

Com Land Study Final

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Ratio	Cur. Appraisal	Land Residual	Est. Land Value	Net Acreage	Gross Acreage	Dollars/Acre	Liber/Page	Land Table	Class
000-07-31-276-002-00	10021 W MICHIGAN AVE	09/29/23	\$72,000	LC	03-ARM'S LEN	\$72,000	\$40,700	56.53	\$88,138	\$24,570	\$40,708	0.97	0.97	\$25,330	2236-0457	COM AVG	201
000-08-21-252-003-01	3073 SHIRLEY	04/09/24	\$550,000	WD	03-ARM'S LEN	\$550,000	\$232,350	42.25	\$572,993	\$18,833	\$41,826	1.02	1.02	\$18,410	2244-0866	COM AVG	201
000-12-15-351-001-03	7975 SPRING ARBOR RD	04/12/24	\$325,000	LC	03-ARM'S LEN	\$325,000	\$145,900	44.89	\$346,335	\$55,549	\$76,884	2.78	2.78	\$19,982	2244-1220	COM AVG	201
000-16-27-300-001-18	11990 PULASKI RD	04/02/24	\$475,000	WD	03-ARM'S LEN	\$475,000	\$255,300	53.75	\$448,639	\$87,780	\$61,419	2.07	2.07	\$42,508	2248-369	COM AVG	201
Totals:			\$1,422,000			\$1,422,000	\$674,250		\$1,456,105	\$186,732	\$220,837	6.84	6.84	\$106,230			
							Sale. Ratio =>	47.42			Average		Average				
							Std. Dev. =>	6.86			per FF=>		per Net	27,308			