

Diamond Lk North Shore Back Lot FF LAND VALUE

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residua	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										
86	14-100-032-013-00	DECATUR ST	05/12/22	\$113,570	WD	03-ARM'S LENGTH	\$113,570	\$45,000	39.62	\$90,000	\$113,570	\$92,000	200.0	200.0	0.92	0.92	\$568	\$123,446	\$2.83	220.00	DINS 1217/194		DIAMOND LAKE	402	BL NORTH SHORE											
87	14-100-032-009-100	DECATUR ST	10/12/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$60,900	60.90	\$60,900	\$100,000	\$80,500	100.0	222.0	0.51	0.51	\$1,000	\$196,078	\$4.50	220.00	DINS PTA	14-100-220-014-01	DIAMOND LAKE	402	BL NORTH SHORE											
88	14-100-032-014-00	DECATUR ST	12/10/20	\$200,000	CD	03-ARM'S LENGTH	\$200,000	\$94,500	47.25	\$112,000	\$200,000	\$112,000	320.0	180.4	1.33	1.33	\$625	\$150,830	\$3.46	220.00	DINS 1186/1190	14-100-220-001-01	DIAMOND LAKE	402	BL NORTH SHORE											
Totals:				\$413,570			\$413,570	\$200,400		\$262,900	\$413,570	\$284,500	620.0		2.76	2.76																				
									Sale. Ratio =>	48.46			Average		Average		Average		Average																	
									Std. Dev. =>	10.78			per FF=>	\$667	per Net Acr	150,061.68	per SqFt=>	\$3.44																		
													USE	\$650																						
CARA AVE EASEMENT TO LAKE																																				
89	14-100-220-026-00	20525 ISABELLA ST	02/26/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$101,900	27.92	\$204,918	\$285,082	\$125,000	50.0	100.0	0.12	0.12	\$5,702	\$2,478,974	\$56.91	50.00	DINS 1192/433		DIAMOND LAKE	401	CARA ESMT ONLY											
													USE	\$5,000																						