

2022 INDUSTRIAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	
041 120 032 00	03/30/20	\$1,138,285	WD	\$1,138,285	\$12,900	1.13	\$222,355	\$933,094	\$17,164	343.3	249.6	1.77	1.77	\$2,718	\$528,665	
041 180 018 00	04/03/20	\$34,000	WD	\$34,000	\$17,900	52.65	\$35,881	\$211	\$2,092	20.9	140.0	0.08	0.08	\$10	\$2,638	
041 180 065 00	12/18/19	\$70,000	WD	\$70,000	\$30,600	43.71	\$59,728	\$16,158	\$5,886	56.1	132.0	0.21	0.21	\$288	\$77,311	
041 180 108 00	07/28/20	\$130,000	WD	\$130,000	\$53,100	40.85	\$102,825	\$30,154	\$2,979	26.8	66.7	0.06	0.06	\$1,125	\$548,255	
041 777 006 00	02/14/20	\$175,000	WD	\$175,000	\$44,800	25.60	\$77,269	\$119,241	\$21,510	253.3	177.8	1.14	1.14	\$471	\$104,689	
Totals:		\$1,547,285		\$1,547,285	\$159,300		\$498,058	\$1,098,858	\$49,631	700.3		3.25	3.25			
						Sale. Ratio =>	10.30			Average			Average			
						Std. Dev. =>	20.20			per FF=>	\$1,039	Average		per Net Acre=>	338,318.35	Average

used 1,000 ff