

Commercial Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-400-023	12721 E OLD US 12	02/01/22	\$1,620,000	WD	03-ARM'S LENGTH	\$1,620,000	\$300,500	18.55
G -07-18-100-005	400 N FREER RD	10/30/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$97,000	21.56
G -07-18-400-032	13680 LUICK DR	10/07/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$76,200	76.20
Totals:			\$2,170,000			\$2,170,000	\$473,700	
							Sale. Ratio =>	21.83
							Std. Dev. =>	32.45

After Analysis 8% Decrease in Land for 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$698,406	\$1,056,324	\$134,730	0.0	0.0	5.62	5.62	#DIV/0!	\$187,958	\$4.31
\$244,983	\$310,017	\$105,000	0.0	0.0	7.00	7.00	#DIV/0!	\$44,288	\$1.02
\$170,578	\$44,912	\$115,490	0.0	0.0	2.57	2.57	#DIV/0!	\$17,475	\$0.40
\$1,113,967	\$1,411,253	\$355,220	0.0		15.19	15.19			
	Average		#DIV/0!		Average			Average	
	per FF=>				per Net Acre=>	92,906.71		per SqFt=>	\$2.13

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	200			COMMERCIAL	0	0	NOT INSPECTED		201
0.00	300	5389-148		CHELSEA GENERAL	0	0	1/30/1997		201
0.00	200	5451-666		COMMERCIAL	0	1	1/19/2009		201

Rate Group 1 Rate Group 2 Rate Group 3

