

**2023 LAND ANALYSIS E-101 EAST I75/M13 FRONT FOOT**

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	Other Parcels in Sale	Land Table	Inspected Date	Class	
100-002-300-070-01	2147 E CHIP RD	11/18/21	\$5,768	QC	03-ARM'S LENGTH	\$5,768	\$25,400	440.36	\$45,709	\$359	\$40,300	250.0	0.0	7.46	7.69	\$1	\$48	\$0.00	0.00	CR-50	202119636	EAST-I75/M13	11/30/2021	101		
100-011-200-030-07	E WHEELER RD	10/23/20	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$23,300	40.17	\$47,034	\$58,000	\$47,034	100.0	0.0	8.71	8.96	\$580	\$6,659	\$0.15	0.00	RM-40	202015249	EAST-I75/M13	8/17/2022	102		
100-012-200-010-00	2806 E WHEELER RD	01/19/21	\$135,000	WD	08-ESTATE	\$135,000	\$99,000	73.33	\$210,320	\$58,258	\$133,578	175.0	0.0	26.07	26.57	\$333	\$2,235	\$0.05	0.00	RM-40	202101198	EAST-I75/M13	12/20/2022	101		
100-024-400-140-00	MIDLAND RD	07/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$33,800	17.33	\$63,344	\$195,000	\$63,344	442.2	1326.6	12.00	13.00	\$441	\$16,254	\$0.37	442.23	RD-50	202113040	EAST-I75/M13	7/25/2022	102		
100-024-400-160-01	S TWO MILE RD	07/22/21	\$150,000	OTH	03-ARM'S LENGTH	\$150,000	\$27,200	18.13	\$51,138	\$150,000	\$51,138	150.0	0.0	10.47	10.47	\$1,000	\$14,327	\$0.33	0.00	RM-40	202112947	EAST-I75/M13	7/30/2021	102		
100-037-100-050-01	5138 KASEMEYER RD	11/03/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,800	37.00	\$33,457	\$40,000	\$33,457	163.0	265.0	0.87	0.99	\$245	\$46,030	\$1.06	163.00	RM-40	202016662	EAST-I75/M13	4/13/2022	401		
100-037-100-050-04	TWO MILE RD	02/25/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,600	43.73	\$108,216	\$150,000	\$108,216	160.0	0.0	20.04	20.18	\$938	\$7,485	\$0.17	0.00	RM-40	202002450	EAST-I75/M13	6/2/2020	001		
100-037-100-050-05	TWO MILE RD	02/25/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$106,072	\$150,000	\$106,072	200.0	0.0	19.78	19.78	\$750	\$7,582	\$0.17	0.00	RM-40	202002450	EAST-I75/M13	2/2/2021	102		
<b>Totals:</b>			<b>\$883,768</b>			<b>\$883,768</b>	<b>\$345,600</b>		<b>\$665,290</b>	<b>\$801,617</b>	<b>\$583,139</b>	<b>1,640.2</b>		<b>105.40</b>	<b>107.65</b>											
								<b>Sale. Ratio =&gt;</b>	<b>39.11</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>143.24</b>			<b>per FF=&gt;</b>	<b>\$489</b>	<b>per Net Acre</b>	<b>7,605.33</b>	<b>per SqFt=&gt;</b>	<b>\$0.17</b>									

RATED ACRES: SEE AG ACRES CREATED FOR W-401

RATED RES-ACREAGE SAME AS W-401

2023 USED: \$500.00 FF FOR SUB E 75-NEWER FF

2023 USED: \$375.00 @ 75% FOR SUB E MISC FF