

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
27.34	\$265,093	\$261,907	\$27,000	0.0	0.0	4.22	4.22	#DIV/0!
31.14	\$29,370	\$35,000	\$29,370	0.0	0.0	5.00	5.00	#DIV/0!
40.82	\$142,051	\$41,349	\$13,400	0.0	0.0	1.52	1.52	#DIV/0!
17.33	\$10,400	\$30,000	\$10,400	0.0	0.0	2.00	2.00	#DIV/0!
38.22	\$44,033	\$45,000	\$44,033	0.0	0.0	10.02	10.02	#DIV/0!
0.00	\$142,605	\$41,645	\$14,250	0.0	0.0	1.52	1.52	#DIV/0!
34.23	\$927,811	\$481,639	\$16,650	0.0	0.0	1.83	1.83	#DIV/0!
	\$1,561,363	\$936,540	\$155,103	0.0		26.11	26.11	
30.57			Average			Average		
14.19			per FF=>	#DIV/0!		per Net Acre=>	35,869.02	

TRIAL LAND

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$62,063	\$1.42	0.00	009	1846-0091		2001 COMMERCIAL/ INDUSTRIAL
\$7,000	\$0.16	0.00	002	1866-0927		4001 RES LAND
\$27,203	\$0.62	0.00	9	1847-0987		2001 COMMERCIAL/ INDUSTRIAL
\$15,000	\$0.34	0.00	002	1855-1187	02 010 300 010 10 5 3	4001 RES LAND
\$4,491	\$0.10	0.00	002	1866-0605		4001 RES LAND
\$27,398	\$0.63	0.00	009	1847-0987		2001 COMMERCIAL/ INDUSTRIAL
\$263,191	\$6.04	0.00	009	1853-0851		2001 COMMERCIAL/ INDUSTRIAL

**Average
per SqFt=> \$0.82**

Inspected Date	Class
11/6/2024	201
6/12/2019	402
7/30/2019	201
7/26/2019	001
8/14/2019	402
7/30/2019	201
10/16/2023	201
