

North of Village of Marine

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
02-400-0005-000	488 N ELIZABETH ST	08/20/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,400	43.27	\$162,926	\$55,699	\$53,625	110.0	90.0	0.23	0.23	\$506	\$245,370	\$5.63
02-400-0033-000	365 N ELIZABETH ST	02/22/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$62,000	39.74	\$152,388	\$42,612	\$39,000	60.0	100.0	0.14	0.14	\$710	\$308,783	\$7.09
02-400-0053-000	589 MAPLE ST	01/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$77,200	37.66	\$179,131	\$90,869	\$65,000	100.0	110.0	0.25	0.25	\$909	\$359,166	\$8.25
02-400-0064-000	540 N MARY ST	04/09/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$76,600	50.23	\$186,942	\$19,508	\$53,950	83.0	99.0	0.19	0.19	\$235	\$103,217	\$2.37
02-800-0008-000	542 N WILLIAM ST	03/23/22	\$216,550	WD	03-ARM'S LENGTH	\$216,550	\$71,600	33.06	\$172,306	\$109,244	\$65,000	100.0	100.0	0.23	0.23	\$1,092	\$474,974	\$10.90
02-800-0012-000	365 WOODWORTH AVE	12/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,500	38.75	\$111,963	\$40,537	\$32,500	50.0	150.0	0.17	0.17	\$811	\$235,680	\$5.41
02-950-0023-000	407 MABEL ST	06/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$76,500	69.55	\$184,957	(\$9,957)	\$65,000	100.0	100.0	0.23	0.23	(\$100)	(\$43,291)	(\$0.99)
02-950-0025-000	601 N MARY ST	03/30/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$94,900	48.17	\$176,735	\$56,665	\$36,400	112.0	137.0	0.35	0.35	\$506	\$160,980	\$3.70
02-950-0032-000	430 MABEL ST	07/06/21	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$42,300	26.45	\$102,905	\$89,495	\$32,500	50.0	112.0	0.13	0.13	\$1,790	\$693,760	\$15.93
02-950-0035-000	434 MABEL ST	11/05/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$45,300	40.45	\$107,581	\$36,919	\$32,500	50.0	112.0	0.13	0.13	\$738	\$286,194	\$6.57
02-950-0047-000	504 WOODWORTH AVE	11/05/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$55,500	35.92	\$126,843	\$60,157	\$32,500	50.0	98.0	0.11	0.11	\$1,203	\$537,116	\$12.33
02-950-0051-000	512 WOODWORTH AVE	03/05/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$54,900	36.62	\$125,583	\$56,817	\$32,500	50.0	110.0	0.13	0.13	\$1,136	\$450,929	\$10.35
Totals:			\$1,898,350			\$1,898,350	\$774,700		\$1,790,260	\$648,565	\$540,475	915.0		2.29	2.29			
								Sale. Ratio =>	40.81									
								Std. Dev. =>	10.83									
											Average per FF=>	\$709			Average per Net Acre=>	283,587.67	Average per SqFt=>	\$6.51
													700/FF for 2023					