

LAND 2024 450 R- MISC D & C 4-1-19 TO 3-31-23

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			
010-004-200-365-00	vacant	NORTHVIEW RD	01/25/23		03-ARM'S LENGTH	\$4,500	\$4,450	98.89	\$9,756	\$4,500	\$9,756	137.4	190.4	0.53	0.53	\$33	\$8,443	\$0.19			
010-004-200-435-00		4391 OAKRIDGE RD	08/21/19	WD	03-ARM'S LENGTH	\$40,000	\$17,650	44.13	\$48,279	\$9,252	\$17,531	123.5	115.0	0.37	0.37	\$75	\$24,871	\$0.57			
010-004-400-035-00		3430 PATTERSON RD	05/21/20	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$96,798	\$29,936	\$16,734	117.8	217.0	0.46	0.46	\$254	\$65,078	\$1.49			
010-009-400-230-00		3980 PATTERSON RD	07/23/21	WD	03-ARM'S LENGTH	\$45,000	\$21,200	47.11	\$46,800	\$7,585	\$9,385	66.1	202.0	0.25	0.25	\$115	\$30,219	\$0.69			
010-J05-000-017-00		4415 JEAN RD	08/24/22	WD	03-ARM'S LENGTH	\$105,000	\$32,400	30.86	\$69,551	\$50,202	\$14,753	103.9	150.0	0.34	0.34	\$483	\$145,936	\$3.35			
Totals:						\$304,500	\$117,000		\$271,184	\$101,475	\$68,159	548.7		1.96	1.96						
								Sale. Ratio =>	38.42					Average			Average				
								Std. Dev. =>	27.11					per FF=>	\$185	Average	per Net Acre=>	51,772.96	Average	per SqFt=>	\$1.19

USED \$185 FOR 2024