

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
02 003 300 003 03 5 3	11191 CONCORD RD	03/14/23	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$136,700
02 002 200 003 02 5 3	1940 E MOSHERVILLE RD	03/01/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,900
02 004 400 040 04 5 3	11180 CONCORD RD	04/12/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$69,400
02 010 300 009 10 5 3		08/15/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$5,200
02 013 200 006 13 5 3	MILNES RD	02/23/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$17,200
02 004 400 040 04 5 3	11180 CONCORD RD	04/12/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0
02 004 400 043 04 5 3	11120 CONCORD RD	07/13/23	\$1,392,800	WD	03-ARM'S LENGTH	\$1,392,800	\$476,800
Totals:			\$2,342,800			\$2,342,800	\$716,200
							Sale. Ratio =>
							Std. Dev. =>

FIRST ACRE AT \$12,500 5 ACRES AT \$35,000, 10 ACRES AT \$60,000 25 ACRES + AT \$4000 PER ACRE FOR COMMERCIAL AND INDUS1

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
27.34	\$265,093	\$261,907	\$27,000	0.0	0.0	4.22	4.22	#DIV/0!	\$62,063
31.14	\$29,370	\$35,000	\$29,370	0.0	0.0	5.00	5.00	#DIV/0!	\$7,000
40.82	\$142,051	\$41,349	\$13,400	0.0	0.0	1.52	1.52	#DIV/0!	\$27,203
17.33	\$10,400	\$30,000	\$10,400	0.0	0.0	2.00	2.00	#DIV/0!	\$15,000
38.22	\$44,033	\$45,000	\$44,033	0.0	0.0	10.02	10.02	#DIV/0!	\$4,491
0.00	\$142,605	\$41,645	\$14,250	0.0	0.0	1.52	1.52	#DIV/0!	\$27,398
34.23	\$927,811	\$481,639	\$16,650	0.0	0.0	1.83	1.83	#DIV/0!	\$263,191
	\$1,561,363	\$936,540	\$155,103	0.0		26.11	26.11		
30.57			Average			Average			Average
14.19			per FF=>	#DIV/0!		per Net Acre=>	35,869.02		per SqFt=>

TRIAL LAND

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$1.42	0.00	009	1846-0091		2001 COMMERCIAL/ INDUSTRIAL	201
\$0.16	0.00	002	1866-0927		4001 RES LAND	402
\$0.62	0.00	9	1847-0987		2001 COMMERCIAL/ INDUSTRIAL	201
\$0.34	0.00	002	1855-1187	02 010 300 010 10 5 3	4001 RES LAND	001
\$0.10	0.00	002	1866-0605		4001 RES LAND	402
\$0.63	0.00	009	1847-0987		2001 COMMERCIAL/ INDUSTRIAL	201
\$6.04	0.00	009	1853-0851		2001 COMMERCIAL/ INDUSTRIAL	201

\$0.82
