

NEIGHBORHOOD LAND SALES

SUBJECT								
PARCEL ID	ADDRESS	NBHD/LEA	SIZE	ZONING				
18 046 01 012	629 Warren Ave	810	0.17	R-75	Indicated Value Per Acre			\$ 366,000
			Indicated Value by: Sales Comparison Approach					\$ 62,220
SALES COMPARABLES								
PARCEL ID	ADDRESS	NBHD/LEA	SIZE	ZONING	SALE PRICE	SALE DATE	SP/Acre	NOTES
18 046 03 141	3158 Chapel Street	810	0.15	R-75	\$ 55,000	12/21/18	\$ 366,667	
18 046 01 013	623 Warren Ave	810	0.17	R-75	\$ 62,500	04/16/18	\$ 367,647	
18 046 04 086	434 Warren Ave	810	0.17	R-75	\$ 55,000	12/03/18	\$ 323,529	
18 046 04 088	444 Warren Ave	810	0.26	R-75	\$ 75,000	09/21/18	\$ 288,462	
18 046 03 269	3219 Walnut Street	810	0.13	R-75	\$ 70,000	09/21/18	\$ 538,462	

The value is based on the extraordinary assumption the lot is buildable.