

2026 BRADY TOWNSHIP
310 RESIDENTIAL OAKLEY & 100 RESIDENTIAL LAND ANALYSIS 1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels	Land Table	Inspected Date	Class
07-09-2-01-1017-000	13110 W HARRIS RD	12/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,800	55.73	\$86,357	\$10,669	\$22,026	0.0	0.0	0.99	0.99	#DIV/0!	\$10,777	\$0.25	0.00	100	2023026152	100 RESIDE	6/27/2022	401	STANDARD EXCESS FRONTAGE
07-09-2-09-4006-001	15902 S HEMLOCK RD	12/08/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$0	0.00	\$185,511	\$16,489	\$24,500	0.0	0.0	1.00	1.00	#DIV/0!	\$16,489	\$0.38	0.00	100	2023026322	100 RESIDE	NOT INSPECTED	401	STANDARD EXCESS FRONTAGE
07-09-2-24-1003-000	13375 W PEET RD	05/28/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,500	47.00	\$155,471	\$15,354	\$20,825	0.0	0.0	1.00	1.00	#DIV/0!	\$15,354	\$0.35	0.00	100	2024013484	100 RESIDE	9/21/2020	401	STANDARD EXCESS FRONTAGE
07-09-2-24-2011-000	17211 S FORDNEY RD	12/09/24	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$53,400	44.54	\$114,296	\$31,360	\$25,756	0.0	0.0	1.42	1.42	#DIV/0!	\$22,085	\$0.51	0.00	100	2024028265	100 RESIDE	9/18/2020	401	STANDARD EXCESS FRONTAGE
07-09-2-36-0163-800	539 WOODARD	05/02/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$16,500	110.00	\$33,146	\$15,000	\$30,128	336.3	277.0	1.04	0.60	\$45	\$14,437	\$0.33	330.00	300	2023011157	07-09-2-36-0165-00	12/31/2021	401	STANDARD EXCESS FRONTAGE
07-09-2-36-0165-000	400 4TH	05/02/23	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$4,700	27.65	\$16,394	\$17,000	\$16,394	138.3	145.0	0.44	0.44	\$123	\$38,724	\$0.89	132.00	300	202311156		5/5/2021	402	STANDARD EXCESS FRONTAGE

NBH 310 - RESIDENTIAL & TRAILERS OAKLEY
 NBH 100 - RURAL RESIDENTIAL
 1ST ACREAGE RATE \$20,000
 NOTES ONLY 1 ACRE SALES There was a lack of 1 acre sales
 REVIEWED ABSTRACTION METHOD & TYPICAL SALES IN AREA, CONSIDERED ALL PERTINANT DATA & THE RELAVANCE TO THE SELECTED DATA

2026 BRADY TOWNSHIP
310 RESIDENTIAL OAKLEY & 100 RESIDENTIAL LAND ANALYSIS BY FRONT FOOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels	Land Table	Inspected Date	Class
07-09-2-36-0163-800	539 WOODARD	05/02/23	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$11,800	69.41	\$30,656	\$17,000	\$27,711	198.0	132.0	0.60	0.60	\$86	\$28,333	\$0.65	198.00	300	202311156		12/31/2021	401	STANDARD EXCESS FRONTAGE
07-09-2-36-0165-000	400 4TH	05/02/23	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$4,700	27.65	\$16,394	\$17,000	\$16,394	138.3	145.0	0.44	0.44	\$123	\$38,724	\$0.89	132.00	300	202311156		5/5/2021	402	STANDARD EXCESS FRONTAGE
07-09-3-31-0421-000	ROOT	02/20/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$6,900	32.09	\$11,550	\$21,500	\$11,550	132.0	132.0	0.20	0.40	\$163	\$107,500	\$2.47	132.00	300	2024005968	07-09-3-31-0419-00	4/13/2021	402	STANDARD LOT
07-09-3-30-0705-001	321 SHARON	07/31/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$0	0.00	\$190,509	\$92,713	\$85,222	263.8	271.7	1.15	1.15	\$351	\$7,479	\$0.17	183.90	300	2023017856	07-09-3-30-0705-00	5/4/2021	401	STANDARD LOT
Totals:			\$253,500			\$253,500	\$23,400	9.23	\$249,109	\$148,213	\$140,877	732.2		13.64	2.59										
						Sale. Ratio =>		28.53			Average per FF=>	\$202		Average per Net Acre	10,869.24			Average per SqFt=>	\$0.25						

