

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-010-165-00	235 S PINE RIVER ST	05/02/24	\$568,500	WD	03-ARM'S LENGTH	\$568,500	\$201,600
52-659-176-00	500 S ST JOHNS ST	09/17/24	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$506,500
52-050-022-00	1244 E CENTER ST	06/27/23	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$279,000
52-060-360-00	1311 E CENTER ST	09/26/23	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$222,900
52-005-012-02	1216 E WASHINGTON RD	05/24/24	\$391,500	WD	03-ARM'S LENGTH	\$391,500	\$19,600
Totals:			\$3,560,000			\$3,560,000	\$1,229,600
							Sale. Ratio =>
							Std. Dev. =>

COMMERCIAL EAST ACREAGE 1ST ACREA AT \$40,000 5 ACRES AT \$160,000 10 ACRES AT \$300,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
35.46	\$395,291	\$322,609	\$149,400	332.0	196.8	1.50	1.50	\$972	\$215,073
37.52	\$996,379	\$562,084	\$208,463	463.3	481.5	1.71	0.57	\$1,213	\$329,475
29.37	\$806,886	\$483,114	\$340,000	400.0	388.9	3.57	3.57	\$1,208	\$135,250
74.30	\$430,003	\$99,037	\$229,040	545.0	599.4	3.88	2.81	\$182	\$25,518
5.01	\$211,067	\$391,500	\$211,067	0.0	0.0	7.83	7.83	#DIV/0!	\$50,000
	\$2,839,626	\$1,858,344	\$1,137,970	1,740.3		18.49	16.28		
34.54			Average			Average			Average
24.87			per FF=>	\$1,068		per Net Acre=>	100,510.79		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$4.94	332.00	2003	2024R-02582		2030 COMMERCIAL MISC NEIGH	0	1
\$7.56	463.25	2003	2024R-04444	52-659-176-25, 52-659-176-50	2030 COMMERCIAL MISC NEIGH	0	1
\$3.10	400.00	2002	2023R-01038		2020 COMMERCIAL EAST	0	1
\$0.59	545.00	2002	2023R-2554	52-060-350-00	2020 COMMERCIAL EAST	0	1
\$1.15	0.00	2003	2024R-02757		2020 COMMERCIAL EAST	0	0

\$2.31

Inspected Date	Use Code	Class	Rate Group 1
12/8/2021		201	COMM OFF MAIN
1/23/1992	RENTAL	201	COMM OFF MAIN
11/24/2025		201	COMM EAST
11/24/2025		201	COMM EAST
NOT INSPECTED		202	
