

**2024 RURAL RESIDENTIAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
02-002-001-40	11794 N BLAIR RD	06/18/21	\$375,000	WD	03-ARM'S LEN	\$375,000	\$181,600	48.43
02-004-017-30	2485 E ADAMS	08/30/23	\$225,450	WD	03-ARM'S LEN	\$225,450	\$91,700	40.67
02-005-012-20	11265 RIVERSIDE DR	03/03/23	\$162,000	WD	03-ARM'S LEN	\$162,000	\$59,500	36.73
02-005-014-40	11345 RIVERSIDE DR	03/10/23	\$180,000	WD	03-ARM'S LEN	\$180,000	\$70,600	39.22
02-007-001-10	10587 RIVERSIDE DR	09/14/23	\$275,000	WD	03-ARM'S LEN	\$275,000	\$92,600	33.67
02-007-003-10	10757 N CROSWELL RD	09/23/22	\$155,000	WD	03-ARM'S LEN	\$155,000	\$64,200	41.42
02-007-004-00	586 E ADAMS RD	07/14/22	\$80,000	WD	03-ARM'S LEN	\$80,000	\$33,500	41.88
02-007-016-10	10421 RIVERSIDE DR	08/05/22	\$147,000	WD	03-ARM'S LEN	\$147,000	\$49,100	33.40
02-008-006-00	RIVERSIDE (10000) DR	04/18/23	\$35,000	WD	03-ARM'S LEN	\$35,000	\$15,100	43.14
02-012-005-10	10862 N ALLEN RD	08/06/21	\$100,000	WD	03-ARM'S LEN	\$100,000	\$51,900	51.90
02-016-006-10	2369 E MC GREGOR RD	03/07/22	\$230,000	WD	03-ARM'S LEN	\$230,000	\$83,100	36.13
02-016-006-20	2489 E MC GREGOR RD	04/23/21	\$120,000	WD	03-ARM'S LEN	\$120,000	\$60,400	50.33
02-018-002-30	E MC GREGOR (0000) RD	05/26/23	\$14,000	WD	03-ARM'S LEN	\$14,000	\$10,000	71.43
02-018-004-10	9670 RIVERSIDE DR	04/07/22	\$200,000	WD	03-ARM'S LEN	\$200,000	\$79,200	39.60
02-018-025-00	9496 RIVERSIDE DR	11/29/22	\$279,900	WD	03-ARM'S LEN	\$279,900	\$84,900	30.33
02-018-046-01	9300 N STATE RD	08/01/22	\$105,000	WD	03-ARM'S LEN	\$105,000	\$65,100	62.00
02-018-047-00	9152 N STATE RD	06/08/22	\$145,000	WD	03-ARM'S LEN	\$145,000	\$46,900	32.34
02-021-004-10	8651 N BALDWIN RD	05/21/21	\$119,000	WD	03-ARM'S LEN	\$119,000	\$48,200	40.50
02-022-013-20	8410 N BALDWIN RD	03/23/23	\$195,100	WD	03-ARM'S LEN	\$195,100	\$80,600	41.31
02-024-017-27	5239 E OLIVE RD	06/15/21	\$290,000	WD	03-ARM'S LEN	\$290,000	\$108,800	37.52
02-024-038-15	8040 KURT RD	06/04/21	\$169,900	WD	03-ARM'S LEN	\$169,900	\$52,600	30.96
02-025-002-00	7951 N WISNER RD	05/04/21	\$87,000	WD	03-ARM'S LEN	\$87,000	\$34,400	39.54
02-030-011-11	936 E MONROE RD	10/29/21	\$280,000	WD	03-ARM'S LEN	\$280,000	\$89,600	32.00
02-030-034-20	304 E STATE ST	09/22/22	\$85,000	WD	03-ARM'S LEN	\$85,000	\$39,200	46.12
02-031-021-10	450 E HOFFMAN RD	07/12/22	\$220,000	WD	03-ARM'S LEN	\$220,000	\$99,500	45.23
02-034-001-10	3982 E JACKSON RD	04/12/22	\$212,900	WD	03-ARM'S LEN	\$212,900	\$83,600	39.27
<b>Totals:</b>			<b>\$4,487,250</b>			<b>\$4,487,250</b>	<b>\$1,775,900</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.58</b>
							<b>Std. Dev. =&gt;</b>	<b>9.40</b>



