT 1	558	BC558	2/22/2023	114,000	28,500	80,275	401	80,676	33,324	21,000
72-25-05-101-011	4715 COOLIDGE HWY APT 2	558	BC558	12/18/2023	105,000	26,250	67,041	373	67,414	37,586	21,000
72-25-05-101-012	4715 COOLIDGE HWY APT 3	558	BC558	6/10/2022	80,000	20,000	56,556	477	57,033	22,967	21,000
72-25-05-101-014	4715 COOLIDGE HWY APT 5	558	BC558	9/13/2023	119,000	29,750	80,013	758	80,771	38,229	21,000
72-25-05-101-025	4645 COOLIDGE HWY APT 16	558	BC558	3/7/2024	55,000	13,750	58,943	722	59,665	(4,665)	21,000
COUNT: 5	**BC558 Oak Place**			**AVG**	**94,600**	**23,650**	**68,566**	**546**	**69,112**	**25,488**	**21,000**
				MEDIAN	**105,000**	**26,250**	**67,041**	**477**	**67,414**	**33,324**	**21,000**
						-			-	-	
72-25-05-128-023	4625 LEAFDALE AVE # B2	561	BC56X	9/8/2023	135,000	33,750	79,623	-	79,623	55,377	22,800
72-25-05-128-030	4625 LEAFDALE AVE # B9	562	BC56X	8/24/2023	85,000	21,250	63,558	-	63,558	21,442	22,800
72-25-05-201-021	4620 LEAFDALE AVE # C4	561	BC56X	7/26/2023	130,000	32,500	74,949	-	74,949	55,051	22,800
COUNT: 3	**BC56X LEAFDALE**			**AVG**	**116,667**	**29,167**	**72,710**	**-**	**72,710**	**43,957**	**22,800**
				MEDIAN	**130,000**	**32,500**	**74,949**	**-**	**74,949**	**55,051**	**22,800**
						-			-	-	
72-25-21-426-017	335 W LINCOLN AVE	601	BC601	7/21/2023	235,000	58,750	171,320	-	171,320	63,680	53,000
72-25-21-426-020	323 W LINCOLN AVE	601	BC601	4/10/2023	220,000	55,000	171,842	-	171,842	48,158	53,000
COUNT: 2	**BC601 Lincoln Townshouse**			**AVG**	**227,500**	**56,875**	**171,581**	**-**	**171,581**	**55,919**	**53,000**
				MEDIAN	**227,500**	**56,875**	**171,581**	**-**	**171,581**	**55,919**	**53,000**
						-			-	-	
72-25-21-403-021	25707 WOODWARD AVE APT 207	610	BC610	5/19/2022	130,000	32,500	101,614	-	101,614	28,386	32,500
72-25-21-403-040	25835 WOODWARD AVE APT 101	610	BC610	11/27/2023	175,000	43,750	127,315	-	127,315	47,685	32,500
72-25-21-403-047	25835 WOODWARD AVE APT 204	610	BC610	7/15/2022	160,000	40,000	125,226	-	125,226	34,774	32,500
72-25-21-403-049	25863 WOODWARD AVE APT 201	610	BC610	5/19/2023	174,000	43,500	127,286	-	127,286	46,714	32,500
72-25-21-403-051	25863 WOODWARD AVE APT 202	610	BC610	2/6/2023	180,000	45,000	144,385	-	144,385	35,615	32,500
72-25-21-403-054	25863 WOODWARD AVE APT 104	610	BC610	11/2/2023	176,750	44,188	136,477	-	136,477	40,273	32,500
72-25-21-403-059	25901 WOODWARD AVE APT 202	610	BC610	1/31/2023	195,000	48,750	146,380	-	146,380	48,620	32,500
72-25-21-403-060	25901 WOODWARD AVE APT 103	610	BC610	9/8/2023	190,000	47,500	132,935	-	132,935	57,065	32,500
72-25-21-403-062	25901 WOODWARD AVE APT 104	610	BC610	10/19/2022	179,900	44,975	133,652	-	133,652	46,248	32,500
COUNT: 9	**BC610 Huntington Woods**			**AVG**	**173,406**	**43,351**	**130,586**	**-**	**130,586**	**42,820**	**32,500**
				MEDIAN	**176,750**	**44,188**	**132,935**	**-**	**132,935**	**46,248**	**32,500**
						-			-	-	
72-25-10-326-060	2604 ROCHESTER RD UNIT 2	641	BC641	8/29/2022	174,000	43,500	129,160	-	129,160	44,840	38,000
72-25-10-326-067	2604 ROCHESTER RD UNIT 9	641	BC641	10/12/2022	170,000	42,500	128,735	-	128,735	41,265	38,000
COUNT: 2	**BC641 Linden Terrace**			**AVG**	**172,000**	**43,000**	**128,948**	**-**	**128,948**	**43,053**	**38,000**
				MEDIAN	**172,000**	**43,000**	**128,948**	**-**	**128,948**	**43,053**	**38,000**
						-			-	-	

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Par_ParcelNumber	Mst_PropAddressCombined	Sal_ECFTable	Sal_LandTable	Sal_SaleDate	Sal_SalePrice	L:B=1:3 25%	Mst_SummaryBldgImprVal	Mst_SummaryYardImprVal	Total Imp	2025 Land Resid	2024 Mst_SummaryLandValue
72-25-22-382-003	614 MACWILLIAMS LN	664	BC664	8/25/2022	325,000	81,250	251,375	-	251,375	73,625	81,500
72-25-22-382-011	521 MACWILLIAMS LN	664	BC664	9/1/2023	395,000	98,750	269,094	-	269,094	125,906	81,500
72-25-22-382-014	617 MACWILLIAMS LN	664	BC664	7/26/2022	329,900	82,475	253,806	-	253,806	76,094	81,500
72-25-22-382-019	1601 ANNE DR	664	BC664	11/10/2023	400,000	100,000	269,467	-	269,467	130,533	81,500
72-25-22-382-031	614 JAMES CIR	664	BC664	10/14/2022	365,000	91,250	278,478	-	278,478	86,522	81,500
72-25-22-382-037	512 JAMES CIR	664	BC664	4/4/2022	345,000	86,250	273,824	-	273,824	71,176	81,500
72-25-22-382-040	505 JAMES CIR	664	BC664	6/29/2023	387,000	96,750	269,474	-	269,474	117,526	81,500
