

**EXCESS SITE VALUES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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		
202-130-000-015-00	FOREST ST	09/13/2021	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$8,400	84.00	\$16,824	\$10,000	\$16,824	295.2	165.0	1.00	1.00	\$34	\$10,000	\$0.23	264.00		
204-220-000-085-00	114 N JACKSON ST	10/09/2020	\$1,250	WD	03-ARM'S LENGTH	\$1,250	\$900	72.00	\$1,826	\$1,250	\$1,826	32.0	99.0	0.08	0.08	\$39	\$14,881	\$0.34	37.00		
204-220-000-085-00	114 N JACKSON ST	12/01/2020	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$900	36.00	\$1,826	\$2,500	\$1,826	32.0	99.0	0.08	0.08	\$78	\$29,762	\$0.68	37.00		
Totals:			\$13,750			\$13,750	\$10,200		\$20,476	\$13,750	\$20,476	359.2		1.17	1.17						
								Sale. Ratio =>	74.18			Average					Average				
								Std. Dev. =>	24.98			per FF=>	\$38	Average		11,772.26	per Net Acre=>		Average	per SqFt=>	\$0.27

**USE \$38.00**

These rates are used for vacant sites in the older parts of the city. Typically these sites were purchased by adjacent property owners to simply enlarge their yard. This is little demand for building sites in the older parts of the city and therefore these sites have a minimal value.