

2023 120 LAND ANALYSIS 401 OTHER STREETS F/F STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
120-100-005-009-00	600 N US-23	12/16/20	\$126,900	WD	03-ARM'S LENGTH
120-100-007-008-00	308 N US-23	04/06/21	\$65,000	WD	03-ARM'S LENGTH
120-100-007-020-00	109 E CHURCH ST	07/30/20	\$94,000	WD	03-ARM'S LENGTH
120-100-007-032-00	311 E CHURCH ST	09/10/21	\$119,900	WD	03-ARM'S LENGTH
120-100-007-034-00	405 E CHURCH ST	11/04/20	\$109,900	WD	03-ARM'S LENGTH
120-100-008-001-00	400 E CHURCH ST	08/28/20	\$165,000	WD	03-ARM'S LENGTH
120-100-009-009-00	205 1ST ST	04/15/21	\$86,000	WD	03-ARM'S LENGTH
120-100-010-004-00	211 N 2ND ST	06/30/21	\$75,000	WD	03-ARM'S LENGTH
120-100-016-008-00	117 N 2ND ST	05/05/20	\$70,000	LC	03-ARM'S LENGTH
120-100-025-003-06	205 S 3RD ST	09/10/21	\$92,500	WD	03-ARM'S LENGTH
120-100-033-005-06	313 S 3RD ST	08/04/20	\$187,500	WD	03-ARM'S LENGTH
120-110-012-230-01	517 N US-23	11/19/21	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH
120-110-012-260-00	212 W CHURCH ST	01/07/21	\$36,000	WD	03-ARM'S LENGTH
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH
120-135-000-001-01	420 S 3RD ST	11/30/20	\$139,000	WD	03-ARM'S LENGTH
120-140-000-004-00	404 W CHURCH ST	01/06/21	\$155,000	WD	03-ARM'S LENGTH
120-140-000-028-29	385 N SWAMP RD	07/21/21	\$220,000	WD	03-ARM'S LENGTH
120-150-036-013-00	205 N 6TH ST	12/21/21	\$138,000	WD	03-ARM'S LENGTH
120-150-036-013-00	205 N 6TH ST	03/30/22	\$149,900	WD	03-ARM'S LENGTH

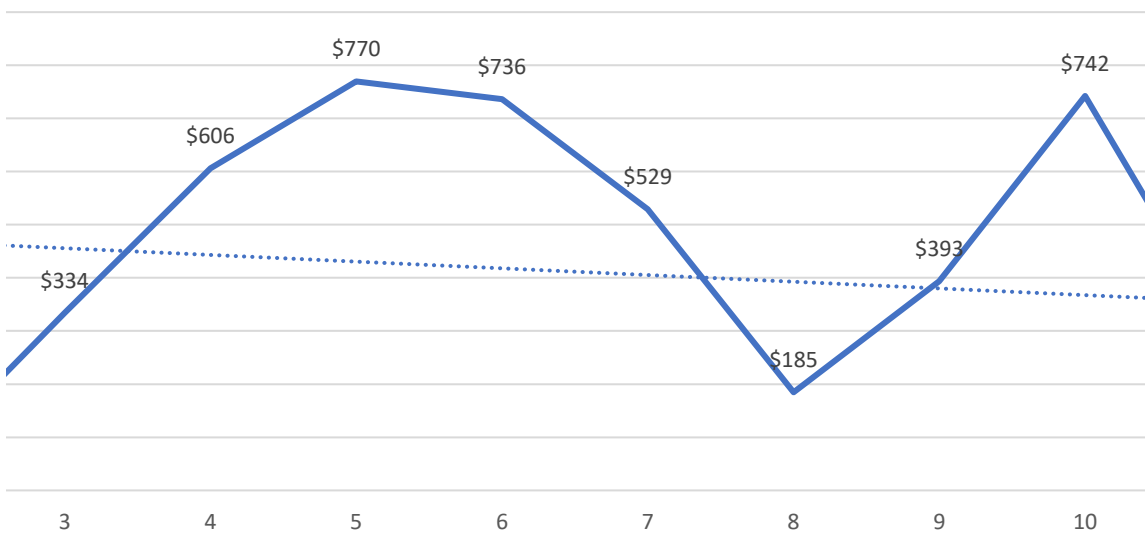
Totals: \$2,253,600

Mean	367.4773378
Standard Error	55.45566467
Median	333.8989899
Mode	#N/A
Standard Deviation	241.7256381
Sample Variance	58431.28413
Kurtosis	-1.232009752
Skewness	0.3963383
Range	715.1976496
Minimum	54.42735043
Maximum	769.625
Sum	6982.069418
Count	19



Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE
\$126,900	\$49,400	38.93	\$99,534	\$56,566	\$70,334
\$62,000	\$42,400	68.39	\$84,882	\$6,368	\$55,632
\$94,000	\$40,400	42.98	\$80,744	\$33,056	\$60,944
\$119,900	\$46,100	38.45	\$96,400	\$40,000	\$79,900
\$106,360	\$32,700	30.74	\$65,347	\$55,413	\$50,947
\$165,000	\$49,900	30.24	\$99,820	\$89,500	\$75,500
\$86,000	\$33,800	39.30	\$67,573	\$34,927	\$51,073
\$75,000	\$40,500	54.00	\$83,619	\$24,381	\$50,619
\$70,000	\$28,300	40.43	\$56,651	\$27,149	\$42,851
\$92,500	\$32,000	34.59	\$66,900	\$38,600	\$53,900
\$187,500	\$90,700	48.37	\$181,335	\$21,719	\$165,781
\$140,000	\$0	0.00	\$107,035	\$33,490	\$106,510
\$36,000	\$20,600	57.22	\$44,378	\$7,872	\$28,128
\$83,300	\$48,100	57.74	\$94,492	\$13,808	\$69,492
\$139,000	\$52,100	37.48	\$104,109	\$61,291	\$77,709
\$155,000	\$74,900	48.32	\$158,066	\$38,184	\$116,816
\$220,000	\$0	0.00	\$146,383	\$122,367	\$97,633
\$138,000	\$76,600	55.51	\$159,951	\$9,549	\$128,451
\$149,900	\$76,600	51.10	\$153,856	\$25,024	\$124,876
\$0					
\$2,246,360	\$835,100		\$1,951,075	\$739,264	
	Sale. Ratio =>	37.18			
	Std. Dev. =>	17.54			

