

2023 LAND ANALYSIS SOUTH EAST CORNER SEC-38 2YR 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
100-036-300-020-02	2711 E HOTCHKISS RD	11/06/20	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$53,300	46.80	\$116,062	\$57,733	\$59,895	165.0	297.0	1.13	1.13	\$350	\$51,318	\$1.18	165.00	RU-70	202016171	SOUTH EAST CORNER SEC-38	11/12/2020	401
100-038-100-010-00	126 WS SAGINAW RD	10/28/20	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$46,900	39.12	\$101,711	\$79,899	\$61,710	170.0	1625.0	6.34	6.34	\$470	\$12,598	\$0.29	170.00	OR-40	202015781	SOUTH EAST CORNER SEC-38	11/12/2020	401
100-038-100-100-00	158 SALZBURG RD	01/06/21	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$70,200	45.73	\$138,303	\$42,422	\$27,225	75.0	250.0	0.43	0.43	\$566	\$98,656	\$2.26	75.00	OR-40	202100324	SOUTH EAST CORNER SEC-38	2/11/2021	401
100-038-100-160-00	138 SALZBURG RD	10/21/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$61,400	40.13	\$126,823	\$69,737	\$43,560	120.0	250.0	0.69	0.69	\$581	\$101,215	\$2.32	120.00	OR-40	202015122	SOUTH EAST CORNER SEC-38	11/2/2020	401
100-038-100-220-00	5546 GAERTNER CT	04/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,000	42.94	\$143,488	\$59,908	\$33,396	92.0	209.5	0.44	0.44	\$651	\$135,538	\$3.11	92.00	OR-40	202006223	SOUTH EAST CORNER SEC-38	7/10/2020	401
100-038-100-250-00	5572 GAERTNER CT	11/16/20	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$63,100	36.37	\$130,482	\$76,414	\$33,396	92.0	230.0	0.49	0.49	\$831	\$157,230	\$3.61	92.00	OR-40	202016667	SOUTH EAST CORNER SEC-38	11/23/2020	401
100-038-200-460-00	WS SAGINAW RD	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,200	44.42	\$87,279	\$34,946	\$27,225	75.0	198.0	0.34	0.34	\$466	\$102,481	\$2.35	75.00	OR-40	202118592	SOUTH EAST CORNER SEC-38	10/22/2021	001
100-038-200-460-01	WS SAGINAW RD	10/13/21	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$11,500	57.50	\$25,773	\$20,000	\$25,773	71.0	209.0	0.34	0.34	\$282	\$58,651	\$1.35	71.00	OR-40	202118593	SOUTH EAST CORNER SEC-38	11/8/2021	001
100-038-200-460-02	54 WS SAGINAW RD	10/13/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,200	44.42	\$87,279	\$34,946	\$27,225	75.0	198.0	0.34	0.68	\$466	\$102,481	\$2.35	75.00	OR-40	202118592	SOUTH EAST CORNER SEC-38	2/23/2022	401
100-038-200-480-00	46 WS SAGINAW RD	01/19/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$53,600	59.56	\$112,813	\$30,185	\$52,998	146.0	217.0	0.73	0.73	\$207	\$41,520	\$0.95	146.00	OR-40	202101172	SOUTH EAST CORNER SEC-38	5/25/2021	401
100-038-300-030-01	5861 S TWO MILE RD	05/11/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$72,300	40.19	\$146,360	\$69,840	\$36,300	100.0	200.0	0.46	0.46	\$698	\$152,157	\$3.49	100.00	OR-40	202108804	SOUTH EAST CORNER SEC-38	11/2/2021	401
100-038-300-300-00	5860 WS SAGINAW RD	12/22/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$71,000	42.01	\$147,030	\$83,317	\$61,347	169.0	299.0	1.16	1.16	\$493	\$71,825	\$1.65	169.00	OR-40	202121321	SOUTH EAST CORNER SEC-38	1/4/2022	401
100-038-400-290-00	3110 S EUCLID AVE	05/03/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$35,000	51.47	\$72,231	\$17,549	\$21,780	60.0	205.0	0.28	0.28	\$292	\$62,230	\$1.43	60.00	OR-40	202108477	SOUTH EAST CORNER SEC-38	5/13/2021	401
100-B15-000-008-00	5585 CHRISTYWAY CT	10/05/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,800	46.75	\$167,132	\$30,620	\$37,752	104.0	121.0	0.29	0.29	\$294	\$105,952	\$2.43	104.00	O/NCG	202014098	SOUTH EAST CORNER SEC-38	11/2/2020	401
100-B15-000-016-00	5530 CHRISTYWAY CT	10/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,000	41.88	\$137,752	\$58,548	\$36,300	100.0	140.0	0.32	0.32	\$585	\$182,393	\$4.19	100.00	O/NCG	202118019	SOUTH EAST CORNER SEC-38	10/29/2021	401
100-H10-000-011-00	5546 CHRISTOPHER CT	09/07/21	\$182,400	WD	03-ARM'S LENGTH	\$182,400	\$72,300	39.64	\$149,193	\$76,767	\$43,560	120.0	125.0	0.34	0.34	\$640	\$223,160	\$5.12	120.00	O/NCG	202115840	SOUTH EAST CORNER SEC-38	9/13/2021	401
100-H10-000-025-00	53 CHRISTOPHER CT	09/16/21	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$35,700	43.27	\$73,855	\$32,240	\$23,595	65.0	150.0	0.22	0.22	\$496	\$143,929	\$3.30	65.00	O/NCG	202116412	SOUTH EAST CORNER SEC-38	10/13/2021	401

Totals: \$2,185,600

\$2,185,600

\$945,500

\$1,963,566

\$875,071

\$653,037

1,799.0

14.34

14.68

Sale. Ratio => 43.26

Average per FF=> \$486

Average per Net A 61,010.32

Average per SqFt=> \$1.40

2023 USED \$486 FF