

Commercial & Industrial 2024 Values

Parcel Number	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
014-007-400-01	07/14/21	\$250,000	\$250,000	100.00		\$2,525
014-035-200-07	02/25/22	\$143,000	\$143,000	27.71		\$5,483
014-002-400-16	04/29/21	\$290,000	\$27,634	2.61		\$11,601
006-015-100-04	04/29/22	\$470,000	\$470,000	30.00		\$16,637
014-260-400-26	09/30/22	\$100,000	\$22,204	1.06		\$23,901
017-004-400-12	02/07/22	\$80,000	\$18,356	0.90		\$25,459
044-693-001-00	07/13/22	\$400,000	\$8,349	1.59		\$10,622
Totals:		\$1,733,000	\$939,543	163.87	0.00	
				Average	Average	
				per Net Acre=>	5,733.40	per SqFt=>

Commercial & Industrial 2024
Use \$.013 / square foot

* Had to use values from other units due to the lack of parcels in Claybanks Township

2024 Agricultural Land Values

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres
016-025-400-04	5156 W ROOSEVELT RD	04/26/21	\$160,000	\$85,000	53.13	\$169,972	\$13,028	1.20	1.20
011-010-100-07	1010 S 42ND AVENUE	11/04/21	\$137,000	\$57,400	41.90	\$114,816	\$37,062	2.47	2.47
011-026-200-11	3269 S 54TH AVENUE	11/05/21	\$113,000	\$27,900	24.69	\$55,700	\$73,601	2.53	2.53
016-026-200-04	8023 S 56TH AVE	04/20/22	\$185,000	\$50,500	27.30	\$101,039	\$102,861	3.41	3.41
011-007-300-11	W WOODROW ROAD	04/01/22	\$61,000	\$13,300	21.80	\$26,550	\$61,000	5.00	5.00
016-004-400-03	5394 S 36TH AVE	05/06/22	\$259,000	\$38,400	14.83	\$76,800	\$195,700	5.00	5.00
016-002-100-05	6125 W STONY LAKE RD	09/28/22	\$428,000	\$117,000	27.34	\$234,055	\$207,445	6.00	6.00
011-026-200-12	3357 S 56TH AVENUE	11/23/22	\$180,000	\$59,000	32.78	\$125,457	\$86,451	6.46	6.46
016-016-400-03	7097 S 38TH AVE	06/14/22	\$97,000	\$48,000	49.48	\$95,906	\$15,167	7.43	7.43
016-002-200-09	5853 W STONY LAKE RD	08/30/22	\$150,000	\$50,500	33.67	\$101,024	\$64,649	8.63	8.63
Totals:			\$1,770,000	\$547,000	30.90	\$1,101,319	\$856,964	48.13	48.13
			Sale. Ratio =>	Std. Dev. =>	Average	per Net Acre=>			
					12.22			17,805.19	

Agricultural Land Values 2024 USE \$17,800 for Site

* Had to use values from other units due to the lack of parcels in Claybanks Township

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres
016-008-100-08		05/10/22	\$58,000	\$1,157,900	1996.38	\$2,315,848	\$58,000	3.77	3.77
016-002-100-05	6125 W STONY LAKE RD	09/28/22	\$428,000	\$117,000	27.34	\$234,055	\$207,445	6.00	6.00
016-002-200-09	5853 W STONY LAKE RD	08/30/22	\$150,000	\$50,500	33.67	\$101,024	\$64,649	8.63	8.63
016-016-400-03	7097 S 38TH AVE	06/14/22	\$97,000	\$48,000	49.48	\$95,906	\$15,167	7.43	7.43
016-002-100-02		09/28/22	\$428,000	\$117,000	27.34	\$13,500	\$428,000	6.00	21.40
016-150-006-00	6698 W WEBSTER RD	12/08/21	\$125,000	\$21,900	17.52	\$43,852	\$87,529	0.46	0.46
011-007-300-04	9240 W WOODROW ROAD	01/27/22	\$165,000	\$28,900	17.52	\$57,715	\$140,218	7.50	7.50
011-007-300-09	9236 W WOODROW ROAD	04/27/21	\$150,000	\$24,700	16.47	\$49,408	\$113,592	2.50	2.50
011-014-300-10	6045 W SHELBURY ROAD	06/08/22	\$233,900	\$57,100	24.41	\$123,680	\$124,340	2.00	2.00

