

Rural Residential Acreage Value for 2024

Fairplain North Neighborhood

Parcel Number	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
03-0022-0002-14-0	E EMPIRE	06/04/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$8,400	14.48	\$27,955	\$58,000	\$27,955	235.0	0.0	6.03	6.03	\$247	\$9,619	\$0.22	235.00	4100	3330/2201		4100 RURAL	402
03-0035-0007-07-4	2175 S BLUE CREEK RD	09/17/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$2,200	15.71	\$6,651	\$11,985	\$4,636	127.0	330.8	1.00	1.00	\$94	\$11,985	\$0.28	127.00	4100	3352/2119		4100 RURAL	402
03-0016-0030-68-1	218 VASHTI DR	02/11/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$13,400	18.61	\$69,079	\$7,601	\$18,720	60.0	124.0	0.17	0.17	\$127	\$44,976	\$1.03	60.00	4100	3364/0141		4100 RURAL	401
03-0021-0024-06-8	191 JOHN MC COY DR	12/30/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$20,400	19.43	\$86,356	\$10,440	\$1,252	94.3	125.0	0.27	0.27	\$111	\$38,667	\$0.89	94.25	4100	3396/1752		4100 RURAL	401
03-0016-0015-02-0	582 N EUCLID AVE	10/12/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$25,100	19.69	\$126,265	\$7,076	\$5,841	205.3	0.0	1.26	1.26	\$34	\$5,616	\$0.13	205.30	4100	3389/2143		4100 RURAL	401
03-0007-0044-02-1	973 PAW PAW AVE	06/10/21	\$162,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$162,000	\$34,000	20.99	\$137,166	\$40,875	\$16,041	387.7	0.0	3.46	0.17	\$105	\$11,814	\$0.27	387.70	4100	3332/3496	03-0007-0044-00-4, 03-0007-0044-03-9	4100 RURAL	401
03-0021-0024-06-8	191 JOHN MC COY DR	04/04/22	\$92,231	WD	03-ARM'S LENGTH	\$92,231	\$20,400	22.12	\$86,356	(\$2,329)	\$1,252	94.3	125.0	0.27	0.27	(\$25)	(\$8,626)	(\$0.20)	94.25	4100	3371/2388		4100 RURAL	401
03-0007-0009-03-9	584 BENSON RD	05/20/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$64,600	22.28	\$305,787	\$34,133	\$49,920	160.0	255.0	0.94	0.94	\$213	\$36,428	\$0.84	160.00	4100	3375/2039		4100 RURAL	401
03-0007-0009-04-7	600 BENSON RD	05/20/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$42,600	23.03	\$183,881	\$46,413	\$45,294	204.4	0.0	9.77	9.77	\$227	\$4,751	\$0.11	204.40	4100	3375/2573		4100 RURAL	401
03-0022-0027-01-4	566 S BENTON CTR RD	08/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$58,300	24.29	\$195,579	\$54,174	\$39,012	125.0	186.8	0.50	0.54	\$433	\$107,916	\$2.48	125.04	4100	3383/2850		4100 RURAL	401
03-0013-0002-07-1	600 ROSLIN RD	09/28/22	\$201,001	WD	03-ARM'S LENGTH	\$201,001	\$49,400	24.58	\$189,811	\$57,782	\$46,592	548.8	0.0	10.05	10.05	\$105	\$5,749	\$0.13	548.76	4100	3388/2389		4100 RURAL	401
03-0014-0004-04-8	3451 TERRITORIAL RD	10/27/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,800	24.59	\$165,862	\$5,986	\$1,715	73.1	220.6	0.37	0.37	\$82	\$16,178	\$0.37	73.14	4100	3351/2243		4100 RURAL	401
03-0016-0044-02-0	2181 TERRITORIAL RD	07/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$31,800	25.44	\$119,140	\$8,085	\$2,225	118.9	0.0	0.48	0.48	\$68	\$16,844	\$0.39	118.90	4100	3381/3069		4100 RURAL	401
