

Section 1 West Side Subs Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
18-0800-0008-00-8	715 LATTIMER DR	10/12/21	\$200,000	\$86,200	43.10
18-0800-0010-00-2	753 LATTIMER DR	04/13/22	\$277,000	\$98,600	35.60
18-1030-0006-00-1	649 GRANT AVE	05/07/21	\$113,400	\$40,400	35.63
18-1030-0006-00-1	649 GRANT AVE	08/15/22	\$125,000	\$51,100	40.88
18-1030-0019-00-6	642 GRANT AVE	10/05/21	\$155,000	\$58,600	37.81
18-1030-0019-00-6	642 GRANT AVE	05/31/22	\$165,000	\$67,800	41.09
18-1030-0036-00-8	690 SHERIDAN RD	09/08/22	\$170,000	\$59,500	35.00
18-1030-0040-00-5	654 SHERIDAN RD	09/09/21	\$142,500	\$48,900	34.32
18-1660-0011-00-5	505 ANSLEY DR	08/01/22	\$270,000	\$103,200	38.22
18-2270-0022-00-4	810 MILLER LN	09/15/21	\$205,000	\$70,300	34.29
18-3800-0009-00-1	826 OAKRIDGE DR	07/22/22	\$266,200	\$88,900	33.40
18-3801-0001-00-8	2820 KEVIN ST	07/12/22	\$340,000	\$129,200	38.00
18-4200-0043-00-1	738 GRANT AVE	06/27/22	\$300,000	\$100,500	33.50
18-4550-0013-00-1	3216 KEVIN ST	04/08/22	\$263,500	\$77,900	29.56
18-4550-0028-00-8	625 CLEMENS AVE	07/08/22	\$215,000	\$76,600	35.63
18-4550-0049-00-5	683 MARVIN AVE	09/16/22	\$207,500	\$75,900	36.58
18-4550-0056-00-1	610 MARVIN AVE	02/28/22	\$145,000	\$59,600	41.10
18-4920-0012-00-8	3140 ROYALTON HTS RD	09/01/22	\$323,000	\$98,600	30.53
18-7550-0018-00-9	814 SHERIDAN RD	09/29/22	\$195,000	\$57,800	29.64
18-7550-0025-00-5	718 SHERIDAN RD	04/16/21	\$239,000	\$67,100	28.08
18-7550-0030-00-9	741 ANSLEY DR	04/23/21	\$256,000	\$80,600	31.48
18-7550-0033-00-8	787 ANSLEY DR	07/22/22	\$194,900	\$75,300	38.64
18-7550-0043-00-3	756 ANSLEY DR	07/18/22	\$313,970	\$92,800	29.56
<b>Totals:</b>			<b>\$5,081,970</b>	<b>\$1,765,400</b>	
				<b>Sale. Ratio =&gt;</b>	<b>34.74</b>
				<b>Std. Dev. =&gt;</b>	<b>4.21</b>

Final Conclusion \$391/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$192,243	\$7,757	\$0	123.0	115.7	\$63	123.00
\$219,347	\$57,653	\$0	122.0	115.6	\$473	122.00
\$106,065	\$7,335	\$0	75.0	132.0	\$98	75.00
\$106,065	\$18,935	\$0	75.0	132.0	\$252	75.00
\$144,731	\$10,269	\$0	75.0	132.0	\$137	75.00
\$144,731	\$20,269	\$0	75.0	132.0	\$270	75.00
\$114,646	\$55,354	\$0	100.0	132.5	\$554	100.00
\$120,951	\$21,549	\$0	100.0	132.4	\$215	100.00
\$253,065	\$16,935	\$0	94.1	132.0	\$180	94.10
\$202,789	\$2,211	\$0	75.0	165.4	\$29	75.00
\$210,687	\$55,513	\$0	96.2	124.8	\$577	96.20
\$320,175	\$19,825	\$0	99.0	192.4	\$200	99.00
\$243,013	\$56,987	\$0	100.0	132.0	\$570	100.00
\$186,159	\$77,341	\$0	80.0	148.6	\$967	80.00
\$179,698	\$35,302	\$0	84.7	131.9	\$417	84.70
\$179,420	\$28,080	\$0	79.0	131.9	\$355	79.00
\$136,527	\$8,473	\$0	78.8	131.8	\$108	78.80
\$202,637	\$120,363	\$0	150.0	132.1	\$802	150.00
\$125,126	\$69,874	\$0	80.0	132.5	\$873	80.00
\$228,142	\$10,858	\$0	80.0	132.5	\$136	80.00
\$240,684	\$15,316	\$0	80.0	132.0	\$191	80.00
\$180,165	\$14,735	\$0	80.0	132.0	\$184	80.00
\$225,917	\$88,053	\$0	91.0	131.0	\$968	91.00
<b>\$4,262,983</b>	<b>\$818,987</b>	<b>\$0</b>	<b>2,092.8</b>			
			<b>Average</b>			
			<b>per FF=&gt;</b>		<b>\$391</b>	