Agricultural Land Values - 2024

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Vol/ers/Acr	Land Table
011-017-100-01	W WOODROW ROAD	09/09/22	\$110,000	\$64,000	58.18	\$129,486	\$95,994	\$115,480	40.00	40.00	\$2,400	RURAL RESIDENTIAL
011-017-100-08	8735 W WOODROW R	09/01/22	\$100,000	\$64,000	64.00	\$129,486	\$95,994	\$115,480	40.00	10.01	\$2,150	RURAL RESIDENTIAL
011-017-100-09	W WOODROW ROAD	09/09/22	\$110,000	\$64,000	58.18	\$129,486	\$95,994	\$115,480	40.00	10.06	\$2,400	RURAL RESIDENTIAL
016-024-100-02	5291 W WILKE RD	10/28/22	\$255,000	\$86,900	34.08	\$173,802	\$148,373	\$67,175	39.50	39.50	\$3,756	BLACKTOPAG1
011-023-100-04	2688 S 48TH AVENUE	01/13/22	\$220,000	\$90,900	41.32	\$186,263	\$155,337	\$121,600	40.00	40.00	\$3,883	AGRICULTURAL
016-024-300-03	7876 S 56TH AVE	05/19/22	\$255,000	\$120,200	47.14	\$240,412	\$82,588	\$68,000	40.00	40.00	\$2,065	BLACKTOPAG1
016-027-100-01	7046 W WEBSTER RD	01/20/22	\$365,000	\$92,300	25.29	\$184,692	\$290,308	\$110,000	75.00	75.00	\$3,871	BLACKTOPAG1
016-016-400-03	7097 S 38TH AVE	06/14/22	\$97,000	\$48,000	49.48	\$95,906	\$15,167	\$14,073	7.43	7.43	\$2,041	SEC RD GRAVEL RD.

Totals: **\$1,512,000** **\$630,300** **\$1,269,533** **\$969,755** **\$727,288** **321.93** **262.00**
 Sale. Ratio => **41.69** Average **\$727,288** Average **321.93** Average **262.00**
 Std. Dev. => **13.18** per FF=> Average **\$727,288** per NetAc=> **3,012.32** per SqrF=> **41.69**

Agricultural Land Values 2024

USE \$3,000 for acreage

* Had to use values from other units due to the lack of parcels in Claybanks Township

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Vol/ers/Acr	Land Table
Not using												
016-002-100-02	5863 W STONY LAKE R	09/28/22	\$428,000	\$117,000	27.34	\$13,500	\$428,000	\$13,500	6.00	21.40	\$71,333	BLACKTOPAG1
016-002-200-09	9272 W WOODROW R	08/30/22	\$150,000	\$50,500	33.67	\$101,024	\$64,649	\$15,673	8.63	8.63	\$7,491	MAIN RD RD1
011-007-300-08	1195 S 24TH AVENUE	06/28/21	\$200,000	\$89,700	44.85	\$179,421	\$60,846	\$40,267	10.00	10.00	\$6,085	RURAL RESIDENTIAL
016-023-100-08	6025 W WILKE RD	11/09/21	\$90,000	\$41,100	22.71	\$82,141	\$136,192	\$37,333	10.00	10.00	\$13,619	RURAL RESIDENTIAL
016-034-200-04	8913 S 48TH AVE	01/06/23	\$240,000	\$81,200	33.83	\$162,352	\$115,868	\$38,220	16.00	16.00	\$7,242	SEC RD BKTOP RD2
016-002-300-01	5282 S 48TH AVE	06/16/21	\$250,000	\$113,600	45.44	\$227,166	\$85,534	\$62,700	19.00	19.00	\$4,502	GRAVELAG2
016-002-400-06	6501 W WEBSTER	06/18/21	\$177,000	\$29,600	16.72	\$59,100	\$177,000	\$59,100	19.70	25.70	\$8,985	BLACKTOPAG1
016-004-400-01	5208 S 36TH AVE	08/20/21	\$650,000	\$52,500	8.08	\$105,000	\$650,000	\$105,000	35.00	35.00	\$18,571	BLACKTOPAG1
016-004-300-02	5321 S 36TH AVE	08/20/21	\$650,000	\$52,500	8.08	\$229,762	\$525,238	\$105,000	35.00	39.00	\$15,007	BLACKTOPAG1
011-005-100-01	S 24TH AVENUE	06/10/22	\$210,000	\$63,100	30.05	\$128,653	\$178,535	\$97,188	38.38	38.38	\$4,652	AGRICULTURAL
016-027-400-02	6501 W WEBSTER	06/18/21	\$177,000	\$46,500	26.27	\$93,000	\$177,000	\$93,000	39.00	39.00	\$4,538	SEC RD BKTOP RD2
011-016-100-04	1900 S 32ND AVENUE	07/09/21	\$270,000	\$92,600	34.30	\$185,275	\$185,785	\$101,060	39.13	39.13	\$4,748	RURAL RESIDENTIAL
011-028-200-09	7369 W GRANT ROAD	01/12/22	\$350,000	\$141,800	40.51	\$283,595	\$231,845	\$165,440	53.00	53.00	\$4,374	AGRICULTURAL