72-25-22-382-044	521 JAMES CIR	664	BC664	3/28/2024	385,000	96,250	277,460	-	277,460	107,540	81,500
72-25-22-382-046	605 JAMES CIR	664	BC664	2/8/2024	380,000	95,000	273,920	-	273,920	106,080	81,500
72-25-22-382-061	408 JAMES CIR	664	BC664	6/9/2023	359,900	89,975	273,824	-	273,824	86,076	81,500
72-25-22-382-069	421 JAMES CIR	664	BC664	5/25/2022	370,000	92,500	287,152	-	287,152	82,848	81,500
72-25-22-382-070	425 JAMES CIR	664	BC664	12/14/2023	390,000	97,500	273,920	-	273,920	116,080	81,500
72-25-22-382-074	313 JAMES CIR	664	BC664	3/28/2023	375,000	93,750	287,729	-	287,729	87,271	81,500
72-25-22-382-076	321 JAMES CIR	664	BC664	5/25/2022	393,000	98,250	265,412	-	265,412	127,588	81,500
72-25-22-382-080	1309 ANNE DR	664	BC664	4/25/2023	372,000	93,000	275,738	-	275,738	96,262	81,500
COUNT: 15	**BC664 Crossings @ Irving Ave**			**AVG**	**371,453**	**92,863**	**272,045**	**-**	**272,045**	**99,408**	**81,500**
				MEDIAN	**375,000**	**93,750**	**273,824**	**-**	**273,824**	**96,262**	**81,500**
						-			-	-	
72-25-22-384-007	726 E PARENT AVE	665	BC665	10/31/2023	875,000	218,750	577,154	518	577,672	297,328	152,000
72-25-22-384-008	730 E PARENT AVE	665	BC665	3/8/2024	755,000	188,750	570,068	518	570,586	184,414	152,000
72-25-22-384-009	734 E PARENT AVE	665	BC665	3/1/2024	756,000	189,000	570,068	518	570,586	185,414	152,000
COUNT: 3	**BC665 - THE OAK RESIDENCES**			**AVG**	**795,333**	**198,833**	**572,430**	**518**	**572,948**	**222,385**	**152,000**
				MEDIAN	**756,000**	**189,000**	**570,068**	**518**	**570,586**	**185,414**	**152,000**
						-			-	-	
72-25-21-240-048	100 W 5TH ST APT 706	666	BC666	3/27/2024	310,000	77,500	199,183	-	199,183	110,817	70,000
72-25-21-240-062	100 W 5TH ST APT 806	666	BC666	5/23/2023	350,000	87,500	205,543	-	205,543	144,457	70,000
COUNT: 2	**BC666 Skylofts**			**AVG**	**330,000**	**82,500**	**202,363**	**-**	**202,363**	**127,637**	**70,000**
				MEDIAN	**330,000**	**82,500**	**202,363**	**-**	**202,363**	**127,637**	**70,000**
72-25-21-240-003	100 W 5TH ST APT 403	666	BC666	2/27/2024	365,000	91,250	245,489	-	245,489	119,511	85,500
72-25-21-240-018	100 W 5TH ST APT 504	666	BC666	12/22/2022	325,000	81,250	243,607	-	243,607	81,393	85,500
72-25-21-240-047	100 W 5TH ST APT 705	666	BC666	10/28/2022	325,000	81,250	262,340	-	262,340	62,660	85,500
COUNT: 3	**BC666 Skylofts**			**AVG**	**338,333**	**84,583**	**250,479**	**-**	**250,479**	**87,855**	**85,500**
				MEDIAN	**325,000**	**81,250**	**245,489**	**-**	**245,489**	**81,393**	**85,500**
72-25-21-240-001	100 W 5TH ST APT 401	666	BC666	3/12/2024	439,000	109,750	281,539	-	281,539	157,461	100,000
72-25-21-240-021	100 W 5TH ST APT 507	666	BC666	10/11/2022	355,000	88,750	278,843	-	278,843	76,157	100,000
72-25-21-240-043	100 W 5TH ST APT 701	666	BC666	11/2/2023	435,000	108,750	278,843	-	278,843	156,157	100,000
72-25-21-240-074	100 W 5TH ST APT 508	666	BC666	5/22/2023	430,000	107,500	286,752	-	286,752	143,248	100,000
COUNT: 4	**BC666 Skylofts**			**AVG**	**414,750**	**103,688**	**281,494**	**-**	**281,494**	**133,256**	**100,000**
				MEDIAN	**432,500**	**108,125**	**280,191**	**-**	**280,191**	**149,703**	**100,000**
						-			-	-	
72-25-21-241-027	432 S WASHINGTON AVE #1006	668	BC668	6/16/2023	341,700	85,425	241,509	-	241,509	100,191	83,000
72-25-21-241-034	432 S WASHINGTON AVE #1106	668	BC668	7/7/2023	344,000	86,000	241,509	-	241,509	102,491	83,000
72-25-21-241-041	432 S WASHINGTON AVE #1206	668	BC668	5/23/2022	385,000	96,250	241,509	-	241,509	143,491	83,000
72-25-21-241-002	432 S WASHINGTON AVE #702	668	BC668	4/18/2022	329,000	82,250	253,291	-	253,291	75,709	83,000
72-25-21-241-009	432 S WASHINGTON AVE #802	668	BC668	7/7/2022	325,000	81,250	253,291	-	253,291	71,709	83,000
72-25-21-241-058	432 S WASHINGTON AVE #1502	668	BC668	8/29/2022	345,000	86,250	254,303	-	254,303	90,697	83,000
72-25-21-241-065	432 S WASHINGTON AVE #1602	668	BC668	5/18/2023	395,000	98,750	253,291	-	253,291	141,709	83,000
COUNT: 7	**BC668 The Fifth Royal Oak**			**AVG**	**352,100**	**88,025**	**248,386**	**-**	**248,386**	**103,714**	**83,000**
				MEDIAN	**344,000**	**86,000**	**253,291**	**-**	**253,291**	**100,191**	**83,000**
72-25-21-241-035	432 S WASHINGTON AVE #1107	668	BC668	5/19/2022	405,000	101,250	291,794	-	291,794	113,206	103,000
72-25-21-241-056	432 S WASHINGTON AVE #1407	668	BC668	1/3/2024	394,000	98,500	291,794	-	291,794	102,206	103,000
