

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1	
07-7300-0032-01-2	FOREST AVE	07/12/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$61,800	15.65	\$108,100	\$395,000	\$108,100	100.0	241.0	0.55	0.55	\$3,950	\$714,286	\$16.40	100.00	4301	3380/2867		4300 NORTH & WEST OF RA	8/12/2022	402	4300 N/W OF RA	
07-4730-0025-02-5	15561 LAKESHORE RD	01/07/22	\$2,425,000	WD	03-ARM'S LENGTH	\$2,425,000	\$408,200	16.83	\$1,914,267	\$1,454,593	\$943,860	188.0	110.0	0.48	1.16	\$7,737	\$3,062,301	\$70.30	188.00	4203	3360/2982		4250 ASSOC ACCESS SOUTH	4/18/2022	401	4250 ASS ACC SO	
07-5090-0008-00-1	9186 MURPHY GROVE	05/07/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$57,200	19.07	\$107,019	\$300,000	\$107,019	99.0	135.0	0.31	0.31	\$3,030	\$977,199	\$22.43	99.00	4301	3327/2763		4230 ASSOC ACC NORTH	1/1/1905	402	4300 N/W OF RA	
07-4460-0073-01-4	15386 RED ARROW HWY	12/05/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$104,800	24.37	\$563,630	\$355,065	\$199,585	223.0	166.0	0.85	0.85	\$1,592	\$417,724	\$9.59	223.00	4203	3395/0811		4290 SOUTH & EAST OF RA	7/14/1987	401	4230 ASS ACC NO	
07-0820-0086-00-5	118 HILLSIDE DR	10/07/22	\$830,000	WD	03-ARM'S LENGTH	\$830,000	\$207,800	25.04	\$590,685	\$476,755	\$237,440	80.0	71.0	0.13	0.13	\$5,959	\$3,667,346	\$84.19	80.00	4202	3388/2501		4230 ASSOC ACC NORTH	10/24/2015	401	4230 ASS ACC NO	
07-7300-0031-00-8	13239 FOREST AVE	10/19/21	\$1,025,000	WD	03-ARM'S LENGTH	\$1,025,000	\$276,500	26.98	\$904,724	\$641,037	\$299,565	105.0	199.0	0.48	0.48	\$6,105	\$1,335,494	\$30.66	105.00	4301	3350/3454		4230 ASSOC ACC NORTH	1/1/2000	401	4230 ASS ACC NO	
07-0009-0034-01-1	7516 LINWOOD DR	11/10/21	\$998,420	WD	03-ARM'S LENGTH	\$998,420	\$277,800	27.82	\$821,646	\$479,510	\$302,736	102.0	165.0	0.39	0.39	\$4,701	\$1,242,254	\$28.52	102.00	4301	3353/0081		4230 ASSOC ACC NORTH	1/25/2017	401	4230 ASS ACC NO	
07-0820-0033-00-9	328 ORCHARD BLVD	11/19/21	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$193,600	30.49	\$495,978	\$317,102	\$178,080	60.0	125.0	0.17	0.17	\$5,285	\$1,843,616	\$42.32	60.00	4202	3354/3274		4230 ASSOC ACC NORTH	6/7/2011	401	4230 ASS ACC NO	
07-0840-0056-00-3	147 HILLSIDE DR	10/22/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$228,500	32.41	\$522,368	\$420,072	\$237,440	80.0	209.0	0.38	0.38	\$5,251	\$1,093,938	\$25.11	80.00	4202	3351/0378		4230 ASSOC ACC NORTH	4/23/2019	401	4230 ASS ACC NO	
07-0820-0106-03-1	240 RIDGE AVE	09/14/22	\$907,250	WD	03-ARM'S LENGTH	\$901,200	\$356,000	39.50	\$970,675	\$464,765	\$534,240	180.0	125.0	0.52	0.52	\$2,582	\$898,965	\$20.64	180.00	4202	3386/0298		4230 ASSOC ACC NORTH	9/22/2022	401	4230 ASS ACC NO	
07-4670-0057-01-0	PINE DR	12/10/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$178,500	43.54	\$322,267	\$410,000	\$322,267	125.3	200.0	1.15	0.58	\$3,271	\$356,522	\$8.18	125.33	4202	3357/0335		4230 ASSOC ACC NORTH	12/27/2021	402	4230 ASS ACC NO	
07-0017-0004-08-3	14096 LAKESHORE RD	12/29/21	\$1,285,000	WD	03-ARM'S LENGTH	\$1,285,000	\$620,800	48.31	\$1,120,928	\$1,285,000	\$1,120,928	413.0	230.0	2.00	2.00	\$3,111	\$642,500	\$14.75	413.00	4201	3359/1501		4230 ASSOC ACC NORTH	1/10/2022	402	4230 ASS ACC NO	
07-3050-0244-00-7	OAK DR	01/27/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$418,000	49.18	\$869,752	\$532,893	\$552,645	60.0	92.0	1.99	0.13	\$8,882	\$267,785	\$6.15	60.00	4202	3397/2972	07-0009-0004-53-8	4230 ASSOC ACC NORTH	1/29/1901	402	4230 ASS ACC NO	
Totals:			\$11,195,670			\$11,189,620	\$3,389,500		\$9,312,039	\$7,531,792	\$5,143,905	1,815.3		9.39	7.64												
						Sale. Ratio =>		30.29		Average				Average													
						Std. Dev. =>		11.35		per FF=>		\$4,149		Average													
										per Net Acre=>		801,766.23		Average													
														per SqFt=>		\$18.41											