

Paradise Lake Land
On Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-010-002-018-80	62530 LAKEVIEW DR	04/28/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$330,677
14-010-100-173-00	17417 PARADISE LAKE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$134,758
14-010-160-007-01	S SHORE DR	06/10/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$114,240
14-010-160-020-00	62367 S SHORE DR	08/09/21	\$125,000	OTH	03-ARM'S LENGTH	\$125,000	\$109,228
Totals:			\$758,000			\$758,000	\$688,903

Off Lake

14-010-100-082-00	62333 CHICAGO BLVD	07/26/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$99,709
14-010-100-085-00	CASS AVE	09/08/21	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$5,256

Final Conclusion \$1324/FF On Lake
 \$128/FF Off Lake

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1
\$112,243	\$97,920	90.0	0.0	\$1,247	90.00	On Lake
\$49,202	\$48,960	45.0	0.0	\$1,093	45.00	On Lake
\$153,000	\$114,240	105.0	0.0	\$1,457	105.00	On Lake
\$72,892	\$57,120	52.5	0.0	\$1,388	52.50	On Lake
\$387,337	\$318,240	292.5				
	Average					
	per FF=>	\$1,324				

\$15,000	\$4,709	64.5	0.0	\$233	64.50	Off Lake
\$2,500	\$5,256	72.0	0.0	\$35	72.00	Off Lake
\$17,500		136.5				
	\$	128.21				