72-25-21-241-022	432 S WASHINGTON AVE #1001	668	BC668	7/13/2023	455,000	113,750	304,640	-	304,640	150,360	103,000
72-25-21-241-022	432 S WASHINGTON AVE #1001	668	BC668	3/3/2023	390,000	97,500	304,640	-	304,640	85,360	103,000
COUNT: 4	**BC668 The Fifth Royal Oak**			**AVG**	**411,000**	**102,750**	**298,217**	**-**	**298,217**	**112,783**	**103,000**
				MEDIAN	**399,500**	**99,875**	**298,217**	**-**	**298,217**	**107,706**	**103,000**

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72-25-21-241-005	432 S WASHINGTON AVE #705	668	BC668	10/23/2023	510,000	127,500	383,967	-	383,967	126,033	124,000
72-25-21-241-005	432 S WASHINGTON AVE #705	668	BC668	8/18/2022	500,000	125,000	383,967	-	383,967	116,033	124,000
72-25-21-241-047	432 S WASHINGTON AVE #1305	668	BC668	9/28/2023	509,000	127,250	383,967	-	383,967	125,033	124,000
72-25-21-241-061	432 S WASHINGTON AVE #1505	668	BC668	1/12/2024	590,000	147,500	382,955	-	382,955	207,045	124,000
72-25-21-241-017	432 S WASHINGTON AVE #903	668	BC668	11/22/2023	484,000	121,000	389,147	-	389,147	94,853	124,000
72-25-21-241-045	432 S WASHINGTON AVE #1303	668	BC668	7/11/2023	485,000	121,250	390,494	-	390,494	94,506	124,000
72-25-21-241-059	432 S WASHINGTON AVE #1503	668	BC668	11/30/2022	437,500	109,375	392,120	-	392,120	45,380	124,000
72-25-21-241-066	432 S WASHINGTON AVE #1603	668	BC668	8/18/2023	491,000	122,750	389,481	-	389,481	101,519	124,000
COUNT: 8	**BC668 The Fifth Royal Oak**			**AVG**	**500,813**	**125,203**	**387,012**	**-**	**387,012**	**113,800**	**124,000**
				MEDIAN	**495,500**	**123,875**	**386,557**	**-**	**386,557**	**108,776**	**124,000**
72-25-21-241-011	432 S WASHINGTON AVE #804	668	BC668	3/24/2023	630,000	157,500	472,423	-	472,423	157,577	162,000
72-25-21-241-025	432 S WASHINGTON AVE #1004	668	BC668	3/27/2023	625,000	156,250	487,220	-	487,220	137,780	162,000
72-25-21-241-053	432 S WASHINGTON AVE #1404	668	BC668	7/10/2023	625,000	156,250	469,706	-	469,706	155,294	162,000
72-25-21-241-060	432 S WASHINGTON AVE #1504	668	BC668	6/9/2022	550,000	137,500	470,719	-	470,719	79,281	162,000
COUNT: 4	**BC668 The Fifth Royal Oak**			**AVG**	**607,500**	**151,875**	**475,017**	**-**	**475,017**	**132,483**	**162,000**
				MEDIAN	**625,000**	**156,250**	**471,571**	**-**	**471,571**	**146,537**	**162,000**
72-25-21-241-074	432 S WASHINGTON AVE #1704	668	BC668	12/21/2022	900,000	225,000	585,319	-	585,319	314,681	225,000
72-25-21-241-071	432 S WASHINGTON AVE #1701	668	BC668	5/5/2022	900,000	225,000	583,451	-	583,451	316,549	225,000
72-25-21-241-073	432 S WASHINGTON AVE #1703	668	BC668	12/15/2023	940,000	235,000	658,456	-	658,456	281,544	225,000
72-25-21-241-077	432 S WASHINGTON AVE #1803	668	BC668	5/16/2022	975,000	243,750	651,547	-	651,547	323,453	225,000
COUNT: 4	**BC668 The Fifth Royal Oak**			**AVG**	**928,750**	**232,188**	**619,693**	**-**	**619,693**	**309,057**	**225,000**
				MEDIAN	**920,000**	**230,000**	**618,433**	**-**	**618,433**	**315,615**	**225,000**
						-			-	-	
72-25-21-477-119	167 W KENILWORTH AVE	662	BC66X	2/15/2024	229,000	57,250	186,160	-	186,160	42,840	58,000
72-25-21-477-141	1333 S WASHINGTON AVE	662	BC66X	7/21/2023	265,000	66,250	193,580	-	193,580	71,420	58,000
72-25-21-477-145	1341 S WASHINGTON AVE	662	BC66X	3/25/2024	284,000	71,000	207,517	-	207,517	76,483	58,000
72-25-21-477-149	1349 S WASHINGTON AVE	662	BC66X	8/31/2023	285,000	71,250	198,755	-	198,755	86,245	58,000
72-25-22-376-049	1455 CHESAPEAKE DR	662	BC66X	3/15/2023	239,000	59,750	187,584	-	187,584	51,416	58,000
72-25-22-376-061	1427 CHESAPEAKE DR	662	BC66X	10/4/2022	239,900	59,975	177,083	-	177,083	62,817	58,000
72-25-21-477-027	1348 S MAIN ST	662	BC66X	7/10/2023	290,000	72,500	195,704	-	195,704	94,296	58,000
72-25-21-477-027	1348 S MAIN ST	662	BC66X	8/5/2022	250,000	62,500	195,704	-	195,704	54,296	58,000
72-25-22-376-085	1524 MARYLAND CLUB DR	662	BC66X	10/4/2022	273,000	68,250	188,190	-	188,190	84,810	58,000
72-25-22-376-097	1552 MARYLAND CLUB DR	662	BC66X	5/9/2022	260,000	65,000	188,190	-	188,190	71,810	58,000
COUNT: 10	**BC66X Main St Sq & Maryland Club**			**AVG**	**261,490**	**65,373**	**191,847**	**-**	**191,847**	**69,643**	**58,000**
				MEDIAN	**262,500**	**65,625**	**190,885**	**-**	**190,885**	**71,615**	**58,000**
72-25-21-477-042	1320 S MAIN ST	663	BC66X	9/26/2023	280,000	70,000	198,359	-	198,359	81,641	65,500