NBH RESIDENTIAL & TRAILERS OAKLEY
 MODEL LOT 66 X 132
 FRONT FOOT RATE \$202
 RANGE \$64 - \$351
 NOTES THIS IS AN OLDER NEIGHBORHOOD, LOCATED IN THE VILLAGE OF OAKLEY
 REVIEWED ABSTRACTION METHOD & TYPICAL SALES IN AREA, CONSIDERED ALL PERTINANT DATA & THE RELAVANCE TO THE SELECTED DATA
 THERE ARE AN ABOVE AVERAGE AMOUNT OF HOUSES & TRAILERS THAT NEED SOME TLC

2026 BRADY TOWNSHIP
310 RESIDENTIAL OAKLEY & 100 RESIDENTIAL LAND ANALYSIS 1 + ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	1ST ACRE	ND RES - 1S'	Dollars/SqFt	Actual Fro	ECF Area	Land Table	Paved	Inspected Date	Use Code	Class
07-09-2-07-4003-000	15700 FOWLER RD	11/07/23	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$137,000	30.86	\$443,118	\$173,854	\$172,972	0.0	0.0	40.11	40.11	#DIV/0!	\$4,334	\$0.10	0.00	100	2023024946	100 RESIDE		8/14/2023	401	STANDARD EXCESS FRONTAGE	
07-09-2-14-2004-000	14805 W BRADY RD	02/12/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$308,458	\$13,042	\$31,500	0.0	0.0	3.00	3.00	#DIV/0!	\$4,347	\$0.10	0.00	100	2024002820	100 RESIDE		7/22/2024	401	STANDARD EXCESS FRONTAGE	
07-09-2-22-1005-008	17290 S RAUCHOLZ RD	06/28/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$57,900	44.88	\$144,216	\$47,284	\$62,500	0.0	0.0	10.63	10.63	#DIV/0!	\$4,448	\$0.10	0.00	105	2023015441	100 RESIDE		9/26/2025	401	STANDARD EXCESS FRONTAGE	
07-09-2-24-2005-000	17163 S FORDNEY RD	12/22/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,900	29.94	\$191,745	\$9,387	\$31,132	0.0	0.0	2.91	2.91	#DIV/0!	\$3,226	\$0.07	0.00	100	2024000033	100 RESIDE		9/18/2020	401	STANDARD EXCESS FRONTAGE	
07-09-2-28-3001-003	18645 S BRENNAN RD	08/01/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$79,800	41.35	\$209,617	\$28,643	\$45,260	0.0	0.0	6.50	6.50	#DIV/0!	\$4,407	\$0.10	0.00	100	2023017830	100 RESIDE		9/11/2020	401	STANDARD EXCESS FRONTAGE	
07-09-2-09-4010-000	15550 S HEMLOCK RD	09/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$72,300	28.92	\$271,843	\$4,109	\$25,952	0.0	0.0	1.50	1.50	#DIV/0!	\$2,739	\$0.06	0.00	100	2023020514	100 RESIDE		8/16/2023	401	STANDARD EXCESS FRONTAGE	
Totals:			\$1,476,000			\$1,476,000	\$481,300	32.61	\$1,568,997	\$276,319	\$369,316	#REF!		64.65	64.65			\$1									
						Sale. Ratio =>		7.10			Average per FF=>	#REF!		Average per Net Acre	4,274.08	VC		Average PER ACRE +	\$5,565.33								

NBH 310 - RESIDENTIAL & TRAILERS OAKLEY
 NBH 100 - RURAL RESIDENTIAL
 1ST ACREAGE RATE \$16,000
 RANGE OVER 1 ACRE \$2,739 - \$4,448
 OVER 1 ACRE \$4,000
 NOTES COMBINED OVER 1 ACRE FROM OAKLEY VILLAGE RESIDENTIAL & RURAL RESIDENTIAL
 REVIEWED ABSTRACTION METHOD & TYPICAL SALES IN AREA, CONSIDERED ALL PERTINANT DATA & THE RELAVANCE TO THE SELECTED DATA

