

## NEIGHBORHOOD LAND SALES

SUBJECT								
PARCEL ID	ADDRESS	NBHD/LEA	SIZE	ZONING				
18 010 10 008	362 Marigna Ave	810	0.15	R-75	Indicated Value Per Acre		\$ 277,700	
			Indicated Value by: Sales Comparison Approach				\$ 41,655	
SALES COMPARABLES								
PARCEL ID	ADDRESS	NBHD/LEA	SIZE	ZONING	SALE PRICE	SALE DATE	SP/Acre	NOTES
18 009 25 005	333 Ohm Ave	810	0.23	R-75	\$ 87,500	04/10/18	\$ 380,435	
18 046 04 145	496 Warren Ave	810	0.4	R-75	\$ 285,000	03/07/18	\$ 712,500	
18 047 30 011	551 Woodland Ave	810	0.54	R-75	\$ 125,000	12/03/18	\$ 231,481	
18 010 11 009	345 Creighton Ave	810	0.27	R-75	\$ 100,000	01/25/18	\$ 370,370	
18 046 04 086	3219 Walnut Street	810	0.27	R-75	\$ 75,000	09/21/18	\$ 277,778	

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