

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
110-021-200-004-00	1221 S M-30	01/16/20	\$84,999	WD	03-ARM'S LENGTH	\$84,999	\$74,700	87.88	\$97,184	\$25,815	\$38,000
110-240-000-026-00	35 E M-61	02/09/22	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$53,600	44.30	\$105,905	\$29,495	\$14,400
110-420-012-012-00	350 E M-61	05/02/22	\$165,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$64,000	38.79	\$126,025	\$74,175	\$35,200
110-430-012-017-00	343 NORWAY ST	11/15/21	\$112,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$112,000	\$36,300	32.41	\$82,815	\$41,185	\$12,000
<b>Totals:</b>			<b>\$482,999</b>			<b>\$482,999</b>	<b>\$228,600</b>		<b>\$411,929</b>	<b>\$170,670</b>	<b>\$99,600</b>
								<b>Sale. Ratio =&gt;</b>	<b>47.33</b>	<b>Average</b>	
								<b>Std. Dev. =&gt;</b>	<b>25.17</b>	<b>per FF=&gt;</b>	

Acreage Table 'A'

Description: **COMMERCIAL ACRES**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	10,000	3 Acre:	16,000	10 Acre:	31,000	30 Acre:	87,000
1.5 Acre:	12,000	4 Acre:	20,000	15 Acre:	47,250	40 Acre:	112,000
2 Acre:	13,000	5 Acre:	22,500	20 Acre:	60,000	50 Acre:	130,000
2.5 Acre:	14,000	7 Acre:	28,250	25 Acre:	73,750	100 Acre:	240,000

Close

Rate Group 'A'

Frontage

Description: **COMMERCIAL FF**

Front Foot Rate: 130

Standard Depth: 0

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 0.00

Sites

Description:

Site Value: 0

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
475.0	420.0	4.58	4.58	\$54	\$5,636	\$0.13	475.00	2000	1171/813		2000 COMMERCIAL	9/17/2020	201
180.0	246.0	1.02	1.02	\$164	\$29,002	\$0.67	180.00	2000	1235/478		2000 COMMERCIAL	10/1/2021	201
440.0	360.0	1.82	0.50	\$169	\$40,800	\$0.94	440.00	2000	1242/652	110-420-012-015-00	2000 COMMERCIAL	7/22/2019	201
160.0	326.0	0.60	0.30	\$257	\$68,871	\$1.58	160.00	2000	1228/774	110-430-012-015-01	2000 COMMERCIAL	10/6/2020	201
<b>1,255.0</b>		<b>8.01</b>	<b>6.39</b>										
		<b>Average</b>			<b>Average</b>								
<b>\$136</b>		<b>per Net Acre</b>	<b>21,299.14</b>		<b>per SqFt=&gt;</b>	<b>\$0.49</b>							

Used \$130/ff

\$80/ff in 2022

Larger commercial parcels were valued using an average of 200 front feet and 250 ft depth.  
 The remaining acres were valued using residential acres  
 Commercial waterfront parcels were valued using the Smallwood waterfront front foot rate.