03-0016-0062-04-4	HIGHLAND AVE	08/22/22	\$44,500	WD	03-ARM'S LENGTH	\$44,500	\$11,400	25.62	\$43,393	\$44,500	\$43,393	1,007.5	0.0	9.36	9.36	\$44	\$4,754	\$0.11	1,007.50	4100	3384/1638		4100 RURAL	402
03-0010-0012-00-5	2682 RED ARROW HWY	12/20/22	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$66,800	25.64	\$209,963	\$54,033	\$3,245	139.6	218.3	0.70	0.70	\$387	\$77,190	\$1.77	139.62	4100	3395/3447		4100 RURAL	401
03-0022-0001-00-7	110 S BENTON CTR RD	09/30/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$48,200	26.05	\$180,490	\$11,464	\$6,954	198.0	330.0	1.50	1.50	\$58	\$7,643	\$0.18	198.00	4100	3387/1943		4100 RURAL	401
03-0016-0058-00-4	353 N EUCLID AVE	09/14/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$6,900	27.60	\$23,180	\$25,000	\$23,180	654.4	0.0	5.00	5.00	\$38	\$5,000	\$0.11	654.40	4100	3346/3446		4100 RURAL	402
03-0020-0047-00-1	700 S CRYSTAL AVE	07/29/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,500	27.86	\$50,897	\$20,865	\$1,762	153.6	107.9	0.38	0.38	\$136	\$54,908	\$1.26	153.60	4100	3382/1487		4100 RURAL	401
03-0002-0021-04-6	1936 KERLIKOWSKE RD	08/31/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$59,200	27.86	\$211,708	\$10,530	\$9,040	142.0	600.0	1.95	1.95	\$74	\$5,400	\$0.12	142.00	4100	3342/0971		4100 RURAL	401
03-0033-0004-06-1	1894 GREENLY AVE	08/11/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$69,000	28.75	\$229,375	\$29,136	\$18,511	110.0	0.0	9.15	9.15	\$265	\$3,184	\$0.07	110.00	4100	3341/1525		4100 RURAL	401
03-0011-0003-01-2	3594 HICKS AVE	01/28/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$148,800	29.76	\$524,544	\$20,402	\$41,724	264.0	0.0	9.00	9.00	\$77	\$2,267	\$0.05	264.00	4100	3363/0446		4100 RURAL	401
03-0017-0022-00-8	1337 TERRITORIAL RD	11/18/22	\$66,500	WD	03-ARM'S LENGTH	\$66,500	\$19,900	29.92	\$61,011	\$7,287	\$1,746	60.0	264.0	0.36	0.36	\$121	\$20,242	\$0.46	60.00	4100	3393/0142		4100 RURAL	401
03-0009-0026-06-1	1133 N EUCLID AVE	05/27/21	\$83,800	WD	03-ARM'S LENGTH	\$83,800	\$25,700	30.67	\$85,201	\$1,767	\$1,947	102.0	179.0	0.42	0.42	\$17	\$4,207	\$0.10	102.00	4100	3330/1185		4100 RURAL	401
03-0016-0047-08-8	2233 TERRITORIAL	10/20/21	\$140,400	WD	03-ARM'S LENGTH	\$140,400	\$43,600	31.05	\$142,984	\$2,510	\$4,729	89.6	0.0	1.02	1.02	\$28	\$2,461	\$0.06	89.60	4100	3350/0296		4100 RURAL	401
03-0029-0011-05-1	1610 E EMPIRE AVE	10/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,000	31.11	\$134,919	\$2,124	\$1,576	66.0	225.0	0.34	0.34	\$32	\$6,247	\$0.14	66.00	4100	3390/3193		4100 RURAL	401
03-0001-0015-00-4	1759 ROSLIN RD	08/23/21	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$112,600	31.19	\$414,596	\$49,910	\$92,720	584.0	0.0	20.00	20.00	\$85	\$2,496	\$0.06	584.00	4100	3342/1047		4100 RURAL	401
03-0010-0006-03-0	2709 RED ARROW HWY	06/03/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$30,200	31.79	\$92,994	\$4,853	\$2,643	206.0	0.0	0.57	0.57	\$24	\$8,514	\$0.20	206.00	4100	3376/2779		4100 RURAL	401
