

LAND 450-R MISC D&C 4-1-18 TO 3-31-22 FOR 2023

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
010-004-200-435-00	4391 OAKRIDGE RD	08/21/19	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,650	44.13	\$46,674	\$9,252	\$15,926	123.5	115.0	0.37	0.37	\$75	\$24,871	\$0.57	141.00	445	201911770			1	0	4/30/2021	401				B:@150 ST.DEPH	
010-004-400-035-00	3430 PATTERSON RD	06/02/18	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,600	39.56	\$95,266	\$9,936	\$15,202	117.8	217.0	0.46	0.46	\$84	\$21,600	\$0.50	80.00	455	201808929			0	1	5/28/2020	401				A:@100 ST.DEPH	
010-004-400-035-00	3430 PATTERSON RD	05/21/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$95,266	\$29,936	\$15,202	117.8	217.0	0.46	0.46	\$254	\$65,078	\$1.49	80.00	455	202006742			0	1	5/28/2020	401				A:@100 ST.DEPH	
010-009-100-050-00	4081 COYER LN	11/06/18	\$144,009	WD	03-ARM'S LENGTH	\$144,009	\$39,000	27.08	\$138,076	\$30,067	\$24,134	187.1	200.0	0.80	0.80	\$161	\$37,443	\$0.86	175.00	445	201815365			0	1	6/29/2020	401				C:@175 ST.DEPH	
010-009-400-230-00	3980 PATTERSON RD	07/23/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,200	47.11	\$45,940	\$7,585	\$8,525	66.1	202.0	0.25	0.25	\$115	\$30,219	\$0.69	46.50	455	202112967			0	1	7/28/2021	RES 1 FAMILY	401			A:@100 ST.DEPH	
Totals:			\$429,009			\$429,009	\$154,750		\$421,222	\$86,776	\$78,989	612.3		2.35	2.35																	
							Sale. Ratio =>		36.07		Average			Average																		
							Std. Dev. =>	7.69			per FF=>	\$142		per Net Acre=>	36,988.92																	

Used \$142 for 2023