

4850 Residential FF Value for 2024

Urban

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	Rate Group 1		
03-0029-0030-00-4	1456 ST JAMES ST	07/01/21	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$24,300	35.47	\$69,036	\$976	\$1,782	54.0	147.6	0.18	0.18	\$18	\$5,333	\$0.12	54.00	4850	3336/2275		4850 URBAN	401	4850 URBAN		
03-0029-0030-15-2	1126 MAYNARD DR	11/01/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,100	51.33	\$46,955	\$1,391	\$3,199	100.0	300.0	0.69	0.69	\$14	\$2,016	\$0.05	100.00	4850	3392/2351		4850 URBAN	401	4850 URBAN		
03-0029-0032-09-1	1276 MAYNARD DR	07/08/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,500	42.63	\$94,658	\$1,742	\$1,400	50.0	135.0	0.16	0.16	\$35	\$11,239	\$0.26	50.00	4850	3335/2484		4850 URBAN	401	4850 URBAN		
03-1630-0001-01-0	1277 ROSE AVE	05/17/22	\$75,000	OTH	03-ARM'S LENGTH	\$75,000	\$35,000	46.67	\$79,626	\$420	\$5,046	180.2	100.0	0.41	0.41	\$2	\$1,014	\$0.02	180.20	4850	3377/1051		4850 URBAN	401	4850 URBAN		
03-1630-0005-00-7	1307 ROSE AVE	01/05/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,200	52.00	\$60,893	\$507	\$1,650	50.0	133.0	0.15	0.15	\$10	\$3,314	\$0.08	50.00	4850	3359/2737		4850 URBAN	401	4850 URBAN		
03-1630-0006-00-3	1315 ROSE AVE	06/23/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,500	58.89	\$45,659	\$741	\$1,400	50.0	133.0	0.15	0.15	\$15	\$4,843	\$0.11	50.00	4850	3338/1380		4850 URBAN	401	4850 URBAN		
03-1630-0029-00-3	1491 ROSE AVE	03/24/23	\$138,900	WD	03-ARM'S LENGTH	\$138,900	\$17,000	12.24	\$113,283	\$27,017	\$1,400	50.0	133.0	0.15	0.15	\$540	\$176,582	\$4.05	50.00	4850	3401/1973		4850 URBAN	401	4850 URBAN		
03-1630-0055-00-4	1298 ROSE AVE	05/21/21	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$25,300	33.78	\$75,088	\$1,212	\$1,400	50.0	132.0	0.15	0.15	\$24	\$7,974	\$0.18	50.00	4850	3330/1001		4850 URBAN	401	4850 URBAN		
03-4840-0061-00-1	1659 BERRIEN AVE	10/31/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,100	27.45	\$147,140	\$11,862	\$2,002	71.5	194.0	0.32	0.32	\$166	\$37,302	\$0.86	71.50	4850	3391/2130		4850 URBAN	401	4850 URBAN		
03-4840-0064-00-0	1623 BERRIEN AVE	01/31/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$37,400	43.49	\$87,022	\$980	\$2,002	71.5	194.0	0.32	0.32	\$14	\$3,082	\$0.07	71.50	4850	3364/2388		4850 URBAN	401	4850 URBAN		
03-4840-0065-00-6	1611 BERRIEN AVE	09/29/22	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$25,600	26.26	\$91,466	\$8,036	\$2,002	71.5	194.0	0.32	0.32	\$112	\$25,270	\$0.58	71.50	4850	3388/0490		4850 URBAN	401	4850 URBAN		
03-4860-0005-03-2	1351 PIPESTONE RD	07/08/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,600	44.00	\$168,670	\$3,190	\$6,860	245.0	128.4	0.72	0.72	\$13	\$4,418	\$0.10	245.00	4850	3379/2039		4850 URBAN	401	4850 URBAN		
03-4860-0083-00-9	1422 E DOWNING AVE	09/26/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,400	43.52	\$126,662	\$1,278	\$2,940	105.0	65.0	0.16	0.16	\$12	\$8,140	\$0.19	105.00	4850	3388/1684		4850 URBAN	401	4850 URBAN		
