

2023 LAND ANALYSIS: CR-50 NORTH/CENTRAL RURAL 4/01/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
100-002-200-090-00	2470 OLD BEAVER RD	08/04/20	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$62,800	55.09	\$145,762	\$18,204	\$49,966	166.0	164.0	0.63	0.63	\$110	\$29,126	\$0.67	166.00	CR-50	202010806	NORTH/CENTRAL R	8/18/2020	401	
100-002-200-160-00	2434 E CHIP RD	08/28/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$47,200	38.06	\$111,033	\$49,689	\$36,722	122.0	240.0	0.67	0.67	\$407	\$73,942	\$1.70	122.00	CR-50	202012623	NORTH/CENTRAL R	9/9/2020	401	
100-002-400-090-00	2471 E WHEELER RD	08/06/21	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$47,000	36.72	\$103,273	\$61,750	\$37,023	123.0	183.0	0.52	0.52	\$502	\$119,439	\$2.74	123.00	CR-50	202114059	NORTH/CENTRAL R	12/21/2022	401	
100-002-400-110-00	2451 E WHEELER RD	12/22/20	\$150,250	WD	03-ARM'S LENGTH	\$150,250	\$60,900	40.53	\$143,895	\$36,455	\$30,100	100.0	183.0	0.42	0.42	\$365	\$86,798	\$1.99	100.00	CR-50	202018720	NORTH/CENTRAL R	6/8/2021	401	
100-011-200-040-10	2452 E WHEELER RD	04/15/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$206,500	52.95	\$510,250	(\$20,920)	\$99,330	330.0	658.0	4.99	4.99	(\$63)	(\$4,197)	(\$0.10)	330.00	RU-70	202005568	NORTH/CENTRAL R	6/15/2020	401	
100-012-300-050-00	3837 MONITOR RD	10/26/20	\$180,000	WD	08-ESTATE	\$180,000	\$72,000	40.00	\$165,949	\$74,251	\$60,200	200.0	270.0	1.24	1.24	\$371	\$59,880	\$1.37	200.00	CR-50	202015748	NORTH/CENTRAL R	11/22/2022	401	
100-012-400-080-00	3900 S 2 MILE RD	10/29/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$54,500	41.92	\$125,789	\$45,749	\$41,538	138.0	164.0	0.52	0.52	\$332	\$87,979	\$2.02	138.00	CR-50	202118680	NORTH/CENTRAL R	11/4/2022	401	
100-012-400-080-01	2 MILE RD (REAR)	10/29/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,900	49.75	\$41,538	\$40,000	\$41,538	138.0	262.0	0.83	0.83	\$290	\$48,193	\$1.11	138.00	CR-50	202118680	NORTH/CENTRAL R	11/8/2021	402	
100-D05-000-002-00	3738 S THREE MILE RD	04/17/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$84,200	64.82	\$168,384	(\$6,578)	\$31,906	106.0	150.0	0.37	0.37	(\$62)	(\$18,022)	(\$0.41)	106.00	RE/AG	202005622	NORTH/CENTRAL R	4/27/2022	401	
Totals:			\$1,386,150			\$1,386,150	\$655,000		\$1,515,873	\$298,600	\$428,323	1,423.0		10.17	10.17										
								Sale. Ratio =>	47.25					Average per FF=>	\$210	Average per Net Acre=>		29,349.32	Average per SqFt=>		\$0.67				
								Std. Dev. =>	9.53					Average per Net Acre=>	29,349.32	Average per SqFt=>		\$0.67							
2023 USED \$210 FF																									