

2023 Diamond Lk North Shore LAND VALUE

Map #	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold id/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front:CF Area	Liber/Page	Land Table	Class	Rate Group 1							
90	14-100-032-026-01	20675 DECATUR ST	03/29/21	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$578,000	44.46	\$1,358,842	\$634,158	\$693,000	70.0	176.0	0.28	0.28	\$9,059	\$2,240,841	\$51.44	70.00	DINS 1193/329	DIAMOND LAKE	401	NORTH SHORE						
91	14-100-220-044-00	20405 CARA AVE	07/02/20	\$1,190,000	WD	03-ARM'S LENGTH	\$1,190,000	\$352,200	29.60	\$994,160	\$1,190,000	\$990,000	100.0	215.0	0.49	0.49	\$11,900	\$2,408,907	\$55.30	100.00	DINS 1175/1720	DIAMOND LAKE	401	NORTH SHORE						
92	14-100-220-046-02	20451 CARA AVE	11/30/20	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,003,200	45.60	\$2,900,752	\$358,548	\$1,059,300	107.0	227.8	0.56	0.56	\$3,351	\$641,410	\$14.72	107.00	DINS 1185/1803	DIAMOND LAKE	401	NORTH SHORE						
93	14-100-240-027-00	20897 DECATUR ST	08/14/20	\$1,047,500	WD	03-ARM'S LENGTH	\$1,047,500	\$446,200	42.60	\$1,172,816	\$825,084	\$950,400	96.0	222.0	0.49	0.49	\$8,595	\$1,687,288	\$38.73	96.00	DINS 1178/2030	DIAMOND LAKE	401	NORTH SHORE						
Totals:				\$5,737,500			\$5,737,500	\$2,379,600		\$6,426,570	\$3,007,790	\$3,692,700	373.0		1.83	1.83														
									Sale. Ratio =>	41.47																				
									Std. Dev. =>	7.42																				
												Average			Average			Average												
												per FF=>	\$8,064			per Net Acr	1,648,104.11			per SqFt=>	\$37.84									
												USE	\$8,050																	