03-6000-0001-01-7	1308 PIPESTONE RD	01/07/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$43,900	40.65	\$112,466	\$4,326	\$8,792	314.0	132.5	0.96	0.96	\$14	\$4,530	\$0.10	314.00	4850	3360/1204		4850 URBAN	401	4850 URBAN		
03-6000-0025-00-5	1351 ST JAMES ST	07/13/22	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$53,300	40.69	\$125,653	\$7,167	\$1,820	65.0	89.5	0.13	0.13	\$110	\$53,485	\$1.23	65.00	4850	3380/2829		4850 URBAN	401	4850 URBAN		
03-6730-0010-00-4	1617 REEDER AVE	08/09/22	\$54,500	MLC	03-ARM'S LENGTH	\$54,500	\$26,900	49.36	\$55,262	\$918	\$1,680	60.0	134.4	0.19	0.19	\$15	\$4,962	\$0.11	60.00	4850	3387/1200		4850 URBAN	401	4850 URBAN		
03-6730-0012-00-7	1601 REEDER AVE	11/23/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,600	19.68	\$109,243	\$17,437	\$1,680	60.0	134.3	0.19	0.19	\$291	\$94,254	\$2.16	60.00	4850	3393/2199		4850 URBAN	401	4850 URBAN		
03-6730-0013-00-3	1591 REEDER AVE	08/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,600	32.70	\$109,229	\$7,451	\$1,680	60.0	134.3	0.19	0.19	\$124	\$40,276	\$0.92	60.00	4850	3382/1910		4850 URBAN	401	4850 URBAN		
03-6730-0024-00-5	1542 REEDER AVE	01/13/23	\$102,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$102,000	\$39,000	38.24	\$101,550	\$3,810	\$3,360	120.0	264.0	0.36	0.18	\$32	\$10,467	\$0.24	120.00	4850	3396/4478	03-6730-0023-00-9	4850 URBAN	401	4850 URBAN		
03-8680-0006-00-8	1269 PARKWAY DR	12/16/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$20,300	42.29	\$46,323	\$3,077	\$1,400	50.0	159.0	0.18	0.18	\$62	\$16,814	\$0.39	50.00	4850	3359/0078		4850 URBAN	401	4850 URBAN		
03-8680-0012-00-8	1223 PARKWAY DR	01/13/23	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$35,900	60.85	\$56,278	\$3,122	\$1,400	50.0	159.0	0.18	0.18	\$62	\$17,060	\$0.39	50.00	4850	3397/0424		4850 URBAN	401	4850 URBAN		
03-8680-0013-00-4	1215 PARKWAY DR	07/21/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$29,600	36.10	\$81,379	\$2,021	\$1,400	50.0	159.0	0.18	0.18	\$40	\$11,044	\$0.25	50.00	4850	3382/3050		4850 URBAN	401	4850 URBAN		
03-8680-0033-00-5	1235 RAVINA AVE	09/09/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$36,100	49.45	\$73,198	\$922	\$1,120	40.0	125.0	0.12	0.12	\$23	\$8,017	\$0.18	40.00	4850	3387/1093		4850 URBAN	401	4850 URBAN		
03-8680-0038-00-7	1201 RAVINA AVE	08/30/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,800	35.06	\$85,405	\$1,415	\$1,820	65.0	125.0	0.19	0.19	\$22	\$7,567	\$0.17	65.00	4850	3345/1247		4850 URBAN	401	4850 URBAN		
Totals:			\$2,215,300			\$2,215,300	\$833,000		\$2,162,144	\$111,018	\$59,235	2,082.7		6.75	6.56												
								Sale. Ratio =>	37.60					Average			Average			Average							
								Std. Dev. =>	11.47					per FF=>	\$53	Average		per Net Acre=>	16,459.30	Average		per SqFt=>	\$0.38				

Used \$53 per FF for 4850 Urban Neighborhood