Commercial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $
17-0007-0008-07-7	HOLLYWOOD RD	11/15/21	$278,000	WD	03-ARM'S LENGTH	$278,000
17-0007-0011-28-1	3500 NILES RD	01/13/21	$250,000	WD	03-ARM'S LENGTH	$250,000
17-0007-0012-07-4	3351 NILES RD	09/29/20	$700,000	WD	03-ARM'S LENGTH	$700,000
17-0007-0021-01-4	3531 M 63	06/01/21	$359,000	WD	03-ARM'S LENGTH	$359,000
17-0007-0024-01-3	M 63	10/05/21	$179,900	WD	03-ARM'S LENGTH	$179,900
17-0018-0014-01-3	4239 NILES RD	02/12/21	$105,000	WD	03-ARM'S LENGTH	$105,000
17-1950-0002-00-3	3916 STONEGATE PK	07/01/21	$409,000	WD	03-ARM'S LENGTH	$409,000
17-4150-0005-00-8	3433 HOLLYWOOD RD	09/04/20	$193,000	WD	03-ARM'S LENGTH	$193,000
		Totals:	**$2,473,900**			**$2,473,900**

Final Conclusion

Square Footage	Chart		2022 %		2023 Price	
2500	10253	$ 4.10		$	2.70	$ 6,750
5000	12193	$ 2.44	59.46%	$	1.61	$ 8,027
7500	13494	$ 1.80	73.78%	$	1.18	$ 8,884
10000	14500	$ 1.45	80.59%	$	0.95	$ 9,546
12500	15332	$ 1.23	84.59%	$	0.81	$ 10,094
15000	16047	$ 1.07	87.22%	$	0.70	$ 10,564
20000	17244	$ 0.86	80.59%	$	0.57	$ 11,352
25000	18233	$ 0.73	84.59%	$	0.48	$ 12,004
30000	19083	$ 0.64	87.22%	$	0.42	$ 12,563
40000	20506	$ 0.51	80.59%	$	0.34	$ 13,500
50000	21683	$ 0.43	84.59%	$	0.29	$ 14,275
60000	22694	$ 0.38	87.22%	$	0.25	$ 14,940
87120	24911	$ 0.29	75.60%	$	0.19	$ 16,400
130680	27569	$ 0.21	73.78%	$	0.14	$ 18,150
174240	29625	$ 0.17	80.59%	$	0.11	$ 19,503
217800	31324	$ 0.14	84.59%	$	0.09	$ 20,622

435600	37251	$	0.09	59.46%	$	0.06	$ 24,524
653400	41225	$	0.06	73.78%	$	0.04	$ 27,140
871200	44299	$	0.05	80.59%	$	0.03	$ 29,164
1089000	46841	$	0.04	84.59%	$	0.03	$ 30,837

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
$123,340	$278,000	$123,340	2.76	2.76	$100,725
$121,915	$152,245	$24,160	2.28	2.28	$66,803
$98,783	$700,000	$98,783	5.30	5.30	$132,075
$348,884	$105,450	$95,334	1.14	1.14	$92,500
$175,607	$35,105	$30,812	0.34	0.34	$103,250
$72,499	$49,720	$17,219	0.27	0.27	$184,148
$213,981	$248,742	$53,723	1.50	1.50	$165,828
$155,974	$68,744	$31,718	0.35	0.35	$196,411
$1,310,983	**$1,638,006**	**$475,089**	**13.94**	**13.94**	
	Average per FF=>	**Average per Net Acre=>**		**117,512.45**	**Average per SqFt=>**

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
$2.31	0.00	201	3353/2221	
$1.53	0.00	201	3309/0253	
$3.03	0.00	202	3293/1445	
$2.12	0.00	201	3330/1015	
$2.37	0.00	201	3347/2078	
$4.23	0.00	201	3313/2933	
$3.81	0.00	201	3334/1808	
$4.51	0.00	201	3293/1480	

$2.70

Land Table	Gravel	Paved	Inspected Date	Use Code	Class
Commercial	0	1	NOT INSPECTED	202	
Commercial	0	1	1/16/2017	201	
Commercial	0	0	7/21/2022	201	
Commercial	0	1	7/21/2022	201	
Commercial	0	1	10/1/1995	201	
Commercial	0	1	NOT INSPECTED	201	
Commercial	0	0	NOT INSPECTED	201	
Commercial	0	1	1/27/1999	201	

Rate Group 1	Rate Group 2	Rate Group 3