

2023 EAST MIDLAND RD SOUTH - LAND SALES ANALYSIS 2YR STUDY 4/1/2020 - 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	Inspected Date	Class
100-024-200-170-01	2945 MIDLAND RD	11/19/21	\$166,000	OTH	03-ARM'S LENGTH	\$166,000	\$67,000	40.36	\$116,798	\$84,852	\$35,650	115.0	379.5	1.00	1.00	\$738	\$84,683	\$1.94	115.00	DS-50	202119651	11/29/2021	401
100-024-400-150-00	2976 MIDLAND RD	02/18/22	\$170,001	WD	03-ARM'S LENGTH	\$170,001	\$68,300	40.18	\$122,996	\$88,235	\$41,230	133.0	250.0	0.76	0.76	\$663	\$115,642	\$2.65	133.00	DS-50	202202598	2/18/2020	401
100-024-400-258-00	2777 E FISHER RD	06/14/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,400	37.44	\$118,405	\$92,595	\$31,000	100.0	233.0	0.54	0.54	\$926	\$173,075	\$3.97	100.00	DS-50	202110603	7/12/2021	401
100-024-400-360-00	4847 BAXMAN RD	07/09/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$57,800	43.79	\$95,743	\$77,177	\$40,920	132.0	660.0	2.00	2.00	\$585	\$38,589	\$0.89	132.00	DS-50	202112225	11/4/2021	401
100-025-100-140-00	5132 BAXMAN ROAD	04/13/20	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$69,000	56.60	\$130,810	\$17,440	\$26,350	85.0	250.0	0.49	0.49	\$205	\$35,738	\$0.82	85.00	DS-50	202005381	6/3/2020	401
100-B07-000-001-00	2880 E FISHER RD	11/20/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$87,500	45.57	\$178,522	\$61,528	\$48,050	155.0	208.0	0.74	0.74	\$397	\$83,146	\$1.91	155.00	O/NCG	202017145	11/23/2020	401
100-B07-000-009-00	2968 E FISHER RD	07/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$97,900	48.95	\$207,258	\$23,742	\$31,000	100.0	208.0	0.48	0.48	\$237	\$49,669	\$1.14	100.00	O/NCG	202008880	7/28/2020	401
100-B07-000-011-00	2988 E FISHER RD	11/02/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$102,400	40.16	\$213,727	\$82,503	\$41,230	133.0	208.0	0.64	0.64	\$620	\$129,926	\$2.98	133.00	O/NCG	202015752	6/14/2022	401
100-B25-000-006-00	4715 MONITOR RD	06/11/21	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$45,300	52.37	\$79,326	\$30,424	\$23,250	75.0	397.0	0.68	0.68	\$406	\$44,480	\$1.02	75.00	O/NCG	202111179	7/6/2021	401
100-C20-000-002-00	4510 E CROSSROADS DR	08/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$118,300	40.10	\$251,355	\$98,097	\$54,452	175.7	137.0	0.55	0.55	\$558	\$177,391	\$4.07	175.49	NH/CG	202010784	6/7/2022	401
100-C20-000-012-00	2822 W CROSSROADS DR	07/27/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$124,300	42.86	\$227,359	\$102,263	\$39,622	127.8	220.0	0.75	0.75	\$800	\$136,533	\$3.13	86.84	NH/CG	202113514	7/30/2021	401
100-C20-000-016-00	2815 W CROSSROADS DR	03/14/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,000	57.50	\$31,000	\$40,000	\$31,000	100.0	164.9	0.38	0.38	\$400	\$105,820	\$2.43	100.00	NH/CG	202203682	4/13/2022	402
100-C20-000-022-00	4512 E CROSSROADS DR	12/15/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$21,100	52.75	\$35,650	\$40,000	\$35,650	115.0	165.6	0.44	0.44	\$348	\$91,533	\$2.10	115.00	NH/CG	202018147	5/26/2022	401
100-C20-000-027-00	4522 E CROSSROADS DR	04/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$122,600	46.26	\$227,908	\$68,092	\$31,000	100.0	164.8	0.38	0.38	\$681	\$180,138	\$4.14	100.00	NH/CG	202107441	5/17/2021	401
100-C20-000-036-00	4517 E CROSSROADS DR	06/30/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,400	46.00	\$298,809	(\$227,809)	\$31,000	100.0	150.0	0.34	0.34	(\$2,278)	(\$662,235)	(\$15.20)	100.00	NH/CG	202008666	1/26/2022	401
100-C20-000-038-00	4513 E CROSSROADS DR	04/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,500	41.38	\$251,417	\$104,583	\$31,000	100.0	150.0	0.34	0.34	\$1,046	\$304,020	\$6.98	100.00	NH/CG	202108298	5/12/2021	401
100-P07-000-027-00	5260 PETAL BROOK DR	04/09/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$141,300	41.93	\$265,026	\$102,974	\$31,000	100.0	189.0	0.43	0.43	\$1,030	\$237,267	\$5.45	100.00	PEP-1	202106359	8/23/2021	401
100-P07-000-041-00	5257 PETAL BROOK DR	03/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$169,200	53.71	\$336,992	\$39,078	\$61,070	197.0	100.0	0.45	0.45	\$198	\$86,456	\$1.98	197.00	PEP-1	202104993	5/13/2021	401
100-S20-000-004-00	4806 DOREY DR	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,100	38.48	\$84,284	\$65,516	\$24,800	80.0	102.0	0.19	0.19	\$819	\$350,353	\$8.04	80.00	MA/CG	202117017	9/30/2021	401

Totals:	\$3,575,401		\$3,575,401	\$1,583,400		\$3,273,385	\$991,290		\$689,274	2,223.5		11.58	11.58										
				Sale. Ratio =>		44.29			Average			Average				Average							
				Std. Dev. =>		6.29			per FF=>	\$446		per Net Acre	85,596.24			per SqFt=>	\$1.97						

2023 USED \$446 FF