

2023 COM LAND VALUE STUDY FOR INFERIOR COM LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	COMMENTS
34-120-017-000-065-(6774 N Johnson Rd		4/28/2020	\$76,000		03-ARM'S LENGTH			14.47	15.50		\$4,903	\$0.12		INFERIOR
34-010-036-000-170-;2598 S State Rd		6/24/2020	\$650,000		03-ARM'S LENGTH			1.77	2.20		\$295,723	\$8.43		COMMERICAL
34-020-027-000-070-;Nash Hwy		6/5/2020	\$100,000		03-ARM'S LENGTH			4.09	4.09		\$24,432	\$0.56		INFERIOR
34-011-031-000-045-;Jackson Rd		11/6/2020	\$87,500		03-ARM'S LENGTH			9.74	10.00		\$8,754	\$0.21		STRIP
402-100-000-135-00 BELDING		11/17/2020	\$33,000		03-ARM'S LENGTH			1.32	1.32		\$25,019	\$0.57		
204-090-000-070-00 320 S JACKSON ST		01/20/2021	\$7,000	QC	03-ARM'S LENGTH	126.0	212.0	0.61	0.61	\$56	\$11,475	\$0.26	126.00	SECONDARY COMMERCIAL
Totals:			\$953,500			126.0		32.00	33.72					
						#REF!		Average per Net Acre=>	28,281.18		Average per SqFt=>	\$0.68		
												USE	0.68	