

Commercial Land
Square Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
47-0010-0078-07-6	501 W LOCUST	04/26/23	\$42,000	WD	03-ARM'S LENGTH	\$47,000	\$44,200
47-0010-0078-07-7	W LOCUST	08/10/23	\$75,000	WD	03-ARM'S LENGTH	\$80,000	\$44,200
47-0010-0080-05-4	6934 US 12 W	12/01/21	\$500,000	WD	03-ARM'S LENGTH	\$550,000	\$233,446
47-0340-0006-00-9	13 S ELM	03/17/23	\$240,000	WD	03-ARM'S LENGTH	\$248,000	\$224,692
47-0340-0025-01-1	6 N ELM	11/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$176,213
47-0340-0038-00-8	104 N ELM	06/29/23	\$685,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$685,000	\$219,801
47-7350-0008-58-0	107 Generations Drive	05/02/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$372,174
Totals:			\$2,367,000			\$2,435,000	\$1,314,726

Final Conclusion \$9.88/Sq ft for 2500

Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
47-0010-0032-04-0		08/21/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$62,888
47-0010-0032-05-0	23 W ASH	10/12/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$116,228
47-0010-0078-07-6	501 W LOCUST	04/26/23	\$42,000	WD	03-ARM'S LENGTH	\$47,000	\$44,200
47-0010-0078-07-7	W LOCUST	08/10/23	\$75,000	WD	03-ARM'S LENGTH	\$80,000	\$44,200
Totals:			\$220,000			\$230,000	\$267,516

Final Conclusion \$221/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$47,000	\$44,200	250.0	88.0	0.40	0.40	\$188	\$116,337	\$2.67	200.00
\$80,000	\$44,200	220.0	88.0	0.40	0.40	\$364	\$198,020	\$4.55	200.00
\$367,384	\$50,830	230.0	152.4	0.81	0.81	\$1,597	\$456,378	\$10.48	230.00
\$28,833	\$5,525	25.0	132.0	0.08	0.08	\$1,153	\$379,382	\$8.71	25.00
\$55,196	\$6,409	29.0	132.0	0.09	0.09	\$1,903	\$627,227	\$14.40	29.00
\$490,835	\$25,636	116.0	105.2	0.28	0.28	\$4,231	\$1,752,982	\$40.24	116.00
\$260,976	\$33,150	150.0	300.0	1.03	1.03	\$1,740	\$252,639	\$5.80	150.00
\$1,330,224	\$209,950	1,020.0		3.09	3.09				
	Average			Average			Average		
	per FF=>	\$1,304		per Net Acre=>	430,493.20		per SqFt=>	\$9.88	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$38,000	\$62,888	164.0	201.0	0.41	0.41	\$232	\$93,827	\$2.15	82.00
\$11,697	\$62,925	164.0	192.0	0.41	0.41	\$71	\$28,881	\$0.66	82.00
\$47,000	\$44,200	250.0	88.0	0.40	0.40	\$188	\$116,337	\$2.67	200.00
\$80,000	\$44,200	220.0	88.0	0.40	0.40	\$364	\$198,020	\$4.55	200.00
\$176,697	\$214,213	798.0		1.62	1.62				
	Average			Average			Average		
	per FF=>	\$221		per Net Acre=>	109,207.05		per SqFt=>	\$2.51	

Other Parcels in Sale	Rate Group 1
	Per FF
	Per FF
	Per FF
	Per FF
47-0340-0037-00-1	Per FF
	Per FF

Other Parcels in Sale	Rate Group 1
	Per FF
	Per FF