401 F/F OTHER STREETS STUDY



Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$29,200	146.0	223.0	0.75	0.75	\$387	\$75,724
\$29,250	117.0	310.4	0.87	0.87	\$54	\$7,294
\$19,800	99.0	165.0	0.38	0.38	\$334	\$88,149
\$16,500	66.0	165.0	0.25	0.25	\$606	\$160,000
\$14,400	72.0	165.0	0.27	0.27	\$770	\$202,978
\$24,320	121.6	141.2	0.39	0.39	\$736	\$227,157
\$16,500	66.0	132.0	0.20	0.20	\$529	\$174,635
\$33,000	132.0	132.0	0.40	0.40	\$185	\$60,953
\$13,800	69.0	95.0	0.15	0.15	\$393	\$180,993
\$13,000	52.0	132.0	0.16	0.16	\$742	\$244,304
\$15,554	77.8	132.0	0.24	0.24	\$279	\$92,030
\$525	245.5	202.6	1.14	0.76	\$136	\$29,351
\$16,250	65.0	168.0	0.25	0.25	\$121	\$31,363
\$25,000	125.0	651.0	1.87	1.87	\$110	\$7,392
\$26,400	132.0	264.0	0.80	0.80	\$464	\$76,614
\$41,250	165.0	165.0	0.63	0.63	\$231	\$61,094
\$48,750	195.0	120.0	0.67	0.54	\$628	\$182,365
\$31,500	126.0	165.0	0.48	0.48	\$76	\$20,019
\$28,980	126.0	165.0	0.48	0.48	\$199	\$52,461
\$443,979	2,197.9		10.37	9.85		
Average per FF=>	\$336		Average per Net Acre=>	71,316.23		Average per SqFt=>

USE \$325 PER F/F



2023 120 LAND ANALYSIS 401 OTHER STREETS F/F STUDY

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$1.74	146.00	401	2.02E+11		RESIDENTIAL 401
\$0.17	0.00	401	2.021E+12		RESIDENTIAL 401
\$2.02	99.00	401	2.02E+11		RESIDENTIAL 401
\$3.67	66.00	401	2.021E+11		RESIDENTIAL 401
\$4.66	72.00	401	2.02E+11		RESIDENTIAL 401
\$5.21	121.60	401	2.02E+11		RESIDENTIAL 401
\$4.01	66.00	401	2.021E+12		RESIDENTIAL 401
\$1.40	132.00	401	2.021E+16		RESIDENTIAL 401
\$4.16	69.00	401	2.02E+11		RESIDENTIAL 401
\$5.61	52.00	401	2.021E+11		RESIDENTIAL 401
\$2.11	77.77	402	2.02E+11		RESIDENTIAL 401
\$0.67	1.00	401	2.021E+11	120-110-012-230-02	RESIDENTIAL 401
\$0.72	65.00	401	2.021E+11		RESIDENTIAL 401
\$0.17	125.00	401	2.021E+11		RESIDENTIAL 401
\$1.76	132.00	401	2.02E+11		RESIDENTIAL 401
\$1.40	165.00	401	2.021E+11		RESIDENTIAL 401
\$4.19	195.00	401	2.021E+11		RESIDENTIAL 401
\$0.46	126.00	401	2.021E+11		RESIDENTIAL 401
\$1.20	126.00	401			RESIDENTIAL 401

\$1.64

Gravel	Paved	Inspected Date	Use Code	Class
0	0	2/6/2017		401
0	0	2/6/2017		401
0	0	2/6/2017		401
0	0	2/6/2017		401
0	0	2/6/2017		401
0	0	2/6/2017		401
0	0	2/6/2017		401
0	0	4/17/2012		401
0	0	11/8/2013		401
0	0	12/21/2021		401
0	0	9/11/2020	EXEMPT PARCEL	401
0	0	2/18/2017		401
0	0	12/4/2021		401
0	0	2/6/2012		401
0	0	12/21/2021		401
0	0	9/10/2020		401
0	0	9/10/2020		401
0	0	9/10/2020		401



Rate Group 1	Rate Group 2	Rate Group 3	COMMEMENTS
OTHER STREETS			N US-23
OTHER STREETS			N US-23
OTHER STREETS			E CHURCH ST
OTHER STREETS			E CHURCH ST
OTHER STREETS			E CHURCH ST
OTHER STREETS			E CHURCH ST
OTHER STREETS			1ST ST
OTHER STREETS	OTHER STREETS		N 2ND ST
OTHER STREETS			N 2ND ST
OTHER STREETS			S 3RD ST
OTHER STREETS			S 3RD ST
LAKE / DOCK ST.	EXEMPT UNTILL	SOLD	N US-23
OTHER STREETS			W CHURCH ST
OTHER STREETS			S SCHOOL DR
OTHER STREETS			S 3RD ST
OTHER STREETS			W CHURCH ST
OTHER STREETS			N SWAMP RD
OTHER STREETS			N 6TH ST
OTHER STREETS			N 6TH ST

