

St Joseph Schools Properties Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18-0011-0020-05-0	Washington Ave	09/18/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000
18-0011-0020-06-0	Locust Lane	09/18/24	\$29,000	WD	03-ARM'S LENGTH	\$29,000
18-8570-0006-00-1	3519 MARTIN PATH	11/27/24	\$369,900	WD	03-ARM'S LENGTH	\$369,900
18-8570-0010-00-8	3549 MARTIN PATH	06/06/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000
<b>Totals:</b>			<b>\$461,900</b>			<b>\$461,900</b>

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Final Conclusion \$244/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Class
\$21,600	\$18,000	\$21,600	75.0	193.0	\$240	75.00		402
\$44,928	\$29,000	\$44,928	156.0	376.0	\$186	156.00	18-0011-0020-07-0	402
\$363,957	\$38,257	\$32,314	112.2	164.5	\$341	112.20		402
\$50,235	\$17,805	\$23,040	80.0	150.0	\$223	80.00		402
<b>\$480,720</b>	<b>\$103,062</b>	<b>\$121,882</b>	<b>423.2</b>					
			<b>Average</b>					
			<b>per FF=&gt;</b>		<b>\$244</b>			