72-25-21-477-058	135 W KENILWORTH AVE	663	BC66X	2/28/2024	305,000	76,250	196,906	-	196,906	108,094	65,500
72-25-21-477-065	139 N GEORGETOWN SQ	661	BC66X	4/29/2022	311,000	77,750	223,114	-	223,114	87,886	65,500
72-25-21-477-074	136 S GEORGETOWN SQ	661	BC66X	8/29/2022	310,500	77,625	227,058	-	227,058	83,442	65,500
72-25-21-477-105	174 S GEORGETOWN SQ	661	BC66X	7/20/2022	305,000	76,250	235,305	-	235,305	69,695	65,500
72-25-21-477-108	189 N GEORGETOWN SQ	661	BC66X	1/18/2023	332,000	83,000	243,907	-	243,907	88,093	65,500
72-25-21-477-109	183 N GEORGETOWN SQ	661	BC66X	12/9/2022	295,000	73,750	235,305	-	235,305	59,695	65,500
72-25-21-477-112	165 N GEORGETOWN SQ	661	BC66X	8/31/2022	309,000	77,250	235,305	-	235,305	73,695	65,500
72-25-21-477-134	1315 S WASHINGTON AVE	663	BC66X	4/29/2022	282,000	70,500	197,786	-	197,786	84,214	65,500
72-25-22-376-022	1562 MARYLAND CLUB DR	663	BC66X	1/30/2024	315,000	78,750	209,077	-	209,077	105,923	65,500
72-25-22-376-052	1451 CHESAPEAKE DR	663	BC66X	4/29/2022	275,000	68,750	208,820	-	208,820	66,180	65,500
72-25-22-376-058	1433 CHESAPEAKE DR	663	BC66X	5/9/2022	280,000	70,000	205,297	-	205,297	74,703	65,500
72-25-22-376-062	1425 CHESAPEAKE DR	663	BC66X	11/14/2022	301,500	75,375	216,070	-	216,070	85,430	65,500
72-25-22-376-076	1504 MARYLAND CLUB DR UNIT 66	663	BC66X	3/28/2024	315,000	78,750	216,030	-	216,030	98,970	65,500
72-25-22-376-090	1534 MARYLAND CLUB DR	663	BC66X	9/22/2023	313,000	78,250	200,948	-	200,948	112,052	65,500
72-25-22-376-092	1540 MARYLAND CLUB DR	663	BC66X	10/13/2023	287,000	71,750	200,847	-	200,847	86,153	65,500
72-25-22-376-098	1550 MARYLAND CLUB DR	663	BC66X	8/25/2022	299,300	74,825	205,446	-	205,446	93,854	65,500
COUNT: 17	**BC66X Main St Sq & Maryland Club**			**AVG**	**300,900**	**75,225**	**215,034**	**-**	**215,034**	**85,866**	**65,500**
				MEDIAN	**285,000**	**71,250**	**200,847**	**-**	**200,847**	**81,641**	**65,500**
						-			-	-	
72-25-21-436-012	1021 S WASHINGTON AVE UNIT G	670	BC670	6/23/2022	270,000	67,500	245,069	-	245,069	24,931	75,500
72-25-21-436-017	1021 S WASHINGTON AVE UNIT L	670	BC670	5/12/2023	340,000	85,000	259,665	-	259,665	80,335	75,500
72-25-21-436-011	1021 S WASHINGTON AVE UNIT F	670	BC670	5/18/2023	309,000	77,250	293,908	-	293,908	15,092	75,500
COUNT: 3	**BC670 THE WASHINGTON CONDOS**			**AVG**	**306,333**	**76,583**	**266,214**	**-**	**266,214**	**40,119**	**75,500**
				MEDIAN	**309,000**	**77,250**	**259,665**	**-**	**259,665**	**24,931**	**75,500**

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72-25-21-436-013	1021 S WASHINGTON AVE UNIT H	670	BC670	4/4/2022	480,000	120,000	395,894	-	395,894	84,106	121,000
72-25-21-436-015	1021 S WASHINGTON AVE UNIT J	670	BC670	9/1/2022	475,000	118,750	405,436	-	405,436	69,564	121,000
72-25-21-436-010	1021 S WASHINGTON AVE UNIT E	670	BC670	10/6/2023	500,000	125,000	408,081	-	408,081	91,919	121,000
72-25-21-436-009	1021 S WASHINGTON AVE UNIT D	670	BC670	12/23/2022	615,000	153,750	409,438	-	409,438	205,562	121,000
COUNT: 4	**BC670 THE WASHINGTON CONDOS**			**AVG**	**517,500**	**129,375**	**404,712**	**-**	**404,712**	**112,788**	**121,000**
				MEDIAN	**490,000**	**122,500**	**406,759**	**-**	**406,759**	**88,013**	**121,000**
72-25-21-436-005	1015 S WASHINGTON AVE	670	BC670	8/24/2022	840,000	210,000	549,796	-	549,796	290,204	192,000
						-			-	-	
72-25-06-226-036	3501 W 14 MILE RD APT 11	675	BC675	5/31/2022	124,900	31,225	79,287	-	79,287	45,613	23,000
72-25-06-226-037	3501 W 14 MILE RD APT 12	675	BC675	10/12/2022	138,500	34,625	80,813	-	80,813	57,687	23,000
COUNT: 2	**BC675 Hampton Village**			**AVG**	**131,700**	**32,925**	**80,050**	**-**	**80,050**	**51,650**	**23,000**
				MEDIAN	**131,700**	**32,925**	**80,050**	**-**	**80,050**	**51,650**	**23,000**
						-			-	-	
72-25-21-479-042	1446 S MAIN ST	672	BC67X	4/8/2022	337,000	84,250	242,861	-	242,861	94,139	74,000
72-25-21-479-072	126 TIFFANY LN	672	BC67X	2/28/2023	340,000	85,000	259,112	-	259,112	80,888	74,000
72-25-21-479-080	142 TIFFANY LN	672	BC67X	6/22/2022	335,000	83,750	258,530	-	258,530	76,470	74,000
72-25-21-479-084	150 TIFFANY LN	672	BC67X	7/6/2023	305,000	76,250	259,112	-	259,112	45,888	74,000
72-25-22-353-024	1317 S MAIN ST	672	BC67X	11/6/2023	340,000	85,000	254,583	-	254,583	85,417	74,000
COUNT: 5	**BC67X Main Street Centre**			**AVG**	**331,400**	**82,850**	**254,840**	**-**	**254,840**	**76,560**	**74,000**
