

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	sd. when Sol	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
110-016-100-001-02	494 HEIL RD	01/10/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$27,200	38.31	\$73,098	\$20,762	\$22,860
110-110-000-026-00	535 BIRCHWOOD LANE	03/13/20	\$18,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$18,000	\$6,400	35.56	\$21,551	\$4,513	\$8,064
110-110-000-033-00	BIRCHWOOD LANE	01/21/22	\$9,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$9,000	\$4,200	46.67	\$7,460	\$9,000	\$5,760
110-110-000-038-00	613 BIRCHWOOD LANE	05/29/19	\$3,000	WD	03-ARM'S LENGTH	\$3,000	\$2,100	70.00	\$3,060	\$3,000	\$3,060
110-250-000-008-00	LAUREL DR	10/23/20	\$9,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$9,000	\$3,600	40.00	\$7,560	\$9,000	\$7,560
110-260-000-033-00	BEULAH CT	08/04/22	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000	\$2,500	35.71	\$5,112	\$7,000	\$5,112
110-362-000-007-00	192 E M-61	07/30/20	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$41,300	49.76	\$83,817	\$5,663	\$6,480
110-410-000-024-00	281 SALLY ST	04/02/21	\$4,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,900	\$4,200	85.71	\$8,400	\$4,900	\$8,400
110-420-004-011-00	280 HICKORY ST	04/28/22	\$7,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$7,000	\$3,400	48.57	\$6,816	\$4,504	\$4,320
110-430-017-031-00	309 E ASH ST	04/19/19	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$16,400	37.27	\$43,240	\$4,216	\$3,456
110-430-018-006-00	ELM ST	10/10/19	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$300	20.00	\$900	\$1,500	\$900
Totals:			\$257,400			\$257,400	\$111,600		\$261,014	\$74,058	\$75,972
								Sale. Ratio =	43.36	Average	
								Std. Dev. =>	17.99	per FF=>	

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	Class
635.0	205.8	3.00	3.00	\$33	\$6,921	\$0.16	635.00	4400	1171/74		OFF WATER-SMALLWOOD	401
192.0	300.0	0.66	0.28	\$24	\$6,828	\$0.16	192.00	4400	1174/790	110-110-000-025-00	OFF WATER-SMALLWOOD	401
160.0	300.0	0.55	0.28	\$56	\$16,364	\$0.38	160.00	4400	1234/877	110-110-000-034-00	OFF WATER-SMALLWOOD	001
85.0	123.0	0.24	0.24	\$35	\$12,500	\$0.29	85.00	4400	1154/783		OFF WATER-SMALLWOOD	401
180.0	120.0	0.25	0.08	\$50	\$36,290	\$0.83	180.00	4400	1192/568	110-250-000-009-00	OFF WATER-SMALLWOOD	402
142.0	150.0	0.23	0.00	\$49	\$29,915	\$0.69	142.00	4400	1248/901	110-260-000-034-00	OFF WATER-SMALLWOOD	401
180.0	115.3	0.48	0.48	\$31	\$11,872	\$0.27	180.00	4400	1185/214		OFF WATER-SMALLWOOD	401
200.0	467.0	1.07	0.54	\$25	\$4,571	\$0.10	200.00	4400	1206/829	110-410-000-025-00	OFF WATER-SMALLWOOD	401
120.0	180.0	0.25	0.08	\$38	\$18,161	\$0.42	120.00	4400	1242/718	110-420-004-009-00	OFF WATER-SMALLWOOD	401
96.0	78.5	0.17	0.17	\$44	\$24,370	\$0.56	96.00	4400	1153/355		OFF WATER-SMALLWOOD	401
25.0	90.0	0.05	0.05	\$60	\$28,846	\$0.66	25.00	4400	1164/724		OFF WATER-SMALLWOOD	401
2,015.0		6.96	5.19									
				Average		Average						
				\$37	per Net Ac 10,648.17	per SqFt=>						\$0.24

Used \$37/ff \$36/ff in 2022

Land value only saw an increase of \$1/ff for 2023

