

2023 INDUSTRIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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	
204-090-000-070-00	320 S JACKSON ST	01/20/2021	\$7,000	QC	03-ARM'S LENGTH	\$7,000	\$4,100	58.57	\$5,713	\$7,000	\$8,237	126.0	212.0	0.61	0.61	\$56	\$11,475	\$0.26	126.00	
204-090-000-670-51	520 E WASHINGTON ST	05/10/2021	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$19,600	21.78	\$39,147	\$90,000	\$39,147	347.0	263.5	6.26	2.09	\$259	\$14,377	\$0.33	347.00	
204-600-000-050-07	520 APPLE TREE DR	10/10/2022	\$72,574	WD	03-ARM'S LENGTH	\$72,574	\$0	0.00	\$0	\$72,574	\$0	0.0	0.0	3.00	2.77	#DIV/0!	\$24,191	\$0.56	0.00	
Totals:			\$169,574			\$169,574	\$23,700		\$44,860	\$169,574	\$47,384	473.0		9.87	5.47					
								Sale. Ratio =>	13.98			Average per FF=>		Average per Net Acre=>	17,180.75			Average per SqFt=>	\$0.39	
								Std. Dev. =>	29.60											
														USE	\$17,200 PER ACRE					

ALSO USE FOR MIXED COM/IND AREAS