				MEDIAN	**337,000**	**84,250**	**258,530**	**-**	**258,530**	**80,888**	**74,000**
72-25-22-353-018	1303 S MAIN ST	671	BC67X	5/17/2023	380,000	95,000	264,311	-	264,311	115,689	85,000
72-25-21-479-057	145 ALLENHURST AVE	671	BC67X	10/28/2022	311,000	77,750	260,217	-	260,217	50,783	85,000
72-25-21-479-067	163 ALLENHURST AVE	671	BC67X	3/26/2024	415,000	103,750	266,396	-	266,396	148,604	85,000
72-25-21-479-081	144 TIFFANY LN	671	BC67X	5/22/2023	485,000	121,250	281,896	-	281,896	203,104	85,000
72-25-21-479-097	1433 S WASHINGTON AVE	671	BC67X	6/13/2023	450,000	112,500	274,314	-	274,314	175,686	85,000
72-25-21-479-099	1435 S WASHINGTON AVE	671	BC67X	1/9/2024	400,000	100,000	263,310	-	263,310	136,690	85,000
72-25-22-353-037	1405 S MAIN ST	671	BC67X	4/4/2022	362,000	90,500	259,215	-	259,215	102,785	85,000
72-25-22-353-051	1433 S MAIN ST	671	BC67X	11/9/2023	407,250	101,813	256,731	-	256,731	150,519	85,000
COUNT: 8	**BC67X Main Street Centre**			**AVG**	**401,281**	**100,320**	**265,799**	**-**	**265,799**	**135,483**	**85,000**
				MEDIAN	**403,625**	**100,906**	**263,811**	**-**	**263,811**	**142,647**	**85,000**
						-			-	-	
72-25-06-227-022	3405 W 14 MILE RD APT 4	681	BC681	10/3/2022	229,000	57,250	169,285	1,264	170,549	58,451	41,000
72-25-06-227-024	3405 W 14 MILE RD APT 6	681	BC681	11/30/2022	220,000	55,000	160,399	1,264	161,663	58,337	41,000
72-25-06-227-025	3405 W 14 MILE RD APT 7	681	BC681	5/16/2022	235,000	58,750	156,887	1,264	158,151	76,849	41,000
72-25-06-227-027	3415 W 14 MILE RD APT 9	681	BC681	8/26/2022	237,000	59,250	152,433	1,003	153,436	83,564	41,000
COUNT: 4	**BC681 Maplewoode**			**AVG**	**230,250**	**57,563**	**159,751**	**1,199**	**160,950**	**69,300**	**41,000**
				MEDIAN	**232,000**	**58,000**	**158,643**	**1,264**	**159,907**	**67,650**	**41,000**
						-			-	-	
72-25-06-257-028	3800 NORMANDY RD UNIT 6	684	BC684	9/21/2023	150,000	37,500	95,915	-	95,915	54,085	36,200
	BC684 Normandy Place					-			-	-	
						-			-	-	
						-			-	-	
72-25-22-405-032	1222 E LINCOLN AVE APT 1	690	BC690	10/27/2022	139,000	34,750	97,750	-	97,750	41,250	33,750
72-25-22-405-036	1220 E LINCOLN AVE APT 5	690	BC690	11/17/2023	153,000	38,250	104,905	-	104,905	48,095	33,750
72-25-22-405-038	1220 E LINCOLN AVE APT 7	690	BC690	8/10/2022	130,000	32,500	98,350	-	98,350	31,650	33,750
72-25-22-405-039	1220 E LINCOLN AVE APT 8	690	BC690	12/21/2023	135,000	33,750	98,350	-	98,350	36,650	33,750
COUNT: 4	**BC690 Lincoln Oaks**			**AVG**	**139,250**	**34,813**	**99,839**	**-**	**99,839**	**39,411**	**33,750**
				MEDIAN	**137,000**	**34,250**	**98,350**	**-**	**98,350**	**38,950**	**33,750**
						-			-	-	
72-25-05-131-012	2421 SAMOSET RD	761	BC761	4/21/2023	190,000	47,500	125,653	333	125,986	64,014	33,500
72-25-05-131-013	2451 SAMOSET RD	761	BC761	4/1/2022	205,000	51,250	135,555	333	135,888	69,112	33,500
COUNT: 2	**BC761 North Cove**			**AVG**	**197,500**	**49,375**	**130,604**	**333**	**130,937**	**66,563**	**33,500**
				MEDIAN	**197,500**	**49,375**	**130,604**	**333**	**130,937**	**66,563**	**33,500**
						-			-	-	

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72-25-08-206-018	3204 ELMHURST AVE APT 2A	801	BC80X	12/2/2022	90,000	22,500	60,656	-	60,656	29,344	22,500
72-25-08-206-024	3126 LINWOOD AVE UNIT 8A	802	BC80X	7/20/2022	136,000	34,000	99,119	-	99,119	36,881	22,500
72-25-08-206-027	3204 ELMHURST AVE APT 11	801	BC80X	12/9/2022	96,900	24,225	59,639	-	59,639	37,261	22,500
72-25-08-206-031	3126 LINWOOD AVE UNIT 15	802	BC80X	8/10/2022	140,000	35,000	103,080	-	103,080	36,920	22,500
72-25-08-206-032	3126 LINWOOD AVE UNIT 16	802	BC80X	9/9/2022	150,500	37,625	105,354	-	105,354	45,146	22,500
72-25-08-206-038	3104 LINWOOD AVE UNIT 22	801	BC80X	5/5/2022	110,000	27,500	63,784	-	63,784	46,216	22,500
72-25-08-206-044	3100 LINWOOD AVE UNIT 28B	802	BC80X	2/15/2023	152,500	38,125	102,768	-	102,768	49,732	22,500
COUNT: 7	**BC80X Northwood Meadows**			**AVG**	**125,129**	**31,282**	**84,914**	**-**	**84,914**	**40,214**	**22,500**
				MEDIAN	**136,000**	**34,000**	**99,119**	**-**	**99,119**	**37,261**	**22,500**
						-			-	-	
72-25-05-352-014	2932 W 13 MILE RD UNIT 4	841	BC841	2/1/2024	116,000	29,000	68,543	-	68,543	47,457	20,000
72-25-05-377-005	2814 W 13 MILE RD UNIT 1	841	BC841	10/17/2022	130,550	32,638	78,092	-	78,092	52,458	20,000
