

# 4017 EDISON PARK/RAVENSWOOD PARK/ST CLAIR BLVD 2023 LAND RATES

## MAIN ROADS

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
28-742-0004-101	1115 MINNESOTA	12/29/21	\$0	AFF	19-MULTI PARCEL ARM'S LENGTH	\$337,000	\$139,200	41.31	\$282,667	\$104,029	\$49,696	438.5
28-742-0004-101	1115 MINNESOTA	12/29/21	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$139,200	42.83	\$282,667	\$92,029	\$49,696	438.5
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$41,600	18.92	\$227,096	\$80,389	\$87,585	321.5
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$11,100	5.05	\$173,304	\$80,389	\$33,793	200.2
28-019-3013-000	1155 MICHIGAN	11/06/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$35,100	78.00	\$81,896	\$6,478	\$43,374	126.3
28-019-1027-000	1251 MINNESOTA	11/02/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,500	56.94	\$135,230	\$35,370	\$62,600	314.4
28-610-0014-000	3542 RAVENSWOOD	11/09/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$24,400	24.42	\$67,106	\$52,227	\$19,433	72.0
28-020-4019-000	3644 RAVENSWOOD	10/12/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$46,800	48.75	\$107,744	\$23,444	\$35,188	130.3
28-020-4021-000	3672 RAVENSWOOD	04/30/21	\$0	LC	03-ARM'S LENGTH	\$99,700	\$54,700	54.86	\$120,685	\$4,398	\$25,383	94.0
28-942-0007-000	3944 RAVENSWOOD	12/10/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$78,900	33.29	\$168,381	\$98,619	\$30,000	110.0
28-019-3028-000	4020 RAVENSWOOD	07/28/20	\$129,300	WD	03-ARM'S LENGTH	\$129,300	\$47,000	36.35	\$110,164	\$59,641	\$40,505	150.0
28-245-0033-000	4224 RAVENSWOOD	01/20/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,000	41.11	\$79,912	\$28,794	\$18,706	69.3
28-018-4014-000	4364 DOVE	12/17/20	\$154,397	WD	03-ARM'S LENGTH	\$154,397	\$73,400	47.54	\$183,824	\$65,610	\$95,037	352.0
28-019-4003-150	4426 RAVENSWOOD	12/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,400	32.84	\$137,668	\$101,150	\$48,818	180.8
<b>Totals:</b>			<b>\$1,914,397</b>			<b>\$2,351,097</b>	<b>\$852,300</b>		<b>\$2,158,344</b>	<b>\$832,567</b>	<b>\$639,814</b>	<b>2,997.7</b>

Sale. Ratio => 36.25

Std. Dev. => 17.79

Average

per FF=> \$278

\*USED \$278 PER FF FOR 2023

MAIN ROADS

MAIN ROAD FRONT FOOT INCREASED FROM 2022 \$270 TO 2023 \$278  
 APPROXIMATELY 3% INCREASE FROM 2022  
 INCREASED 2022 SIDE ROADS BY 3%  
 LESSER UTIL/UNDEV ROADS RATE ON SIMILAR NEIGHBORHOODS, INCREASED 2022 RATES BY 5% ON MULTIPLE TABLES

	2022	2023
SIDE ROADS	\$178	\$183 PER FF
UNDEV/NO RD FR	\$32	\$34 PER FF