

COM LAND VALUE STUDY FOR C-01, C-02, C-03, C-04

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
202-110-000-050-00	W LINCOLN AVE	02/01/2021	\$25,000	LC	03-ARM'S LENGTH	115.5	141.8	0.38	0.38	\$216	\$66,489	\$1.53	115.50	COMMERICAL
34-060-031-000-140-0	2983 S State Rd	8/26/2021	\$105,000		03-ARM'S LENGTH			0.82	1.00		\$105,000	\$2.95		COMMERICAL
300-200-000-235-00	PORTLAND	10/25/2021	\$35,000		03-ARM'S LENGTH	226.0		0.29	0.29	\$155	\$119,863	\$2.75	226.00	COMMERICAL
204-017-000-009-52	500 SKYVIEW DR	11/11/2021	\$22,000	WD	03-ARM'S LENGTH	0.0	0.0	0.32	0.32	#DIV/0!	\$68,750	\$1.58	0.00	COMMERICAL
Totals:			\$187,000			341.5		1.81	1.99					
										Average		Average		
										per Net Acre=>	103,544	per SqFt=>	\$2.38	

USE

2.38 PER SQ FT