

# 14 & 16 Standard & Old Subs Land Value 2022

Land Table: 100, Vill of LaGrange, 280 Dan Heroy's Sub, 240 Wood Acres, 250 Halls Sub, 255 Whitecrest sub.

Parcel Number	eat Addr	Sale Date	Sale Price	Inst	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
14-150-121-010-00	RIDGE RI	07/11/20	\$2,200	QC	03-ARM'S LENGTH	\$2,200	\$1,700	77.27	\$3,375	\$2,200	\$3,375	75.0	\$29
14-150-163-041-00	WAYNE S	07/14/20	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$11,400	43.02	\$22,882	\$5,868	\$2,250	50.0	\$117
14-041-106-014-00	234 N FL	07/21/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,100	40.18	\$44,240	\$24,960	\$14,200	142.0	\$176
14-150-162-001-00	LAKEVEIN	07/23/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$40,000	80.00	\$79,951	\$9,089	\$39,040	78.0	\$117
14-150-178-023-01	24648 Ct	09/21/20	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$35,100	41.05	\$69,390	\$28,485	\$12,375	275.0	\$104
14-150-159-011-00	COLFAX	11/25/20	\$3,500	QC	03-ARM'S LENGTH	\$3,500	\$3,000	85.71	\$5,859	\$2,141	\$4,500	100.0	\$21
14-150-245-019-01	25048 7c	12/16/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$2,800	35.00	\$5,625	\$8,000	\$5,625	125.0	\$64
14-150-237-012-00	25171 7c	01/25/21	\$71,000	LC	03-ARM'S LENGTH	\$71,000	\$21,700	30.56	\$42,482	\$33,018	\$4,500	100.0	\$330
14-150-124-011-00	53154 W	02/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,800	33.42	\$123,372	\$50,003	\$12,375	225.0	\$222
14-041-126-011-00	317 N O'	03/18/21	\$58,500	LC	03-ARM'S LENGTH	\$58,500	\$22,800	38.97	\$60,533	\$14,797	\$16,830	99.0	\$149
14-041-194-003-00	610 EST,	03/30/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,900	39.82	\$57,337	\$8,883	\$11,220	66.0	\$135
14-150-212-021-00	TWIN SH	04/14/21	\$4,000	OTH	03-ARM'S LENGTH	\$4,000	\$4,100	102.50	\$8,250	\$4,000	\$8,250	150.0	\$27
14-150-121-023-00	MAPLES	06/01/21	\$3,700	WD	03-ARM'S LENGTH	\$3,700	\$2,800	75.68	\$5,500	\$3,700	\$5,500	100.0	\$37
14-150-231-016-00	LAKE SHC	06/23/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$2,900	20.71	\$5,848	\$13,652	\$5,500	100.0	\$137
14-150-208-006-00	LINDBER	07/29/21	\$6,900	WD	03-ARM'S LENGTH	\$6,900	\$2,400	34.78	\$4,730	\$6,900	\$4,730	86.0	\$80
14-150-121-027-00	MAPLES	08/13/21	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$2,800	43.08	\$5,500	\$6,500	\$5,500	100.0	\$65
14-150-131-040-00	52957 TV	09/10/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$14,800	33.64	\$29,630	\$21,245	\$6,875	125.0	\$170
14-150-238-030-00	71ST ST	09/17/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$2,100	52.50	\$6,875	\$4,000	\$6,875	125.0	\$32
14-150-238-023-01	71ST ST	09/17/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$2,100	52.50	\$4,125	\$4,000	\$4,125	75.0	\$53
14-041-230-013-00	501 AVE	11/23/21	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$42,000	46.93	\$87,358	\$21,012	\$18,870	111.0	\$189
14-041-135-024-00	441 S BR	12/21/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,400	51.00	\$42,100	\$10,310	\$12,410	73.0	\$141
14-150-227-018-00	25684 6c	01/24/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,400	40.69	\$82,949	\$14,051	\$10,000	100.0	\$141
<b>Totals:</b>			<b>\$879,800</b>			<b>\$879,800</b>	<b>\$368,100</b>	<b>41.84</b>	<b>\$797,911</b>	<b>\$296,814</b>	<b>\$214,925</b>	<b>2,480.0</b>	
							<b>Sale. Ratio =&gt;</b>	<b>20.91</b>		<b>Average</b>			
							<b>Std. Dev. =&gt;</b>			<b>per FF=&gt;</b>			<b>\$120</b>
												<b>Use</b>	<b>\$120</b>



