

2025 ARCADIA RESIDENTIAL LAND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold/Adj. Sale	Cur. Appraisal	
01-008-001-35	4525 SANCTUARY DR	04/05/24	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$304,600	51.63 \$609,199	
01-009-007-19	3902 W HARRISON RD	09/30/22	\$81,750	WD	03-ARM'S LENGTH	\$81,750	\$44,800	54.80 \$88,207	
01-009-007-19	3902 W HARRISON RD	05/29/24	\$108,000	PTA	03-ARM'S LENGTH	\$108,000	\$48,500	44.91 \$95,205	
01-009-007-21	4080 W HARRISON RD	09/30/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,300	53.27 \$58,635	
01-011-006-10	1757 W VAN BUREN RD	04/07/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$56,900	23.71 \$120,322	
01-014-006-00	3942 N BEGOLE RD	07/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,100	34.44 \$148,490	
01-014-012-10	1692 W TYLER RD	07/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,000	40.00 \$161,593	
01-014-014-10	3465 N JEROME RD	11/18/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$51,600	32.66 \$104,968	
01-016-004-12	3491 W HARRISON RD	10/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,700	27.46 \$71,750	
01-016-005-30	3892 N ELY HWY	02/24/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$23,600	27.76 \$52,440	
01-016-005-60	3815 W HARRISON RD	08/02/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,100	26.78 \$48,101	
01-016-009-00	N ELY HWY (3000)	11/18/22	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$23,100	45.74 \$39,000	
01-018-010-11	3230 N REID RD	03/26/24	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$12,900	25.80 \$26,332	
01-020-011-00	2945 N LUCE RD	06/21/24	\$80,000	MLC	04-BUYERS INTEREST I	\$80,000	\$33,200	41.50 \$65,776	
01-020-028-00	2893 N ELY HWY	11/06/23	\$220,000	QC	03-ARM'S LENGTH	\$220,000	\$60,700	27.59 \$130,746	
01-020-038-03	4460 W SEAMAN RD	04/19/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,800	45.87 \$137,443	
01-021-007-00	3927 W TYLER	06/18/24	\$90,000	MLC	04-BUYERS INTEREST I	\$90,000	\$50,400	56.00 \$99,174	
01-025-005-00	471 W POLK RD	06/21/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,100	42.32 \$182,900	
01-025-019-10	1235 N STATE RD	07/13/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,700	49.30 \$121,255	
01-034-019-00	2172 W WASHINGTON	07/08/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$52,500	27.49 \$161,889	
01-034-020-00	2270 W WASHINGTON	04/12/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$123,400	50.37 \$243,183	
01-500-004-00	5819 W LINCOLN RD	11/20/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$140,000	40.01 \$336,988	
Totals:			\$3,644,150			\$3,644,150	\$1,463,000	\$3,103,596	
								Sale. Ratio =>	40.15
								Std. Dev. =>	10.73

Land Residual	st. Land Valu	Net Acres	Total Acres	Dollars/Acre	Class	Rate Group 1	Rate Group 2
\$12,674	\$31,873	6.40	6.40	\$1,980	401		
\$4,249	\$10,706	1.06	1.06	\$4,008	401		
\$23,925	\$11,130	1.06	1.06	\$22,571	401		
\$55,000	\$58,635	7.65	7.65	\$7,190	401		
\$145,378	\$25,700	5.00	5.00	\$29,076	401		
\$37,210	\$25,700	5.00	5.00	\$7,442	401		
\$45,607	\$22,200	2.00	2.00	\$22,804	401		
\$70,932	\$17,900	3.00	3.00	\$23,644	401		
\$76,278	\$18,028	3.12	3.12	\$24,448	401		
\$47,248	\$14,688	1.92	1.92	\$24,608	401		
\$90,000	\$48,101	10.50	10.50	\$8,571	402		
\$50,500	\$39,000	10.00	10.00	\$5,050	402		
\$50,000	\$26,332	5.00	5.00	\$10,000	401		
\$24,724	\$10,500	1.00	1.00	\$24,724	401		
\$110,714	\$21,460	4.00	4.00	\$27,679	401		
\$59,590	\$47,033	10.47	10.47	\$5,691	401		
\$6,366	\$15,540	1.48	1.48	\$4,301	401		
\$56,308	\$19,208	3.20	3.20	\$17,596	401		
\$4,845	\$11,100	1.00	1.00	\$4,845	401		
\$45,061	\$15,950	2.50	2.50	\$18,024	401		
\$14,296	\$12,479	1.50	1.50	\$9,531	401		
\$22,672	\$9,760	1.00	1.23	\$22,672	401		
\$1,053,577	\$513,023	87.86	88.09				
	Average	Average		Average			
	per FF=>	per Net A	11,991.54	per SqFt=>			

USED 11,991

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer
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Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name
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Waterfront Ownership Waterfront Influences Bottom Character
