

2026 V81 Village of Brooklyn Land Values

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	Rate Group 1
VILLAGE GREEN CONDOS																				
000-20-19-355-002-10	144 IRWIN ST	07/17/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$26,900	28.32	\$102,653	\$4,547	\$12,200	0.0	0.0	0.00	0.00			#DW/0!	#DW/0!	0.00
000-20-19-355-002-16	156 IRWIN ST	06/29/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$26,900	24.45	\$102,653	\$19,547	\$12,200	0.0	0.0	0.00	0.00			#DW/0!	#DW/0!	0.00
0-.25A																				
000-19-24-481-018-00	167 W LOWRY DR	06/02/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$149,492	\$36,708	\$19,200	70.0	141.0	0.23	0.23		\$161,709	\$3.71	70.00	RES LOT < .25A
000-20-19-302-004-00	213 N MAIN ST	09/05/24	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$67,000	43.51	\$157,100	\$16,100	\$19,200	200.0	50.0	0.23	0.23		\$70,000	\$1.61	200.00	RES LOT < .25A
.25-.75A																				
000-19-24-426-036-00	103 MICHIGAN ST	04/04/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,500	39.27	\$191,394	\$34,806	\$21,200	60.0	184.0	0.25	0.25		\$137,573	\$3.16	60.00	LOT.25 - .75 A
000-19-24-402-002-00	432 MARSHALL ST	06/07/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,700	42.04	\$227,493	\$23,707	\$21,200	79.8	145.0	0.27	0.27	\$297	\$89,460	\$2.05	79.75	LOT.25 - .75 A
000-19-24-401-010-00	420 MARSHALL ST	06/12/24	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$50,400	26.18	\$151,922	\$61,778	\$21,200	50.0	235.0	0.27	0.27		\$231,378	\$5.31	50.00	LOT.25 - .75 A
000-19-24-403-003-00	439 MARSHALL ST	11/21/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,300	43.21	\$166,708	\$19,492	\$21,200	80.0	150.0	0.28	0.28	\$244	\$70,880	\$1.63	80.00	LOT.25 - .75 A
000-20-19-326-007-00	128 BROAD ST	09/09/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$53,500	37.41	\$125,783	\$38,417	\$21,200	61.0	224.0	0.31	0.31		\$122,347	\$2.81	61.00	LOT.25 - .75 A
000-19-24-404-018-00	114 N KING ST	05/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$57,400	31.89	\$144,621	\$56,579	\$21,200	75.0	188.0	0.32	0.32		\$174,627	\$4.01	75.00	LOT.25 - .75 A
000-19-24-451-010-00	114 S KING ST	02/19/25	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$68,600	51.77	\$191,349	\$12,200	\$21,200	75.0	188.0	0.32	0.32		\$0	\$0.00	75.00	LOT.25 - .75 A
000-20-19-326-008-00	138 BROAD ST	06/05/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$51,700	37.74	\$124,406	\$33,794	\$21,200	78.0	200.0	0.35	0.35	\$445	\$96,651	\$2.22	78.00	LOT.25 - .75 A
000-20-19-302-010-00	219 WATER ST	03/25/24	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$68,200	31.57	\$168,254	\$77,426	\$29,680	90.0	180.0	0.37	0.37		\$208,134	\$4.78	90.00	LOT.25 - .75 A
000-19-24-426-021-00	222 MARSHALL ST	06/21/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$80,400	48.14	\$188,442	\$21,200	\$21,200	60.0	325.0	0.45	0.45		\$0	\$0.00	60.00	LOT.25 - .75 A
000-20-19-352-022-00	233 MONROE ST	07/16/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$101,600	57.56	\$222,660	\$21,200	\$21,200	100.0	200.0	0.46	0.46		\$0	\$0.00	100.00	LOT.25 - .75 A
000-20-19-352-022-00	233 MONROE ST	07/16/24	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$101,600	57.56	\$222,660	\$21,200	\$21,200	100.0	200.0	0.46	0.46		\$0	\$0.00	100.00	LOT.25 - .75 A
000-19-24-426-005-00	231 MICHIGAN ST	07/17/24	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$75,500	51.01	\$171,778	\$148,000	\$21,200	133.0	163.0	0.50	0.50		\$0	\$0.00	133.00	LOT.25 - .75 A
000-20-19-327-005-01	120 BROAD ST	04/19/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$55,300	32.15	\$126,275	\$66,925	\$21,200	110.0	200.0	0.51	0.51		\$132,525	\$3.04	110.00	LOT.25 - .75 A
000-20-19-177-008-00	347 CASE RD	06/03/24	\$120,000	WD	03-ARM'S LENGTH	\$210,000	\$68,300	32.52	\$157,476	\$73,724	\$21,200	82.0	301.0	0.57	0.57		\$130,025	\$2.98	82.00	LOT.25 - .75 A
.75A AND GREATER																				
000-19-24-426-041-01	207 MICHIGAN ST	03/18/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$73,300	30.54	\$172,596	\$105,804	\$38,400	202.0	228.7	1.06	1.06	\$524	\$99,815	\$2.29	202.00	RES LOT < .25A
000-19-24-476-006-00	219 CHICAGO ST	06/03/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$163,100	49.42	\$375,392	\$30,200	\$30,200	195.0	280.0	1.25	1.25		\$0	\$0.00	195.00	RES > .75A
000-19-24-401-011-00	414 MARSHALL ST	04/19/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$131,600	43.87	\$300,716	\$41,684	\$42,400	301.0	200.0	1.48	1.48	\$138	\$28,127	\$0.65	301.00	LOT.25 - .75 A
000-19-25-201-002-04	503 TIFFANY ST	02/23/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,700	44.96	\$154,207	\$7,273	\$29,480	0.0	0.0	2.06	2.06		\$3,531	\$0.08	0.00	
Totals:			\$4,182,000			\$4,182,000	\$1,684,400	40.37	\$4,096,030	\$716,311	\$526,760	2,199.8		11.99	11.99		Average per FF=>	Average per Net Acre=>	Average per SqFt=>	\$1.38
						Sale. Ratio =>		9.66		Average per FF=>	\$330		Average per Net Acre=>	59,904.18		Average per SqFt=>				

ALLOCATION 12% OF SALES PRICE

0-.25 A \$21,000/2=10500*12%=12600 USE 19,200

.25-.75A 2,651,000/15=17673*12%=21208 USE 21,200

GREATER THAN .75 1,000,500/4=25125*12%=30150 USE 30,200

VILLAGE GREEN 205000/2=102,000*12%=12,240 USE 12,200

USE 330 PER FF