03-0013-0018-03-2	791 ROSLIN RD	04/09/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$48,600	31.87	\$153,650	\$5,892	\$6,537	249.0	0.0	1.41	1.41	\$24	\$4,179	\$0.10	0.00	4100	3324/0214		4100 RURAL	401
03-0023-0010-04-7	600 HILLDALE RD	07/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$98,200	32.20	\$298,067	\$34,250	\$25,359	33.0	0.0	5.47	5.47	\$1,038	\$6,261	\$0.14	33.00	4100	3382/0017		4100 RURAL	401
03-0033-0024-05-3	2266 MEADOWBROOK RD	09/20/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$39,200	32.94	\$123,696	\$2,165	\$6,861	134.0	480.0	1.48	1.48	\$16	\$1,463	\$0.03	134.00	4100	3345/2960		4100 RURAL	401
03-0014-0004-02-1	3435 TERRITORIAL RD	03/23/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,700	33.36	\$107,778	\$4,170	\$1,808	71.8	236.5	0.39	0.39	\$58	\$10,692	\$0.25	71.80	4100	3401/1611		4100 RURAL	401
03-0014-0013-07-1	3515 HIGHLAND AVE	01/14/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,900	34.80	\$182,169	\$11,758	\$17,570	129.3	0.0	3.79	3.79	\$91	\$3,102	\$0.07	129.30	4100	3360/2849		4100 RURAL	401
03-0005-0015-00-8	1748 RIVERSIDE RD	10/07/21	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$81,900	36.40	\$236,874	\$82,700	\$94,574	356.3	0.0	20.40	10.40	\$232	\$4,054	\$0.09	356.30	4100	3348/0373	03-0005-0013-00-5	4100 RURAL	401
03-0035-0012-09-9	2092 HILLDALE RD	11/12/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$66,400	36.48	\$198,678	\$5,677	\$6,490	150.0	407.0	1.40	1.40	\$38	\$4,055	\$0.09	150.00	4100	3353/1744		4100 RURAL	401
03-0024-0014-04-1	4534 E BRITAIN AVE	03/09/22	\$152,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$152,000	\$55,800	36.71	\$153,855	\$7,417	\$9,272	330.0	528.0	2.00	1.08	\$22	\$3,709	\$0.09	330.00	4100	3366/2880	03-0024-0014-02-4	4100 RURAL	401
03-0002-0008-01-5	1885 N BENTON CTR RD	07/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,400	36.80	\$190,481	\$50,108	\$65,589	210.2	227.7	1.10	1.10	\$238	\$45,594	\$1.05	210.22	4100	3380/1029		4100 RURAL	401
03-0003-0005-02-2	2020 N BENTON CTR RD	09/13/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$85,100	37.32	\$236,000	\$8,293	\$16,226	288.0	530.0	3.50	3.50	\$29	\$2,369	\$0.05	288.00	4100	3344/2492		4100 RURAL	401
03-0004-0005-01-2	2224 SUNRISE LN	06/18/21	\$213,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$213,000	\$80,000	37.56	\$215,965	\$7,698	\$10,663	331.2	260.6	2.30	1.30	\$23	\$3,350	\$0.08	331.17	4100	3333/3309	03-0004-0005-23-3	4100 RURAL	401
03-0035-0011-11-0	3970 MEADOWBROOK RD	07/01/22	\$124,700	WD	03-ARM'S LENGTH	\$124,700	\$49,400	39.62	\$124,732	\$4,929	\$4,961	146.0	0.0	1.07	1.07	\$34	\$4,607	\$0.11	146.00	4100	3379/2292		4100 RURAL	401
03-0027-0019-01-2	1230 S BENTON CTR RD	07/15/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$65,500	40.43	\$147,799	\$20,089	\$5,888	277.0	200.0	1.27	1.27	\$73	\$15,818	\$0.36	277.00	4100	3380/2684		4100 RURAL	401
03-0010-0010-07-0	3070 RED ARROW HWY	06/15/21	\$399,900	WD	03-ARM'S LENGTH	\$39																		