

2023 120 LAND ANALYSIS 201 301 F/F STUDY

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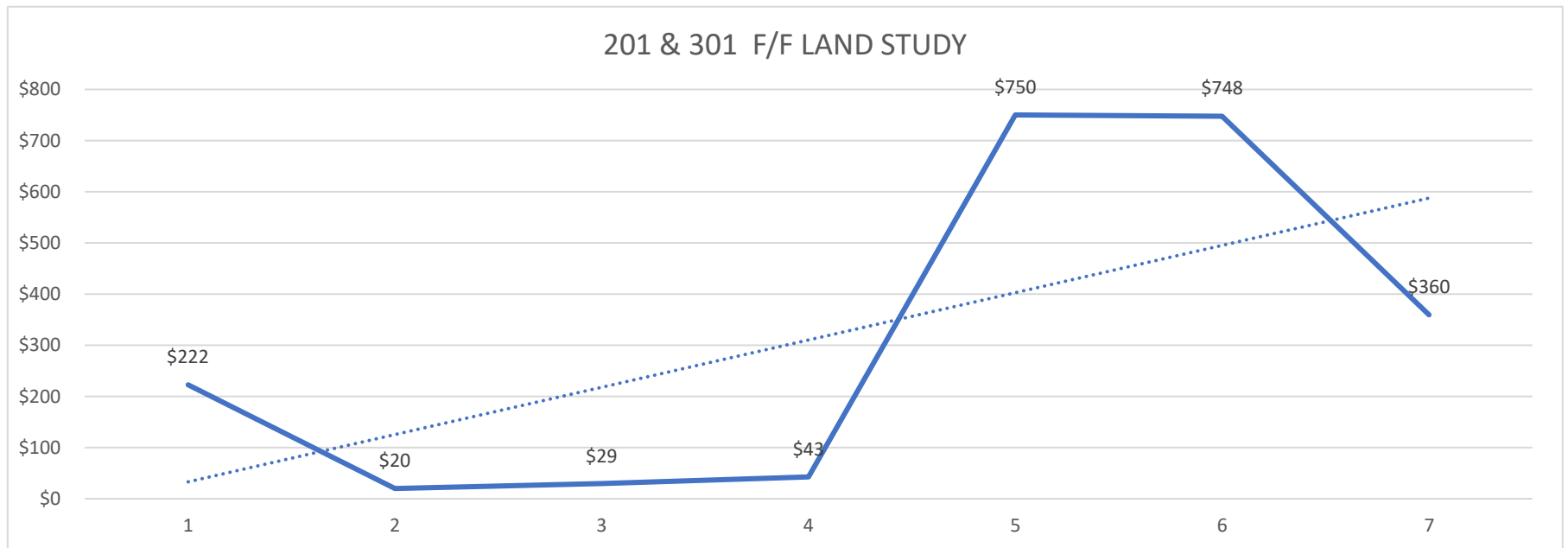
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
060-014-400-030-00	250 S US-23	02/23/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,100	40.33
070-032-400-043-00	1135 N RICHARDSON RD	03/03/21	\$74,380	WD	03-ARM'S LENGTH	\$74,380	\$43,300	58.21
073-000-018-009-01	101 N LAKE ST	08/18/21	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$2,800	112.00
120-100-015-001-00	117 E MAIN ST	01/21/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,800	61.29
120-100-017-004-01	301 E MAIN ST	06/24/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33
120-100-017-008-00	109 1ST ST	11/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,600	34.61
120-110-012-245-01	116 W CHURCH ST	09/01/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$49,600	33.07
Totals:			\$686,880			\$686,880	\$289,000	
							Sale. Ratio =>	42.07
							Std. Dev. =>	29.38

Mean	310.3353019
Standard Error	122.462739
Median	222.4342876
Mode	#N/A
Standard Deviation	324.0059523
Sample Variance	104979.8571
Kurtosis	-1.478612856
Skewness	0.703187106
Range	730.2016091
Minimum	19.9802091
Maximum	750.1818182
Sum	2172.347113
Count	7

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Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$22,687	\$13,286	\$16,714	\$5,973	59.7	65.0	0.09	0.09	\$222
\$84,844	\$4,644	\$69,736	\$15,108	232.4	335.0	1.79	1.79	\$20
\$5,525	\$2,500	\$0	\$5,525	85.0	90.0	0.18	0.18	\$29
\$162,795	\$6,205	\$133,795	\$29,000	145.0	117.0	0.39	0.39	\$43
\$32,766	\$37,134	\$22,866	\$9,900	49.5	105.5	0.12	0.12	\$750
\$166,719	\$86,381	\$143,619	\$23,100	115.5	92.0	0.24	0.24	\$748
\$99,136	\$114,580	\$35,420	\$63,716	318.6	0.0	0.00	0.00	\$360
\$574,472	\$264,730		\$152,322	1,005.7		2.81	2.81	
			Average per FF=>	\$263		Average per Net Acre=>	94,344.26	

USE \$265 PER F/F



Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$149,281	\$3.43	59.73	201	2.021E+11		COMMERCIAL 201	0	1
\$2,597	\$0.06	232.43	201	2.021E+11		COMMERCIAL 201	0	0
\$14,205	\$0.33	85.00	201	2.021E+11		COMMERCIAL 201	0	0
\$15,951	\$0.37	145.00	201	2.022E+11		COMMERCIAL 201	0	0
\$309,450	\$7.10	49.50	201	2.021E+11		COMMERCIAL 201	0	0
\$354,020	\$8.13	115.50	201	2.021E+11		COMMERCIAL 201	0	0
#DIV/0!	#DIV/0!	318.58	201	2.02E+11		COMMERCIAL 201	0	0

**Average
per SqFt=> \$2.17**

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Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
12/3/2019		201	NON-LAKE FRONT.		
12/24/2015		201	RURAL 201		
9/19/1995		202	RURAL 201		
4/26/2019		201	201 F/F RATE		
2/18/2017		201	201 F/F RATE		
4/26/2019		201	201 F/F RATE		
12/22/2021		201	201 F/F RATE	201 F/F RATE	