

Maple Park Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
18-4850-0002-00-8	471 DALE AVE	10/07/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$131,004	\$27,680
18-4850-0005-00-7	435 DALE AVE	08/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$175,719	\$12,571
18-4850-0006-00-3	423 DALE AVE	08/22/22	\$205,750	WD	03-ARM'S LENGTH	\$205,750	\$194,012	\$58,233
18-4850-0023-00-5	392 DALE AVE	11/28/22	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$213,594	\$15,961
Totals:			\$669,750			\$669,750	\$714,329	\$114,445

Final Conclusion \$394/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$38,684	70.7	116.8	\$391	70.72
\$38,290	70.0	127.5	\$180	70.00
\$46,495	85.0	132.0	\$685	85.00
\$35,555	65.0	133.4	\$246	65.00
\$159,024	290.7			
Average				
per FF=>	\$394			