

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
02-019-020-00	911 AND 915 E MONROE RD	05/16/23	\$210,000	WD
02-030-001-10	950 E MONROE RD	07/15/22	\$128,000	WD
03-600-001-00		06/17/21	\$70,000	WD
04-007-026-05	4426 N STATE	02/07/23	\$400,000	PTA
05-017-003-00	4495 W CLEVELAND RD	08/30/21	\$65,000	WD
06-009-009-10	8421 E PIERCE	02/27/23	\$725,000	WD
12-021-019-10	3520 W MONROE RD	01/21/22	\$240,000	WD
14-600-045-00	10673 W ST CHARLES RD	10/14/21	\$220,000	WD
43-100-139-00	113 S ROBINSON ST	03/24/23	\$28,500	WD
12-022-029-01	W MONROE/N BEGOLE RD	08/16/21	\$20,000	WD
01-001-006-00	239 W LINCOLN RD	08/26/22	\$30,000	WD
16-024-003-50	8150 N MASON ROAD	05/11/22	\$15,000	WD
Totals:			\$3,566,000	

2024 COMMERCIAL/INDUSTRIAL RURAL LAND ANALYSIS (BETHA

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$210,000	\$129,000	61.43	\$217,343
03-ARM'S LENGTH	\$128,000	\$67,400	52.66	\$119,729
19-MULTI PARCEL ARM'S LENGTH	\$70,000	\$25,000	35.71	\$46,731
03-ARM'S LENGTH	\$400,000	\$0	0.00	\$358,549
03-ARM'S LENGTH	\$65,000	\$39,400	60.62	\$85,650
03-ARM'S LENGTH	\$725,000	\$205,000	28.28	\$492,595
03-ARM'S LENGTH	\$240,000	\$72,300	30.13	\$180,059
03-ARM'S LENGTH	\$220,000	\$58,300	26.50	\$209,461
03-ARM'S LENGTH	\$28,500	\$7,600	26.67	\$28,513
03-ARM'S LENGTH	\$20,000	\$14,800	74.00	\$37,929
03-ARM'S LENGTH	\$30,000	\$5,600	18.67	\$20,401
03-ARM'S LENGTH	\$15,000	\$8,900	59.33	\$43,020
	\$2,151,500	\$633,300		\$1,839,980
		Sale. Ratio =>	29.44	
		Std. Dev. =>	21.82	

ANY TWP)

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class	
\$42,508	\$49,851	3.00	3.00	\$14,169	201	
\$41,839	\$33,568	1.89	1.89	\$22,137	201	
\$29,930	\$6,661	0.58	0.20	\$51,962	201	
\$118,043	\$76,592	5.13	5.13	\$23,010	201	
\$16,174	\$36,824	2.00	2.00	\$8,087	201	
\$298,125	\$65,720	21.70	21.70	\$13,738	201	
\$94,905	\$34,964	1.88	1.88	\$50,481	201	
\$17,190	\$6,651	0.33	0.33	\$52,730	201	
\$1,211	\$1,224	0.06	0.06	\$20,183	201	202
\$20,000	\$37,929	2.38	2.38	\$8,403	201	
\$30,000	\$20,401	1.00	1.00	\$30,000	201	
\$15,000	\$36,669	1.99	1.99	\$7,538	201	
\$724,925	\$407,054	41.93	41.56			
		Average		Average		
		per Net Acre=>	17,288.11	per SqFt=>		

USED 17,300