

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	
14-101-110-014-00	17625 STATE ST	01/24/25	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$22,700	30.68	\$62,962	\$17,470	\$6,432	134.0	305.0	0.94	0.94	\$130	\$18,625	\$0.43	134.00	VANVI	
14-101-160-039-00	MARBLE ST	08/02/24	\$14,250	OTH	03-ARM'S LENGTH	\$14,250	\$3,200	22.46	\$6,336	\$14,250	\$6,336	132.0	132.0	0.40	0.40	\$108	\$35,625	\$0.82	132.00	VANVI	
14-101-190-006-00	MARBLE ST	04/25/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,000	44.44	\$4,080	\$4,500	\$4,080	85.0	132.0	0.26	0.26	\$53	\$17,442	\$0.40	85.00	VANVI	
14-101-110-009-00	60355 N MAIN ST	12/20/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,800	62.29	\$30,096	\$35,000	\$30,096	627.0	167.0	2.40	2.40	\$56	\$14,559	\$0.33	627.00	VANVI	
14-101-200-023-00	MAPLE	01/31/25	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$1,600	32.00	\$3,168	\$5,000	\$3,168	66.0	132.0	0.20	0.20	\$76	\$25,000	\$0.57	66.00	VANVI	
Totals:			\$132,750			\$132,750	\$51,300		\$106,642	\$76,220	\$50,112	1,044.0		4.20	4.20						
								Sale. Ratio =>	38.64					Average		Average					
								Std. Dev. =>	15.51					per FF=>	\$73	per Net Acre=>		18,147.62	per SqFt=>		\$0.42

Vandalia Village FF Rate = \$73

no not use																				
14-101-110-021-00	60695 MAPLE ST	03/05/25	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$64,400	43.96	\$177,653	(\$23,761)	\$7,392	154.0	297.0	0.53	0.25	(\$154)	(\$45,259)	(\$1.04)	74.00	VANVI
14-101-132-013-00	18051 FULLER	03/21/25	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$15,600	78.39	\$46,026	(\$23,246)	\$2,880	60.0	125.0	0.17	0.17	(\$387)	(\$135,151)	(\$3.10)	60.00	VANVI
14-101-190-005-00	17906 STATE ST	04/25/23	\$12,500	WD	22-OUTLIER	\$12,500	\$1,600	12.80	\$3,180	\$12,500	\$3,168	66.0	140.0	0.21	0.21	\$189	\$58,962	\$1.35	66.00	VANVI
14-101-190-017-00	60645 S MAIN ST	12/13/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$20,700	20.70	\$56,715	\$46,453	\$3,168	66.0	132.0	0.20	0.20	\$704	\$232,265	\$5.33	66.00	VANVI
14-101-180-077-00	60835 MARBLE ST	10/13/23	\$146,250	WD	03-ARM'S LENGTH	\$146,250	\$28,400	19.42	\$96,600	\$55,986	\$6,336	132.0	132.0	0.40	0.40	\$424	\$139,965	\$3.21	132.00	VANVI
14-101-110-018-00	60795 MAPLE ST	11/16/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$38,700	24.19	\$139,647	\$26,689	\$6,336	132.0	305.0	0.92	0.92	\$202	\$28,884	\$0.66	132.00	VANVI