

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05-110-012-00	108 N NEWTON ST	06/29/2023	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$15,100
05-106-004-00	213 N NEWTON ST	09/20/2023	\$22,500	PTA	03-ARM'S LENGTH	\$22,500	\$8,500
12-036-001-10	6667 N STATE RD	05/02/24	\$589,100	WD	03-ARM'S LENGTH	\$589,100	\$267,300
14-600-051-00	10674 W ST CHARLES RD	12/01/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$22,300
43-100-139-00	113 S ROBINSON ST	03/24/2023	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$7,600
02-019-020-00	911 E MONROE	05/16/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$129,000
43-100-063-50	203 S MORSE ST	06/07/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,300
Totals:			\$924,600			\$924,600	\$464,100
							Sale. Ratio =>
							Std. Dev. =>

SEVILLE COMMERCIAL LAND FIRST ACRE AT \$22,000, 5 ACRES AT \$50,000 50 ACRES AT \$275,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF
51.19	\$30,432	\$256	\$1,188	0.0	0.0	0.05	#DIV/0!
37.78	\$17,452	\$7,446	\$2,398	0.0	0.0	0.11	#DIV/0!
45.37	\$556,473	\$108,526	\$75,899			4.96	
111.50	\$10,370	\$12,725	\$3,095	0.17	0.17	0.17	
26.67	\$19,122	\$12,040	\$2,662	40.0	132.0	0.12	\$301
61.43	\$225,278	\$28,803	\$44,081	0.0	0.0	3.00	
57.20	\$29,004	\$396	\$4,400	0.0	0.0	0.20	#DIV/0!
	\$888,131	\$170,192	\$133,723	40.2		8.61	
50.19			Average				
27.20			per FF=>	\$4,237		2.29	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class
\$4,741	\$0.11	0.00	'2000	2023R-01175	2001 COMM	201
\$68,312	\$1.57	0.00	'2000		2001 COMM	201
\$21,880	\$1.99					
\$74,415	\$1.71					
\$99,504	\$2.28	40.00	'2000	1117-0544	2001 COMM	201
\$9,601	\$0.22					
\$1,980	\$0.05	0.00	'2000	2023R-00864	2001 COMM	201

Average
per SqFt=>

\$0.00