

Cherry Valley Per Acre \$2000

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	
15-012-009-00	5090 E 64TH ST	08/11/22	\$50,000	WD	33-TO BE DETERMINED	\$50,000	\$54,700	109.40	\$109,402	\$8,598	\$68,000	0.0	0.0	40.00	40.00	
01-023-002-02	8343 N HAWKINS RD	10/24/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$73,800	67.09	\$176,628	\$41,372	\$108,000	0.0	0.0	60.00	60.00	
14-001-005-01		08/01/22	\$138,900	LC	33-TO BE DETERMINED	\$138,900	\$76,000	54.72	\$151,994	\$138,900	\$151,994	535.0	0.0	60.38	27.04	
14-001-005-03		08/01/22	\$138,900	LC	33-TO BE DETERMINED	\$138,900	\$76,000	54.72	\$151,994	\$138,900	\$151,994	535.0	0.0	60.38	33.34	
14-014-005-01	1829 W 68TH ST	05/06/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,100	34.55	\$138,260	\$163,740	\$102,000	0.0	0.0	60.00	60.00	
01-024-014-01		10/19/22	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$55,100	24.22	\$111,720	\$213,780	\$98,000	0.0	0.0	70.00	70.00	
Totals:			\$865,300			\$865,300	\$404,700		\$839,998	\$705,290	\$679,988	1,070.0		350.76	290.38	
								Sale. Ratio =>	46.77	Average			Average			
								Std. Dev. =>	29.78	per FF=>			\$659	per Net Acre=>		
														2,010.75		