72-25-05-377-022	2716 W 13 MILE RD	841	BC841	9/22/2023	103,000	25,750	61,312	-	61,312	41,688	20,000
72-25-05-377-026	2708 W 13 MILE RD UNIT 3	841	BC841	7/15/2022	65,000	16,250	75,255	-	75,255	(10,255)	20,000
72-25-08-126-046	2811 W 13 MILE RD UNIT 2	841	BC841	6/30/2023	140,000	35,000	81,699	-	81,699	58,301	20,000
72-25-08-127-050	2713 W 13 MILE RD UNIT 4	841	BC841	7/14/2023	142,000	35,500	80,157	-	80,157	61,843	20,000
72-25-08-131-035	2527 W 13 MILE RD	841	BC841	9/27/2022	85,000	21,250	60,418	-	60,418	24,582	20,000
72-25-08-131-039	2513 W 13 MILE RD	841	BC841	6/29/2023	107,000	26,750	63,434	-	63,434	43,566	20,000
72-25-08-131-080	3219 BENJAMIN AVE UNIT 11	841	BC841	6/19/2023	130,000	32,500	79,379	-	79,379	50,621	20,000
72-25-08-131-083	3211 BENJAMIN AVE UNIT 14	841	BC841	8/30/2023	110,000	27,500	68,271	-	68,271	41,729	20,000
COUNT: 10	**BC841 Parkdale Manor**			**AVG**	**112,855**	**28,214**	**71,656**	**-**	**71,656**	**41,199**	**20,000**
				MEDIAN	**113,000**	**28,250**	**71,899**	**-**	**71,899**	**45,512**	**20,000**
						-			-	-	
72-20-32-476-360	1819 TORQUAY AVE	855	BC855	5/18/2022	200,000	50,000	138,378	-	138,378	61,622	41,500
	BC855 Pinetree Estates					-			-	-	
						-			-	-	
						-			-	-	
72-20-32-476-349	4999 CROOKS RD	861	BC86X	5/20/2022	211,000	52,750	118,912	-	118,912	92,088	46,000
	BC86X Parm. Estates & Cummings. Ct					-			-	-	
						-			-	-	
						-			-	-	
72-25-05-477-069	3449 CROOKS RD	901	BC901	8/4/2023	180,000	45,000	127,790	-	127,790	52,210	37,000
72-25-05-477-073	3521 CROOKS RD	901	BC901	10/27/2023	218,000	54,500	132,407	-	132,407	85,593	37,000
72-25-05-477-085	3541 CROOKS RD	901	BC901	5/25/2022	196,100	49,025	143,209	-	143,209	52,891	37,000
72-25-05-477-092	3501 CROOKS RD	901	BC901	3/3/2023	220,000	55,000	149,461	-	149,461	70,539	37,000
COUNT: 4	**BC901 Royal Park Townhouses**			**AVG**	**203,525**	**50,881**	**138,217**	**-**	**138,217**	**65,308**	**37,000**
				MEDIAN	**207,050**	**51,763**	**137,808**	**-**	**137,808**	**61,715**	**37,000**
72-25-05-477-057	3433 CROOKS RD	901	BC901	6/30/2023	251,000	62,750	163,907	1,287	165,194	85,806	45,000
72-25-05-477-090	3505 CROOKS RD	901	BC901	3/29/2023	230,000	57,500	170,897	-	170,897	59,103	45,000
COUNT: 2	**BC901 Royal Park Townhouses**			**AVG**	**240,500**	**60,125**	**167,402**	**644**	**168,046**	**72,455**	**45,000**
				MEDIAN	**240,500**	**60,125**	**167,402**	**644**	**168,046**	**72,455**	**45,000**
						-			-	-	
72-25-09-152-048	2530 GALPIN AVE	916	BC91X	8/4/2023	175,000	43,750	130,486	-	130,486	44,514	42,500
72-25-09-152-049	2528 GALPIN AVE	916	BC91X	1/12/2023	170,000	42,500	133,622	-	133,622	36,378	42,500
72-25-09-152-061	1524 W WEBSTER RD	916	BC91X	10/27/2022	170,000	42,500	130,466	-	130,466	39,534	42,500
72-25-09-152-071	1610 W WEBSTER RD	915	BC91X	10/27/2022	165,000	41,250	121,628	-	121,628	43,372	42,500
COUNT: 4	**BC91X The Terraces**			**AVG**	**170,000**	**42,500**	**129,051**	**-**	**129,051**	**40,950**	**42,500**
				MEDIAN	**170,000**	**42,500**	**130,476**	**-**	**130,476**	**41,453**	**42,500**
						-			-	-	

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72-20-32-476-238	4917 CROOKS RD APT L5	931	BC93X	11/17/2022	100,000	25,000	69,484	-	69,484	30,516	22,000
72-20-32-476-245	4917 CROOKS RD APT J2	932	BC93X	5/26/2023	130,000	32,500	90,349	-	90,349	39,651	22,000
72-20-32-476-254	4913 CROOKS RD APT G1	932	BC93X	12/6/2023	145,000	36,250	82,912	-	82,912	62,088	22,000
72-20-32-476-261	4913 CROOKS RD APT F3	932	BC93X	6/15/2023	145,000	36,250	98,643	-	98,643	46,357	22,000
72-20-32-476-274	4909 CROOKS RD APT E11	933	BC93X	1/9/2024	145,500	36,375	72,003	-	72,003	73,497	22,000
72-20-32-476-275	4909 CROOKS RD APT D1	933	BC93X	4/28/2022	91,000	22,750	70,517	-	70,517	20,483	22,000
72-20-32-476-281	4909 CROOKS RD APT D7	933	BC93X	6/2/2022	118,000	29,500	75,511	-	75,511	42,489	22,000
72-20-32-476-284	4909 CROOKS RD APT D10	933	BC93X	11/15/2022	113,000	28,250	75,511	-	75,511	37,489	22,000
72-20-32-476-290	4909 CROOKS RD APT C6	935	BC93X	5/3/2022	105,000	26,250	80,484	-	80,484	24,516	22,000
72-20-32-476-292	4909 CROOKS RD APT C8	933	BC93X	11/21/2022	92,500	23,125	75,511	-	75,511	16,989	22,000
72-20-32-476-295	4909 CROOKS RD APT C11	934	BC93X	8/22/2022	95,000	23,750	87,674	-	87,674	7,326	22,000
72-20-32-476-296	4905 CROOKS RD APT B1	934	BC93X	3/6/2024	145,000	36,250	91,906	-	91,906	53,094	22,000