2026 BRADY TOWNSHIP
310 RESIDENTIAL OAKLEY LAND ANALYSIS BY FRONT FOOT EXCESS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels	Land Table	Inspected Date	Class
07-09-2-36-0163-800	539 WOODARD	05/02/23	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$11,800	69.41	\$30,656	\$17,000	\$27,711	198.0	132.0	0.60	0.60	\$86	\$28,333	\$0.65	198.00	300	202311156		12/31/2021	401	STANDARD EXCESS FRONTAGE
07-09-2-36-0165-000	400 4TH	05/02/23	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$4,700	27.65	\$16,394	\$17,000	\$16,394	138.3	145.0	0.44	0.44	\$123	\$38,724	\$0.89	132.00	300	202311156		5/5/2021	402	STANDARD EXCESS FRONTAGE
07-09-3-31-0316-000	400 ROOT	03/11/25	\$8,500	WD	03-ARM'S LENGTH	\$8,500	\$6,800	80.00	\$15,642	\$8,500	\$15,642	132.0	132.0	0.40	0.40	\$64	\$21,250	\$0.49	132.00	300	2025005783		4/13/2021	402	STANDARD EXCESS FRONTAGE
Totals:			\$42,500			\$42,500	\$23,300	54.82	\$62,692	\$42,500	\$59,747	468.3		1.44	1.44										
						Sale. Ratio =>		27.68			Average per FF=>	\$91		Average per Net Acre	29,534.40			Average per SqFt=>	\$0.68						

NBH RESIDENTIAL & TRAILERS OAKLEY
 MODEL LOT 66 X 132
 FRONT EXCESS FOOT R \$91
 RANGE \$64-\$123
 NOTES THIS IS AN OLDER NEIGHBORHOOD, LOCATED IN THE VILLAGE OF OAKLEY
 REVIEWED ABSTRACTION METHOD & TYPICAL SALES IN AREA, CONSIDERED ALL PERTINANT DATA & THE RELAVANCE TO THE SELECTED DATA
 THERE ARE AN ABOVE AVERAGE AMOUNT OF HOUSES & TRAILERS THAT NEED SOME TLC

07-09-2-24-1003-000	13375 W PEET RD	05/28/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$70,500	47.00	\$155,471	\$15,354	\$20,825	0.0	0.0	1.00	1.00	#DIV/0!	\$15,354	\$0.35	0.00	100	2024013484	100 RESIDE	9/21/2020	401	STANDARD EXCESS FRONTAGE
07-09-2-09-4006-001	15902 S HEMLOCK RD	12/08/23	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$0	0.00	\$185,511	\$16,489	\$24,500	0.0	0.0	1.00	1.00	#DIV/0!	\$16,489	\$0.38	0.00	100	2023026322	100 RESIDE	NOT INSPECTED	401	STANDARD EXCESS FRONTAGE
07-09-2-24-2011-000	17211 S FORDNEY RD	12/09/24	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$53,400	44.54	\$114,296	\$31,360	\$25,756	0.0	0.0	1.42	1.42	#DIV/0!	\$22,085	\$0.51	0.00	100	2024028265	100 RESIDE	9/18/2020	401	STANDARD EXCESS FRONTAGE
07-09-3-30-0705-001	321 SHARON	07/31/23	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$0	0.00	\$190,509	\$92,713	\$85,222	263.8	271.7	1.15	1.15	\$351	\$80,620	\$1.85	183.90	300	2023017856	07-09-3-30-0705-00	5/4/2021	401	STANDARD LOT
07-09-2-01-1017-000	13110 W HARRIS RD	12/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,800	55.73	\$86,357	\$10,669	\$22,026	0.0	0.0	0.99	0.99	#DIV/0!	\$10,777	\$0.25	0.00	100	2023026152	100 RESIDE	6/27/2022	401	STANDARD EXCESS FRONTAGE