

Paradise Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-002-018-80	62530 LAKEVIEW DR	04/28/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000
14-010-002-018-90	62502 LAKEVIEW	09/04/20	\$48,000	WD	03-ARM'S LENGTH	\$48,000
14-010-100-173-00	17417 PARADISE LAKE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000
14-010-160-020-00	62367 S SHORE DR	08/09/21	\$125,000	OTH	03-ARM'S LENGTH	\$125,000
Totals:			\$653,000			\$653,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-100-082-00	62333 CHICAGO BLVD	07/26/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000
14-010-100-085-00	CASS AVE	09/08/21	\$2,500	WD	03-ARM'S LENGTH	\$2,500
			\$112,500			\$112,500

Final Conclusion

On Lake \$1088/FF
 Off Lake \$73/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	On/Off Lake
\$305,624	\$111,376	\$72,000	90.0	0.0	\$1,238	90.00	ON
\$48,000	\$48,000	\$48,000	60.0	0.0	\$800	60.00	ON
\$133,680	\$37,320	\$36,000	45.0	0.0	\$829	45.00	ON
\$94,339	\$72,661	\$42,000	52.5	0.0	\$1,384	52.50	ON
\$581,643	\$269,357	\$198,000	247.5				
	Average						
	per FF=>		\$1,088				

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	On/Off Lake
\$104,858	\$7,400	\$2,258	64.5	0.0	\$115	64.50	OFF
\$2,520	\$2,500	\$2,520	72.0	0.0	\$35	72.00	OFF
\$107,378	\$9,900	\$4,778	136.5				
	PER FF		\$73				