

Cherry Valley Per Acre \$3700

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		
15-010-001-05		12/22/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,100	56.40	\$28,196	\$25,000	\$28,196	0.0	0.0	10.07	10.07		
14-014-005-50	8804 S JAMES RD	09/29/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$18,000	60.00	\$36,000	\$30,000	\$36,000	0.0	0.0	10.00	10.00		
10-028-049-01	4862 S NELSON RD	07/27/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$18,000	58.06	\$36,000	\$31,000	\$36,000	0.0	0.0	10.00	10.00		
11-030-007-05	5024 W LONG DR	03/18/22	\$32,900	WD	03-ARM'S LENGTH	\$32,900	\$16,500	50.15	\$33,000	\$32,900	\$33,000	0.0	0.0	10.00	10.00		
11-009-020-01	3645 W 12TH	04/12/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$16,500	47.14	\$33,000	\$35,000	\$33,000	0.0	0.0	10.00	10.00		
15-028-005-01	2186 E 88TH ST	06/13/22	\$36,000	QC	03-ARM'S LENGTH	\$36,000	\$14,000	38.89	\$28,000	\$36,000	\$28,000	330.0	1320.0	10.00	10.00		
14-012-011-00	7712 S MERRILLVILLE	03/02/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$14,000	37.33	\$32,020	\$37,500	\$32,020	0.0	0.0	10.04	10.04		
11-023-039-05	3568 S JAMES RD	05/31/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$16,500	41.35	\$33,000	\$39,900	\$33,000	0.0	0.0	10.00	10.00		
11-008-002-50		07/12/22	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$27,200	45.41	\$54,404	\$59,900	\$54,404	0.0	0.0	14.89	9.93		
11-020-003-10		03/22/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,100	42.75	\$34,100	\$40,000	\$34,100	0.0	0.0	9.80	9.80		
05-005-004-20	5964 N ELK	06/13/22	\$44,900	WD	03-ARM'S LENGTH	\$44,900	\$14,900	33.18	\$29,700	\$44,900	\$29,700	0.0	0.0	11.00	11.00		
11-027-021-00		01/25/23	\$41,500	WD	33-TO BE DETERMINED	\$41,500	\$17,500	42.17	\$35,000	\$41,500	\$35,000	0.0	0.0	10.00	10.00		
14-012-011-00	7712 S MERRILLVILLE	05/05/23	\$42,000	WD	33-TO BE DETERMINED	\$42,000	\$18,000	42.86	\$36,024	\$42,000	\$36,024	0.0	0.0	10.04	10.04		
14-001-001-05	6159 FORMAN RD	07/22/22	\$45,500	WD	03-ARM'S LENGTH	\$45,500	\$16,100	35.38	\$32,200	\$45,500	\$32,200	0.0	0.0	10.40	10.40		
Totals:			\$541,100			\$541,100	\$238,400		\$480,644	\$541,100	\$480,644	330.0		146.24	141.28		
								Sale. Ratio =>	44.06	Average							
								Std. Dev. =>	8.39	per FF=>			\$1,640	Average		per Net Acre=>	3,700.08