

2023 LAND ANALYSIS SALZBURG EUCLID - SEC 37 2R 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	Inspected Date	Class
100-037-100-150-00	5051 S TWO MILE RD	07/09/20	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$44,400	38.95	\$91,751	\$61,009	\$38,760	85.0	470.0	0.92	0.92	\$718	\$66,531	\$1.53	85.00	UC-50	202009246	8/3/2020	401
100-037-100-190-00	5011 TWO MILE RD	11/12/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$79,000	41.15	\$172,371	\$78,909	\$59,280	130.0	132.0	0.39	0.39	\$607	\$200,277	\$4.60	130.00	UC-50	202119227	11/16/2021	401
100-037-100-210-00	3018 E FISHER RD	08/14/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$52,400	56.96	\$112,867	\$39,325	\$60,192	132.0	330.0	1.00	1.00	\$298	\$39,325	\$0.90	132.00	UC-50	202011780	9/9/2020	401
100-037-100-330-00	3166 E FISHER RD	03/03/21	\$72,275	WD	03-ARM'S LENGTH	\$72,275	\$48,200	66.69	\$104,746	\$27,721	\$60,192	132.0	330.0	1.00	1.00	\$210	\$27,721	\$0.64	132.00	UC-50	202103910	5/14/2021	401
100-037-100-500-00	3131 HABERLAND DR	02/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,600	40.39	\$134,045	\$84,795	\$63,840	140.0	330.0	1.06	1.06	\$606	\$79,920	\$1.83	140.00	UC-50	202103113	5/14/2021	401
100-037-100-520-00	3091 HABERLAND DR	07/02/20	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$45,900	50.72	\$95,614	\$33,646	\$38,760	85.0	247.0	0.48	0.48	\$396	\$69,805	\$1.60	85.00	UC-50	202009035	7/28/2020	401
100-037-200-390-00	5010 N PRESSLER DR	06/18/20	\$99,500	WD	03-ARM'S LENGTH	\$99,500	\$48,900	49.15	\$98,161	\$28,699	\$27,360	60.0	107.0	0.15	0.15	\$478	\$195,231	\$4.48	60.00	UC-50	202008352	7/1/2020	401
100-037-300-070-01	5390 KASEMEYER RD	12/14/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$49,000	43.36	\$106,220	\$51,824	\$45,044	98.8	212.8	0.48	0.48	\$525	\$107,519	\$2.47	98.78	RL\80	202200452	3/18/2022	401
100-037-400-220-00	1902 WOODBRIDGE ST	03/26/21	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$42,100	43.63	\$87,880	\$35,980	\$27,360	60.0	100.0	0.14	0.14	\$600	\$260,725	\$5.99	60.00	UC-50	202105021	5/13/2021	401
100-A05-000-003-00	5041 KASEMEYER RD	03/24/21	\$166,500	WD	03-ARM'S LENGTH	\$166,500	\$70,200	42.16	\$160,131	\$56,529	\$50,160	110.0	163.0	0.41	0.41	\$514	\$137,206	\$3.15	110.00	O\NCG	202104876	5/14/2021	401
100-H05-000-001-00	3180 HABERLAND DR	04/03/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,600	37.17	\$102,659	\$57,013	\$39,672	87.0	170.0	0.34	0.34	\$655	\$167,685	\$3.85	87.00	O\NCG	202005506	6/6/2020	401
100-H07-000-010-00	5437 LISA DR	06/30/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$106,900	36.87	\$219,959	\$133,781	\$63,840	140.0	118.0	0.38	0.38	\$956	\$352,984	\$8.10	140.00	NH\CG	202111656	11/4/2021	401
100-H08-000-015-00	5410 LISA DR	11/19/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$122,200	39.42	\$257,506	\$95,358	\$42,864	94.0	170.0	0.37	0.37	\$1,014	\$259,831	\$5.96	94.00	NH\CG	202016715	10/8/2021	401
100-H08-000-019-00	5368 LISA DR	07/15/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$123,900	38.12	\$250,916	\$119,684	\$45,600	100.0	132.0	0.30	0.30	\$1,197	\$394,997	\$9.07	100.00	NH\CG	202113090	7/30/2021	401
100-H15-000-003-00	5455 HILLTOP DR	09/09/20	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$72,900	43.39	\$161,563	\$52,037	\$45,600	100.0	100.0	0.23	0.23	\$520	\$226,248	\$5.19	100.00	O\NCG	202013098	10/6/2020	401
100-H15-000-016-00	5404 HILLTOP DR	06/12/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,100	52.38	\$155,555	\$20,045	\$45,600	100.0	195.0	0.45	0.45	\$200	\$44,743	\$1.03	100.00	O\NCG	202007769	6/26/2020	401

Totals:	\$2,534,175	\$2,534,175	\$1,081,300	\$2,311,944	\$976,355	\$754,124	1,653.8	8.10	8.10	Average per FF=>	\$590	Average per Net Acre=>	120,537.65	Average per SqFt=>	\$2.77
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2023 USED \$590 FF