

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
19-05-123-003	4854 S LAKE SHORE BLVD	06/14/23	\$461,500	WD	03-ARM'S LENGTH	\$461,500	\$188,000	40.74	\$375,980	\$239,521	\$154,001	75.6	100.0	0.61	0.56	\$3,167	\$393,949	\$9.04	115.00	0002 493/1563		EMERALD-SYLVAN 401	LAKE FRONTAGE				
19-05-154-012	5014 S LAKE SHORE BLVD	08/07/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$178,400	37.17	\$396,846	\$318,451	\$195,297	91.4	150.0	0.71	0.46	\$3,483	\$447,263	\$10.27	140.00	0002 493/7546	19-05-157-001	EMERALD-SYLVAN 401	LAKE FRONTAGE				
19-05-157-001		08/07/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$178,400	37.17	\$396,846	\$318,451	\$195,297	91.4	150.0	0.71	0.25	\$3,483	\$447,263	\$10.27	140.00	0002 493/7546		EMERALD-SYLVAN 402	LAKE FRONTAGE	19-05-154-012			
19-06-121-023	105 E SAWYER BLVD	08/11/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$67,500	37.09	\$134,989	\$113,431	\$66,420	32.5	100.0	0.14	0.14	\$3,491	\$810,221	\$18.60	40.00	0002 485/652		EMERALD-SYLVAN 401	LAKE FRONTAGE				
19-06-182-002	5156 S CENTERLINE RD	11/30/21	\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$112,300	52.23	\$224,525	\$148,842	\$158,367	78.2	100.0	0.51	0.51	\$1,902	\$291,847	\$6.70	120.00	0002 486/7089		EMERALD-SYLVAN 401	LAKE FRONTAGE				
19-06-283-005	5171 S LAKE VIEW PT	11/02/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,100	43.96	\$202,115	\$117,763	\$89,878	44.9	100.0	0.14	0.14	\$2,621	\$853,355	\$19.59	60.00	0002 486/2359		EMERALD-SYLVAN 401	LAKE FRONTAGE				
19-06-286-004	648 E EMERALD DR	09/28/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$149,700	38.78	\$239,286	\$180,148	\$93,434	49.1	100.0	0.53	0.47	\$4,009	\$339,902	\$7.80	60.00	0002 490/9894	19-06-286-008	EMERALD-SYLVAN 401	LAKE FRONTAGE				
												3,129.1		Avg per FF													
												2023 used:		\$2,000		per FF											
												2024 use:		\$2,500													
19-05-155-004	5067 S EVERGREEN DR	11/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,500	45.79	\$87,085	\$12,055	\$4,140	0.0	0.0	0.14	0.12	#DIV/0!	\$87,355	\$2.01	0.00	0002 490/9241	19-05-100-008	EMERALD-SYLVAN 401	LAKE FRONTAGE				
19-06-400-045	623 E 56TH ST	04/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,900	33.29	\$159,875	\$105,345	\$25,220	0.0	0.0	3.61	3.61	#DIV/0!	\$29,181	\$0.67	0.00	0002 492/5236		EMERALD-SYLVAN 401	LAKE FRONTAGE				
												3.75		per acre													
												31,323.37															
Totals:			\$2,769,500			\$2,769,500	\$1,098,800		\$2,197,547	\$2,990,614	\$982,054	8,547.3		7.10	6.26												
						Sale, Ratio =>		39.68			Average			Average													
						Std. Dev. =>		5.77			per FF=>			per Net Acre=>													

Emerald Sylvan Lake Influence Acreage

2023 Acres	2024 per acre
\$30,000	1.0
\$18,000	1.5
\$20,000	2.0
\$22,000	2.5
\$24,000	3.0
\$26,000	4.0
\$30,000	5.0
\$32,000	7.0
\$40,000	10.0
\$50,000	15.0
\$0	20.0
\$0	25.0
\$0	30.0
\$0	40.0
\$0	50.0
\$0	100.0