Cur. Appraisal	and Residua	st. Land Val	Net Acres	Total Acres	Dollars/Acre	Land Table
\$374,732	\$50,342	\$50,074	10.23	10.23	\$4,921	BETHANY RESIDENTIAL
\$183,442	\$224,550	\$182,542	45.09	45.09	\$4,980	BETHANY RESIDENTIAL
\$121,184	\$58,476	\$17,660	1.70	1.70	\$34,398	BETHANY RESIDENTIAL
\$147,580	\$51,220	\$18,800	2.00	2.00	\$25,610	BETHANY RESIDENTIAL
\$194,088	\$116,712	\$35,800	3.00	3.00	\$38,904	BETHANY RESIDENTIAL
\$128,370	\$48,470	\$21,840	2.80	2.80	\$17,311	BETHANY RESIDENTIAL
\$67,051	\$27,949	\$15,000	1.00	1.00	\$27,949	BETHANY RESIDENTIAL
\$100,915	\$64,251	\$18,166	1.00	1.57	\$64,251	BETHANY RESIDENTIAL
\$30,200	\$35,000	\$30,200	5.00	5.00	\$7,000	BETHANY RESIDENTIAL
\$90,020	\$39,980	\$30,000	2.00	2.00	\$19,990	BETHANY RESIDENTIAL
\$208,743	\$37,257	\$16,000	1.00	1.00	\$37,257	BETHANY RESIDENTIAL
\$119,551	\$15,449	\$15,000	1.00	1.00	\$15,449	BETHANY RESIDENTIAL
\$20,066	\$14,000	\$20,066	2.07	2.07	\$6,763	BETHANY RESIDENTIAL
\$160,313	\$70,887	\$31,200	2.08	2.08	\$34,080	BETHANY RESIDENTIAL
\$177,310	\$148,410	\$45,820	5.90	4.90	\$25,154	BETHANY RESIDENTIAL
\$132,100	\$1,950	\$29,050	1.87	1.87	\$1,043	BETHANY RESIDENTIAL
\$101,923	\$61,487	\$18,410	1.18	0.71	\$52,108	BETHANY RESIDENTIAL
\$95,143	\$40,921	\$17,064	1.28	1.28	\$31,970	BETHANY RESIDENTIAL
\$167,332	\$43,756	\$15,988	1.26	1.26	\$34,727	BETHANY RESIDENTIAL
\$225,647	\$82,747	\$18,394	1.63	1.63	\$50,765	BETHANY RESIDENTIAL
\$108,055	\$84,565	\$22,720	1.42	1.42	\$59,553	BETHANY RESIDENTIAL
\$71,230	\$20,730	\$4,960	0.31	0.31	\$66,871	BETHANY RESIDENTIAL
\$185,023	\$122,377	\$27,400	4.00	4.00	\$30,594	BETHANY RESIDENTIAL
\$79,621	\$10,819	\$5,440	0.34	0.34	\$31,821	BETHANY RESIDENTIAL
\$201,400	\$40,680	\$22,080	2.60	2.60	\$15,646	BETHANY RESIDENTIAL
\$169,450	\$63,580	\$20,130	2.35	2.35	\$27,055	BETHANY RESIDENTIAL
<b>\$3,660,489</b>	<b>\$1,576,565</b>	<b>\$749,804</b>	<b>104.11</b>	<b>103.21</b>		
	<b>Average</b>	<b>Average</b>		<b>Average</b>		
	<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>15,143.26</b>	<b>per SqFt=&gt;</b>		

**USED 15,100**