

Village of Three Oaks Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal
47-0011-0042-07-0	711 S ELM	11/23/20	\$39,000	WD	\$39,000	\$34,300
47-0011-0074-00-1	222 E ASH	09/02/21	\$40,000	WD	\$40,000	\$32,242
47-0340-0056-00-6	205 CHERRY	12/02/20	\$25,900	WD	\$25,900	\$22,638
47-6110-0074-01-1	TULIP	10/29/21	\$69,000	WD	\$69,000	\$51,450
47-6110-0079-02-0	302 Tulip Drive	01/04/21	\$25,000	WD	\$0	\$25,725
47-6110-0082-01-0		05/07/21	\$25,000	WD	\$25,000	\$25,725
47-6110-0085-01-0	TULIP	08/10/20	\$25,000	WD	\$0	\$25,725
47-6110-0089-01-0	TULIP	01/10/22	\$40,000	WD	\$40,000	\$38,588
47-7260-0043-01-6	MAGNOLIA	05/25/21	\$28,000	OTH	\$28,000	\$36,701
47-8600-0165-00-3	406 N HICKORY	01/15/21	\$100,000	WD	\$100,000	\$22,638
Totals:			\$416,900		\$366,900	\$315,732

Final Conclusion \$354/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$39,000	\$34,300	100.0	330.0	\$390	100.00
\$40,000	\$32,242	94.0	419.0	\$426	94.00
\$25,900	\$22,638	66.0	132.0	\$392	66.00
\$69,000	\$51,450	150.0	132.0	\$460	150.00
\$25,000	\$25,725	75.0	132.0	\$333	75.00
\$25,000	\$25,725	75.0	132.0	\$333	75.00
\$25,000	\$25,725	75.0	132.0	\$333	75.00
\$40,000	\$38,588	112.5	132.0	\$356	112.50
\$28,000	\$36,701	107.0	125.0	\$262	107.00
\$100,000	\$22,638	321.7	181.1	\$311	321.70
\$416,900	\$315,732	1,176.2			
	Average				
	per FF=>	\$354			

Other Parcels in Sale

47-8600-0166-00-0
