

Land Value 119

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			
01-111-0013-000	515 STATE ST	01/20/23	\$0	MLC	03-ARM'S LENGTH	\$106,358	\$41,400	38.93	\$103,685	\$30,673	\$28,000	75.0	120.0	0.21	0.21	\$409	\$148,179	\$3.40	75.00	4100S	5660-255				
01-119-0012-000	947 LIBERTY ST	05/27/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,300	32.54	\$116,433	\$41,567	\$28,000	50.0	110.0	0.13	0.13	\$831	\$329,897	\$7.57	50.00	4100S	5385-1				
01-119-0014-000	951 LIBERTY ST	09/06/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$50,100	33.62	\$122,059	\$54,941	\$28,000	50.0	110.0	0.13	0.13	\$1,099	\$436,040	\$10.01	50.00	4100S	5565-761				
01-119-0024-000	954 ROBBINS DR	05/04/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$51,300	35.87	\$124,884	\$46,116	\$28,000	50.0	110.0	0.13	0.13	\$922	\$366,000	\$8.40	50.00	4100S	5526-514				
01-119-0037-000	613 ROBBINS DR	08/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,000	32.67	\$133,853	\$44,147	\$28,000	84.0	100.0	0.19	0.19	\$526	\$228,741	\$5.25	84.00	4100S	5409-914				
01-119-0038-000	603 ROBBINS DR	08/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,400	45.48	\$150,425	\$12,575	\$28,000	40.0	100.0	0.09	0.09	\$314	\$136,685	\$3.14	40.00	4100S	5556-632				
01-119-0082-001	521 FASSETT ST	04/14/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$42,600	36.72	\$103,937	\$40,063	\$28,000	50.0	120.0	0.14	0.14	\$801	\$290,312	\$6.66	50.00	4100S	5520-596				
01-119-0105-000	549 EDWARDS ST	03/04/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$37,400	27.70	\$102,759	\$60,241	\$28,000	50.0	120.0	0.14	0.14	\$1,205	\$436,529	\$10.02	50.00	4100S	5505-654				
Totals:						\$958,000																			
						\$1,064,358	\$375,500		\$958,035	\$330,323	\$224,000	449.0			1.15	1.15									
						Sale. Ratio =>		35.28		Average		per FF=>		736		Average		per Net Acre=>		288,239.97		Average		per SqFt=>	\$6.62
						Std. Dev. =>		5.27																	
									Site value		\$41,290														

Remove 01-119-0049-000 property is a duplex not typical of neighborhood

\$41,000/site for 2024

Land Site 121

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			
01-121-0018-100	798 TOWNSEND CRESANT EAST	01/18/23	\$215,000	AFF	03-ARM'S LENGTH	\$215,000	\$108,900	50.65	\$254,800	\$14,200	\$54,000	46.0	169.6	0.18	0.18	\$309	\$79,330	\$1.82	46.00	4100S	5598-373				
01-121-0043-000	832 TOWNSEND CRESANT WEST	02/28/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,200	40.75	\$159,646	\$54,354	\$54,000	70.0	141.9	0.23	0.23	\$776	\$238,395	\$5.47	70.00	4100S	5505-194				
01-121-0045-000	840 TOWNSEND CRESANT WEST	12/08/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,900	43.95	\$218,628	\$35,372	\$54,000	75.0	143.8	0.25	0.25	\$472	\$142,629	\$3.27	75.00	4100S	5469-756				
01-171-0007-000	805 WORFOLK ST	06/24/21	\$163,320	WD	03-ARM'S LENGTH	\$163,320	\$62,800	38.45	\$152,458	\$64,862	\$54,000	60.0	120.0	0.17	0.17	\$1,081	\$393,103	\$9.02	60.00	4100S	5400-450				
Totals:						\$738,320																			
						\$324,800			\$785,532	\$168,788	\$216,000	251.0			0.82	0.82									
						Sale. Ratio =>		43.99		Average		per FF=>		\$672		Average		per Net Acre=>		205,839.02		Average		per SqFt=>	\$4.73
						Std. Dev. =>		5.30																	
									Site value		\$42,197														

\$42,000/site for 2024