72-20-32-476-307	4905 CROOKS RD APT A2	935	BC93X	4/26/2022	106,000	26,500	68,076	-	68,076	37,924	22,000
72-20-32-476-318	4921 CROOKS RD APT N1	934	BC93X	6/9/2022	130,000	32,500	89,180	-	89,180	40,820	22,000
72-20-32-476-320	4921 CROOKS RD APT N3	933	BC93X	7/26/2023	128,000	32,000	71,796	-	71,796	56,204	22,000
COUNT: 15	**BC93X Tower Court**			**AVG**	**119,267**	**29,817**	**79,970**	**-**	**79,970**	**39,296**	**22,000**
				MEDIAN	**118,000**	**29,500**	**75,511**	**-**	**75,511**	**39,651**	**22,000**
						-			-	-	
72-25-22-153-029	422 E 5TH ST	963	BC963	2/2/2024	424,900	106,225	310,763	-	310,763	114,137	87,000
72-25-22-153-029	422 E 5TH ST	963	BC963	11/2/2022	395,000	98,750	310,763	-	310,763	84,237	87,000
COUNT: 2	**BC963 Fifth Street Condos**			**AVG**	**409,950**	**102,488**	**310,763**	**-**	**310,763**	**99,187**	**87,000**
				MEDIAN	**409,950**	**102,488**	**310,763**	**-**	**310,763**	**99,187**	**87,000**
						-			-	-	
72-25-23-103-059	1925 DORCHESTER CT	964	BC964	6/23/2023	230,000	57,500	155,867	-	155,867	74,133	59,000
72-25-23-103-060	1927 DORCHESTER CT	964	BC964	2/6/2023	249,900	62,475	185,100	508	185,608	64,292	59,000
72-25-23-103-066	1939 DORCHESTER CT	964	BC964	8/4/2023	250,000	62,500	185,007	508	185,515	64,485	59,000
COUNT: 3	**BC964 Dorchester Condo**			**AVG**	**243,300**	**60,825**	**175,325**	**339**	**175,663**	**67,637**	**59,000**
				MEDIAN	**249,900**	**62,475**	**185,007**	**508**	**185,515**	**64,485**	**59,000**
						-			-	-	
72-25-22-155-019	614 S TROY ST UNIT 107	967	BC967	10/7/2022	286,000	71,500	194,869	-	194,869	91,131	68,700
	BC967 Troy Street Lofts										
72-25-22-155-023	614 S TROY ST UNIT 202	967	BC967	3/17/2023	450,000	112,500	339,549	-	339,549	110,451	109,000
72-25-22-155-024	614 S TROY ST UNIT 203	967	BC967	1/19/2023	430,000	107,500	345,044	-	345,044	84,956	109,000
72-25-22-155-025	614 S TROY ST UNIT 204	967	BC967	3/8/2023	459,888	114,972	314,517	-	314,517	145,371	109,000
COUNT: 3	**BC967 Troy Street Lofts**			**AVG**	**446,629**	**111,657**	**333,037**	**-**	**333,037**	**113,593**	**109,000**
				MEDIAN	**450,000**	**112,500**	**339,549**	**-**	**339,549**	**110,451**	**109,000**
						-			-	-	
72-25-22-132-049	789 E 4TH ST	968	BC968	5/26/2023	884,000	221,000	541,105	-	541,105	342,895	158,000
	BC968 Grant Park Townlofts					-			-	-	
						-			-	-	
						-			-	-	
72-25-08-207-008	3227 WOODLAND AVE	961	BC96X	1/20/2023	165,000	41,250	125,967	-	125,967	39,033	43,000
72-25-08-207-014	3203 WOODLAND AVE	961	BC96X	6/2/2023	241,500	60,375	136,392	-	136,392	105,108	43,000
72-25-08-207-021	3202 WOODLAND AVE	962	BC96X	8/15/2022	222,000	55,500	152,737	1,612	154,349	67,651	43,000
COUNT: 3	**BC96X Woodland Place**			**AVG**	**209,500**	**52,375**	**138,365**	**537**	**138,903**	**70,597**	**43,000**
				MEDIAN	**222,000**	**55,500**	**136,392**	**-**	**136,392**	**67,651**	**43,000**
						-			-	-	
72-25-22-383-001	1210 DIAMOND CT UNIT B	971	BC971	2/9/2024	328,000	82,000	229,874	490	230,364	97,636	77,000
72-25-22-383-015	1240 DIAMOND CT UNIT A	971	BC971	6/15/2023	363,500	90,875	249,604	-	249,604	113,896	77,000
72-25-22-383-020	1230 DIAMOND CT UNIT C	971	BC971	1/5/2024	345,000	86,250	244,899	-	244,899	100,101	77,000
72-25-22-383-024	1220 DIAMOND CT UNIT F	971	BC971	12/20/2022	349,900	87,475	274,412	-	274,412	75,488	77,000
72-25-22-383-028	1260 DIAMOND CT UNIT E	971	BC971	8/22/2022	311,000	77,750	235,126	690	235,816	75,184	77,000
72-25-22-383-029	1260 DIAMOND CT UNIT D	971	BC971	4/15/2022	340,000	85,000	242,645	-	242,645	97,355	77,000
72-25-22-383-031	1260 DIAMOND CT UNIT B	971	BC971	3/15/2024	324,000	81,000	235,126	690	235,816	88,184	77,000
72-25-22-383-033	1260 DIAMOND CT UNIT A	971	BC971	10/31/2023	360,000	90,000	267,539	-	267,539	92,461	77,000
COUNT: 8	**BC971 33 on Harrison**			**AVG**	**340,175**	**85,044**	**247,403**	**234**	**247,637**	**92,538**	**77,000**
				MEDIAN	**342,500**	**85,625**	**243,772**	**-**	**243,772**	**94,908**	**77,000**
						-			-	-	

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72-25-22-305-051	322 E HARRISON AVE #4	972	BC972	7/21/2022	335,000	83,750	233,886	-	233,886	101,114	80,000
72-25-22-305-052	322 E HARRISON AVE #5	972	BC972	8/19/2022	335,000	83,750	272,228	-	272,228	62,772	80,000
72-25-22-305-060	322 E HARRISON AVE #13	972	BC972	1/19/2024	339,500	84,875	218,340	-	218,340	121,160	80,000
