

4600 Residential FF Value for 2024

Glendale Limerick Neighborhoods

| 4600 | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|-------------------|-------------------|-----------|--------------------|--------|------------------------------|--------------------|------------------|--------------------------|--------------------|------------------|------------------|--------------------|--------------|--------------|----------------|--------------------------|------------------|----------------|--------------|----------------------|----------------|-----------------------|------------------------|-------|---------------|
| 03-0850-0010-00-2 | 1658 GROVE AVE | 12/06/22 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$45,400 | 32.43 | \$136,547 | \$11,097 | \$7,644 | 78.0 | 280.3 | 0.50 | 0.50 | \$142 | \$22,106 | \$0.51 | 78.00 | 4600 | 3394/3389 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0015-00-4 | 1663 GREENLY AVE | 11/18/22 | \$180,000 | WD | 03-ARM'S LENGTH | \$180,000 | \$51,300 | 28.50 | \$176,522 | \$18,766 | \$15,288 | 156.0 | 280.3 | 1.00 | 1.00 | \$120 | \$18,691 | \$0.43 | 156.00 | 4600 | 3393/0355 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0016-01-9 | 1637 GREENLY AVE | 11/24/21 | \$167,000 | WD | 03-ARM'S LENGTH | \$167,000 | \$37,100 | 22.22 | \$155,092 | \$19,650 | \$6,715 | 79.0 | 280.3 | 0.51 | 0.51 | \$249 | \$38,681 | \$0.89 | 79.00 | 4600 | 3358/1767 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0021-04-7 | 2246 E NAPIER AVE | 03/18/22 | \$106,000 | WD | 03-ARM'S LENGTH | \$106,000 | \$36,500 | 34.43 | \$99,837 | \$14,336 | \$8,173 | 83.4 | 181.9 | 0.35 | 0.35 | \$172 | \$41,195 | \$0.95 | 83.40 | 4600 | 3369/0198 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0038-01-2 | 1553 JOHNSON AVE | 07/27/22 | \$296,000 | WD | 03-ARM'S LENGTH | \$296,000 | \$60,800 | 20.54 | \$294,747 | \$7,133 | \$5,880 | 60.0 | 166.8 | 0.23 | 0.23 | \$119 | \$31,013 | \$0.71 | 60.00 | 4600 | 3382/1841 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0052-00-7 | 1613 JOHNSON AVE | 03/17/23 | \$128,750 | WD | 03-ARM'S LENGTH | \$128,750 | \$44,800 | 34.80 | \$127,507 | \$10,200 | \$8,957 | 91.4 | 315.4 | 0.66 | 0.66 | \$112 | \$15,408 | \$0.35 | 91.40 | 4600 | 3401/0804 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0053-00-3 | 2436 E NAPIER AVE | 04/13/22 | \$137,900 | WD | 03-ARM'S LENGTH | \$137,900 | \$40,400 | 29.30 | \$129,000 | \$16,956 | \$8,056 | 82.2 | 195.6 | 0.37 | 0.37 | \$206 | \$45,951 | \$1.05 | 82.20 | 4600 | 3371/2287 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0053-02-0 | 2428 E NAPIER AVE | 07/19/22 | \$157,500 | WD | 03-ARM'S LENGTH | \$157,500 | \$62,200 | 39.49 | \$156,031 | \$10,309 | \$8,840 | 90.2 | 203.4 | 0.42 | 0.42 | \$114 | \$24,487 | \$0.56 | 90.20 | 4600 | 3381/0411 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0055-01-4 | 2462 E NAPIER AVE | 12/01/21 | \$134,000 | WD | 03-ARM'S LENGTH | \$134,000 | \$63,400 | 47.31 | \$130,183 | \$23,197 | \$19,380 | 197.8 | 400.8 | 1.82 | 1.82 | \$117 | \$12,753 | \$0.29 | 197.75 | 4600 | 3355/3479 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0058-03-0 | 1688 DEWEY AVE | 11/02/22 | \$149,999 | WD | 03-ARM'S LENGTH | \$149,999 | \$54,700 | 36.47 | \$148,761 | \$11,038 | \$9,800 | 100.0 | 150.0 | 0.34 | 0.34 | \$110 | \$32,087 | \$0.74 | 100.00 | 4600 | 3391/0127 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-0850-0058-06-4 | 1655 ROGER AVE | 04/11/22 | \$138,900 | WD | 03-ARM'S LENGTH | \$138,900 | \$28,000 | 20.16 | \$122,983 | \$24,247 | \$8,330 | 85.0 | 145.1 | 0.28 | 0.28 | \$285 | \$85,678 | \$1.97 | 85.00 | 4600 | 3371/0915 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-2080-0008-00-0 | 1980 E EMPIRE AVE | 07/29/21 | \$160,500 | WD | 03-ARM'S LENGTH | \$160,500 | \$53,400 | 33.27 | \$159,509 | \$7,459 | \$6,468 | 66.0 | 150.0 | 0.23 | 0.23 | \$113 | \$32,859 | \$0.75 | 66.00 | 4600 | 3339/1153 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-3160-0003-01-3 | 3988 E EMPIRE AVE | 08/10/21 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$95,600 | 44.47 | \$222,283 | \$14,003 | \$21,286 | 217.2 | 200.0 | 1.00 | 1.00 | \$64 | \$14,045 | \$0.32 | 217.20 | 4600 | 3340/1954 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-3200-0006-00-7 | 3999 E NAPIER AVE | 10/04/21 | \$133,000 | WD | 03-ARM'S LENGTH | \$133,000 | \$58,600 | 44.06 | \$133,096 | \$9,704 | \$9,800 | 100.0 | 689.8 | 1.58 | 1.58 | \$97 | \$6,126 | \$0.14 | 100.00 | 4600 | 3347/0977 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-5580-0020-00-8 | 641 O'BRIEN DR | 01/11/23 | \$147,500 | WD | 03-ARM'S LENGTH | \$147,500 | \$65,300 | 44.27 | \$148,153 | \$7,187 | \$7,840 | 80.0 | 130.7 | 0.24 | 0.24 | \$90 | \$29,946 | \$0.69 | 80.00 | 4600 | 3396/3131 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-6040-0007-00-6 | 2014 REGGIE DR | 04/01/22 | \$143,500 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$143,500 | \$55,800 | 38.89 | \$142,336 | \$19,658 | \$13,250 | 135.2 | 282.0 | 0.44 | 0.22 | \$145 | \$44,881 | \$1.03 | 135.20 | 4600 | 3370/1942 | 03-6040-0029-00-0 | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| 03-6040-0008-00-2 | 2015 REGGIE DR | 05/28/21 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$46,300 | 38.58 | \$120,114 | \$6,746 | \$6,860 | 70.0 | 138.1 | 0.22 | 0.22 | \$96 | \$30,387 | \$0.70 | 70.00 | 4600 | 3330/1410 | | 4600 GLENDALE LIMERICK | 401 | 4600 FF RATE' |
| Totals: | | | \$2,655,549 | | | \$2,655,549 | \$899,600 | | \$2,602,701 | \$231,686 | \$172,567 | 1,771.4 | | 10.20 | 9.98 | | | | | | | | | | |
| | | | | | | | | Sale. Ratio => | 33.88 | | | Average | | | Average | | | Average | | | Average | | | | |
| | | | | | | | | Std. Dev. => | 8.42 | | | per FF=> | \$131 | | | per Net Acre=> | 22,718.77 | | | per SqFt=> | \$0.52 | | | | |

Used \$131 per FF for 4600 Glendale Limerick Neighborhood