# 14 & 16 Standard Subs ECF Value 2022

Land Table: 100, Vill of LaGrange, m 280 Dan Heroy's Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	
14-041-105-005-00	110 N O'KEEFE ST	04/17/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$43,100	29.12	\$86,196	\$9,900	\$138,100	\$154,445	0.894
14-041-104-004-00	220 N ROWLAND ST	05/08/20	\$34,000	CD	03-ARM'S LENGTH	\$34,000	\$14,400	42.35	\$28,391	\$6,400	\$27,600	\$44,516	0.620
14-041-125-061-00	508 E DARWIN ST	05/08/20	\$98,000	CD	03-ARM'S LENGTH	\$98,000	\$41,800	42.65	\$82,515	\$27,600	\$70,400	\$111,164	0.633
14-041-126-054-00	321 N BROADWAY ST	07/13/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,200	27.29	\$46,369	\$6,600	\$78,400	\$80,504	0.974
14-041-106-014-00	234 N FULTON ST	07/21/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$22,100	40.18	\$44,240	\$14,200	\$40,800	\$60,810	0.671
14-041-188-007-50	225 S EAST ST	08/03/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,500	34.71	\$58,291	\$7,400	\$77,600	\$103,018	0.753
14-041-136-036-00	313 JOHNSON ST	08/19/20	\$63,500	WD	03-ARM'S LENGTH	\$63,500	\$17,500	27.56	\$34,532	\$6,600	\$56,900	\$56,543	1.006
14-041-152-002-00	408 E JEFFERSON ST	08/27/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,200	25.28	\$35,664	\$4,900	\$67,100	\$62,275	1.077
14-041-165-003-00	609 E STATE ST	08/31/20	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$23,100	38.56	\$46,170	\$6,600	\$53,300	\$80,101	0.665
14-041-117-012-00	124 N DISBROW ST	09/09/20	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$24,200	27.19	\$47,595	\$6,600	\$82,400	\$82,986	0.993
14-041-126-038-00	320 N BROADWAY ST	09/18/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$46,004	\$5,700	\$69,300	\$81,587	0.849
14-041-118-001-00	201 N BROADWAY ST	09/28/20	\$25,420	WD	03-ARM'S LENGTH	\$25,420	\$21,500	84.58	\$42,970	\$4,100	\$21,320	\$78,684	0.271
14-041-126-010-00	321 N O'KEEFE ST	11/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,400	36.00	\$116,301	\$7,200	\$157,800	\$220,852	0.715
14-041-103-015-00	127 N O'KEEFE ST	03/08/21	\$21,500	QC	03-ARM'S LENGTH	\$21,500	\$14,800	68.84	\$38,107	\$11,220	\$10,280	\$43,719	0.235
14-041-126-011-00	317 N O'KEEFE ST	03/18/21	\$58,500	LC	03-ARM'S LENGTH	\$58,500	\$22,800	38.97	\$60,533	\$16,830	\$41,670	\$71,062	0.586
14-041-194-003-00	610 E STATE ST	03/30/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,900	39.82	\$57,337	\$11,220	\$43,780	\$74,987	0.584
14-041-136-004-10	153 WRIGHT WAY LN	05/11/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$60,500	35.59	\$119,800	\$39,100	\$130,900	\$131,220	0.998
14-041-111-009-00	310 S ROWLAND ST	06/11/21	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$23,000	48.94	\$45,231	\$6,970	\$40,030	\$62,213	0.643
14-041-150-004-00	217 S O'KEEFE ST	07/28/21	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$47,000	38.37	\$92,361	\$13,940	\$108,560	\$127,514	0.851
14-041-105-005-00	110 N O'KEEFE ST	08/13/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,100	29.78	\$108,541	\$16,830	\$168,170	\$149,124	1.128
14-041-136-095-00	515 S O'KEEFE ST	08/30/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$26,400	44.00	\$52,118	\$13,770	\$46,230	\$62,354	0.741
14-041-123-004-00	215 W STATE ST	09/10/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$23,600	29.87	\$48,961	\$11,220	\$67,780	\$61,367	1.104
14-041-165-045-00	610 E YORK ST	09/17/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$43,100	34.76	\$89,893	\$13,600	\$110,400	\$124,054	0.890
14-041-125-065-00	509 E STATE ST	09/29/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$51,100	42.94	\$105,203	\$36,210	\$82,790	\$112,184	0.738
14-041-136-031-00	412 HARDING ST	09/30/21	\$67,200	WD	03-ARM'S LENGTH	\$67,200	\$28,400	42.26	\$58,942	\$13,260	\$53,940	\$74,280	0.726
14-041-112-013-01	120 S O'KEEFE ST	10/01/21	\$58,000	OTH	03-ARM'S LENGTH	\$58,000	\$39,900	68.79	\$82,683	\$24,456	\$33,544	\$94,678	0.354
14-041-126-015-00	269 N O'KEEFE ST	10/13/21	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$30,900	66.45	\$64,178	\$11,730	\$34,770	\$85,281	0.408
14-041-104-011-00	217 N O'KEEFE ST	10/26/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,000	27.27	\$94,049	\$13,940	\$151,060	\$130,259	1.160
14-041-170-060-00	208 N SECOND ST	10/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$25,100	31.38	\$52,204	\$11,220	\$68,780	\$66,641	1.032
14-041-230-013-00	501 AVE J	11/23/21	\$89,500	WD	03-ARM'S LENGTH	\$89,500	\$42,000	46.93	\$87,358	\$18,870	\$70,630	\$111,363	0.634
14-041-107-012-50	125 N EAST ST	12/02/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$25,300	27.35	\$52,314	\$8,500	\$84,000	\$71,242	1.179