72-25-22-305-065	322 E HARRISON AVE #18	972	BC972	10/10/2023	334,900	83,725	212,890	-	212,890	122,010	80,000
72-25-22-305-067	322 E HARRISON AVE #20	972	BC972	12/8/2022	315,000	78,750	287,026	-	287,026	27,974	80,000
72-25-22-305-075	322 E HARRISON AVE #28	972	BC972	1/19/2024	470,000	117,500	366,586	-	366,586	103,414	129,600
COUNT: 6	**BC972 Metropolitan Lofts**			**AVG**	**354,900**	**88,725**	**265,159**	**-**	**265,159**	**89,741**	**88,267**
				MEDIAN	**335,000**	**83,750**	**253,057**	**-**	**253,057**	**102,264**	**80,000**
						-			-	-	
72-25-22-305-024	129 E PARENT AVE	975	BC975	1/31/2024	420,000	105,000	324,878	-	324,878	95,122	112,000
72-25-22-305-041	204 STONEBROOKE CT	975	BC975	10/21/2022	458,000	114,500	331,760	-	331,760	126,240	112,000
72-25-22-305-046	203 STONEBROOKE CT	975	BC975	5/24/2022	459,000	114,750	331,194	-	331,194	127,806	112,000
72-25-22-305-047	201 STONEBROOKE CT	975	BC975	4/6/2023	450,000	112,500	333,468	-	333,468	116,532	112,000
COUNT: 4	**BC975 Stonebrook Court**			**AVG**	**446,750**	**111,688**	**330,325**	**-**	**330,325**	**116,425**	**112,000**
				MEDIAN	**454,000**	**113,500**	**331,477**	**-**	**331,477**	**121,386**	**112,000**
						-			-	-	
72-25-22-352-042	432 E PARENT AVE	980	BC980	4/3/2023	312,000	78,000	235,400	-	235,400	76,600	84,000
	BC980 400 Parent Ave					-			-	-	
						-			-	-	
						-			-	-	
72-25-22-153-038	328 E 5TH ST	981	BC981	4/29/2022	725,000	181,250	545,148	-	545,148	179,852	158,500
	BC981 Brownstone					-			-	-	
Site Condos						-			-	-	
						-			-	-	
72-25-05-257-006	2520 MASSOIT RD	257	SC257	10/7/2022	610,000	152,500	439,843	4,697	444,540	165,460	133,531
72-25-05-257-010	2450 MASSOIT RD	257	SC257	5/23/2023	650,000	162,500	446,278	-	446,278	203,722	133,531
72-25-05-257-017	2471 MASSOIT RD	257	SC257	6/2/2023	630,000	157,500	415,710	-	415,710	214,290	122,035
72-25-05-257-019	2511 MASSOIT RD	257	SC257	11/6/2023	619,000	154,750	411,242	-	411,242	207,758	122,035
72-25-05-257-024	2561 MASSOIT RD	257	SC257	12/29/2022	530,800	132,700	408,620	-	408,620	122,180	122,035
72-25-05-257-032	4280 KENT RD	257	SC257	7/13/2023	740,000	185,000	485,107	1,281	486,388	253,612	127,300
72-25-05-257-037	4230 KENT RD	257	SC257	10/4/2022	597,500	149,375	440,851	-	440,851	156,649	127,300
72-25-05-257-039	4210 KENT RD	257	SC257	11/10/2023	677,000	169,250	468,286	-	468,286	208,714	127,300
72-25-05-257-039	4210 KENT RD	257	SC257	4/8/2022	615,000	153,750	468,286	-	468,286	146,714	127,300
72-25-05-257-044	4231 KENT RD	257	SC257	8/21/2023	645,000	161,250	441,402	2,959	444,361	200,639	115,482
COUNT: 10	**SC257 NORMANDY VILLAGE**			**AVG**	**631,430**	**157,858**	**442,563**	**894**	**443,456**	**187,974**	**125,785**
				MEDIAN	**624,500**	**156,125**	**441,127**	**-**	**444,451**	**202,181**	**127,300**
						-			-	-	
72-25-04-354-001	3593 MARAIS AVE	354	SC354	7/21/2022	605,000	151,250	427,059	-	427,059	177,941	153,211
72-25-04-354-004	3563 MARAIS AVE	354	SC354	4/18/2023	514,000	128,500	401,911	3,102	405,013	108,987	112,500
72-25-04-354-014	3492 ARBOR AVE	354	SC354	1/31/2024	690,000	172,500	475,978	4,063	480,041	209,959	137,696
72-25-04-354-016	3512 ARBOR AVE	354	SC354	9/8/2022	570,000	142,500	419,272	-	419,272	150,728	112,500
72-25-04-354-019	3511 ARBOR AVE	354	SC354	7/6/2023	730,000	182,500	444,428	5,630	450,058	279,942	122,794
72-25-04-354-035	3551 ARBOR AVE	354	SC354	11/30/2022	560,000	140,000	389,183	-	389,183	170,817	122,794
72-25-04-354-036	3541 ARBOR AVE	354	SC354	2/15/2024	632,000	158,000	392,894	-	392,894	239,106	122,794
COUNT: 7	**SC354 Lexington on the Park**			**AVG**	**614,429**	**153,607**	**421,532**	**1,828**	**423,360**	**191,069**	**126,327**
				MEDIAN	**605,000**	**151,250**	**419,272**	**-**	**419,272**	**177,941**	**122,794**
						-			-	-	
72-25-14-356-004	129 N DORCHESTER AVE	356	SC356	6/29/2023	550,000	137,500	406,857	-	406,857	143,143	130,301
72-25-14-356-006	145 N DORCHESTER AVE	356	SC356	9/6/2023	655,000	163,750	465,239	-	465,239	189,761	129,915
72-25-14-356-013	303 N DORCHESTER AVE	356	SC356	4/19/2022	592,000	148,000	404,202	-	404,202	187,798	102,756
COUNT: 3	**SC356 North Dorchester**			**AVG**	**599,000**	**149,750**	**425,433**	**-**	**425,433**	**173,567**	**120,991**
				MEDIAN	**592,000**	**148,000**	**406,857**	**-**	**406,857**	**187,798**	**129,915**
									-	-	