

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	BLD. VALUE	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	
120-100-017-004-01	301 E MAIN STREET	06/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33	\$32,766	\$22,866	\$37,134	\$9,900	49.5	105.5	0.12	0.12	\$750	\$399,450	\$7.10	49.50	201	2.021E+11	COMMERCIAL	201	0	0	2/19/2017	201		
120-110-012-245-01	116 W CHURCH STREET	09/01/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$49,600	33.07	\$99,136	\$35,420	\$114,590	\$63,716	318.6	0.0	0.00	0.00	\$360	#DNV/01	#DNV/01	318.58	201	2.02E+11	COMMERCIAL	201	0	0	12/22/2021	201		
120-110-012-248-00	305 N US-23	07/16/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,900	33.93	\$104,024	\$82,618	\$67,382	\$21,406	214.1	81.3	0.40	0.40	\$315	\$168,877	\$3.88	214.06	201	552/219	COMMERCIAL	201	0	0	12/21/2021	201		
120-120-013-145-00	310 S US-23	04/03/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,500	46.28	\$199,000	\$158,500	\$56,500	\$40,500	270.0	765.0	4.74	4.74	\$209	\$11,915	\$0.27	270.00	401	549/1111			0	0	1/5/2020	201		
Totals:						\$575,000	\$215,800		\$434,926		\$275,596	\$135,522	852.1		5.26	5.26														
						Sale. Ratio =>		37.53				Average				52,384.72														
						Std. Dev. =>		8.31				Average																		

NOTE : ONLY 2 COM. & NO IND.
USE \$200/FF