

2026 Land 450 R Misc D&C 04/01/2022 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sol.	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	
010-004-200-365-00	NORTHVIEW RD	01/25/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$4,450	98.89	\$13,123	\$4,500	\$13,123	137.4	190.4	0.53	0.53	\$33	\$8,443	\$0.19	122.00	445	
010-004-200-535-02	3198 PATTERSON RD	01/17/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,750	61.17	\$221,659	\$54,569	\$126,228	682.3	771.9	7.19	7.19	\$80	\$7,594	\$0.17	129.00	455	
010-009-400-020-00	3812 PATTERSON RD	06/21/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,500	36.05	\$153,593	\$110,198	\$73,791	260.9	250.0	5.00	5.00	\$422	\$22,040	\$0.51	165.00	455	
010-J05-000-017-00	4415 JEAN RD	08/24/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,400	30.86	\$86,167	\$38,676	\$19,843	103.9	150.0	0.34	0.34	\$372	\$112,430	\$2.58	100.00	445	
Totals:			\$449,500			\$449,500	\$197,100		\$474,542	\$207,943	\$232,985	1,184.5		13.06	13.06						
								Sale. Ratio =>	43.85	Average			Average			Average					
								Std. Dev. =>	31.06	per FF=>		\$176	per Net Ac	15,918.47	per SqFt=>	\$0.37					

Used \$176 per FF