

Cherry Valley FF \$530

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
10-157-001-01	2642 E 42ND ST	08/28/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$9,500	31.67	\$18,927	\$30,000	\$9,912	24.0
10-154-001-00	5126 S SPICE BUSH TRL	08/17/23	\$20,900	LC	03-ARM'S LENGTH	\$20,900	\$10,300	49.28	\$20,650	\$20,900	\$20,650	50.0
10-160-001-00		05/12/23	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$10,300	47.91	\$20,650	\$21,500	\$20,650	50.0
10-161-001-00		08/15/23	\$21,900	LC	03-ARM'S LENGTH	\$21,900	\$10,300	47.03	\$20,650	\$21,900	\$20,650	50.0
10-632-001-01		08/01/22	\$24,500	LC	03-ARM'S LENGTH	\$24,500	\$8,800	35.92	\$17,650	\$24,500	\$17,650	50.0
Totals:			\$118,800			\$118,800	\$49,200		\$98,527	\$118,800	\$89,512	224.0
								Sale. Ratio =>	41.41	Average		
								Std. Dev. =>	8.01	per FF=>		
										\$530		