

2000 Commercial per Acre Value for 2024

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	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	Rate Group 1	Class					
03-4840-0080-00-5	1175 E NAPIER AVE	12/10/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500	\$34,700	61.42	\$87,299	(\$15,304)	\$35,840	64.0	200.0	0.29	0.29	(\$239)	(\$52,054)	(\$1.20)	64.00	2000	3357/1005		2000 COMMERCIAL MAIN MAIN	201						
03-4840-0077-00-4	1692 BERRIEN AVE	01/13/23	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$6,000	52.17	\$36,960	\$11,500	\$36,960	66.0	200.0	0.30	0.30	\$174	\$37,954	\$0.87	66.00	2000	3396/3607		2000 COMMERCIAL MAIN MAIN	202						
03-4840-0019-00-4	1413 E NAPIER AVE	12/15/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$39,400	53.24	\$105,961	\$7,239	\$39,200	70.0	200.0	0.32	0.32	\$103	\$22,551	\$0.52	70.00	2000	3357/3291		2000 COMMERCIAL MAIN MAIN	201						
03-0032-0006-06-5	1948 PLAZA DR	10/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$64,000	41.56	\$161,189	\$1,898	\$9,087	100.0	215.0	0.49	0.49	\$19	\$3,873	\$0.09	100.00	2000	3349/0043		2000 COMMERCIAL MAIN OFF MAIN	201						
03-0029-0024-07-1	1335 M 139	01/10/23	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$25,500	51.00	\$57,115	\$2,342	\$9,457	90.0	247.0	0.51	0.51	\$26	\$4,592	\$0.11	90.00	2000	3396/2543		2000 COMMERCIAL MAIN OFF MAIN	201						
03-2385-0005-00-1	1817 M 139	03/17/22	\$1,246,100	WD	03-ARM'S LENGTH	\$1,246,100	\$423,100	33.95	\$1,250,818	\$50,952	\$55,670	99.4	245.0	0.56	0.56	\$513	\$91,148	\$2.09	99.41	2000	3368/2149		2000 COMMERCIAL MAIN MAIN	201						
03-0032-0006-12-0	2332 PLAZA DR	12/16/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,100	41.38	\$132,733	\$11,667	\$64,400	115.0	215.0	0.57	0.57	\$101	\$20,540	\$0.47	115.00	2000	3357/2851		2000 COMMERCIAL MAIN OFF MAIN	201						
03-0031-0034-02-8	610 E NAPIER AVE	12/01/22	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$95,200	27.20	\$263,648	\$142,699	\$56,347	100.6	249.0	0.58	0.58	\$1,418	\$248,172	\$5.70	100.62	2000	3393/2580		2000 COMMERCIAL MAIN MAIN	201						
03-5250-0001-00-2	1966 PLAZA DR	03/31/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$176,300	35.26	\$516,143	\$69,257	\$85,400	152.5	215.0	0.75	0.75	\$454	\$91,975	\$2.11	152.50	2000	3370/1446		2000 COMMERCIAL MAIN MAIN	201						
03-0032-0031-20-5	2295 M 139	09/08/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$105,600	62.12	\$200,876	(\$12,332)	\$18,544	100.0	438.9	1.00	1.00	(\$123)	(\$12,332)	(\$0.28)	100.00	2000	3387/1085		2000 COMMERCIAL MAIN MAIN	201						
03-6660-0021-01-0	1442 E NAPIER AVE	06/08/22	\$135,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$73,000	54.07	\$343,833	\$16,847	\$225,680	185.0	125.0	1.03	0.53	\$91	\$16,404	\$0.38	185.00	2000	3376/3424	03-6660-0022-02-4, 03-6660-0026-00-3	2000 COMMERCIAL MAIN MAIN	201						
03-5250-0006-00-4	2056 PLAZA DR	10/31/22	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$164,600	59.85	\$302,562	\$95,638	\$123,200	220.0	430.0	1.09	0.54	\$435	\$88,064	\$2.02	220.00	2000	3391/3045	03-5250-0005-00-8	2000 COMMERCIAL MAIN OFF MAIN	201						
03-0031-0041-01-6	2188 S M 139	03/07/22	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$350,000	43.80	\$813,832	\$15,766	\$30,598	165.0	435.0	1.65	1.65	\$96	\$9,555	\$0.22	165.00	2000	3366/3394		2000 COMMERCIAL MAIN MAIN	201						
03-0032-0006-19-7	2053 PLAZA DR	06/24/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$74,500	42.57	\$183,728	\$22,426	\$31,154	140.0	522.0	1.68	1.68	\$160	\$13,365	\$0.31	140.00	2000	3333/3399		2000 COMMERCIAL MAIN MAIN	201						
03-0030-0025-05-5	1359 MILTON ST	12/23/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,900	42.97	\$173,447	\$36,059	\$44,506	397.9	270.9	2.40	2.40	\$91	\$15,025	\$0.34	397.86	2000	3396/2950		2000 COMMERCIAL MAIN MAIN	201						
03-0032-0009-92-7	1592 MALL DR	06/09/21	\$4,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$4,500,000	\$1,197,900	26.62	\$4,571,003	\$108,312	\$179,315	203.0	175.0	4.36	3.54	\$534	\$24,871	\$0.57	202.98	2000	3333/0253	03-0032-0009-91-9	2000 COMMERCIAL MAIN MAIN	201						
03-0029-0053-01-2	1559 PIPESTONE RD	06/21/22	\$210,000	WD	03-ARM'S LENGTH	\$209,500	\$146,600	69.98	\$251,495	\$66,302	\$93,738	406.0	0.0	8.84	8.84	\$163	\$7,500	\$0.17	0.00	2000	3378/0121		2000 COMMERCIAL MAIN MAIN	201						
Totals:						\$8,951,100	\$3,080,400		\$9,452,642	\$631,268	\$1,139,096	2,674.4		26.41	24.56															
									Sale. Ratio =>			34.42			Average			Average			Average									
									Std. Dev. =>			12.46			per FF=>			\$236			per Net Acre=>			23,903.52			per SqFt=>			\$0.55

Used \$23,903 per acre for Commercial Main & Commercial Off Main