

2022 COMMERCIAL LAND VALUES

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. SaleCur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
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	\$10
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	\$288
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	\$310
Totals:		\$279,000		\$279,000	\$93,300		\$172,878	\$135,610	\$29,488	330.2		
					Sale. Ratio =>	33.44			Average			
					Std. Dev. =>	13.78			per FF=>			\$268

USED 250