

### 3000 Industrial per FF 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		
03-0007-0003-02-2	1586 PAW PAW AVE	07/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$137,200	68.60	\$302,160	(\$90,710)	\$17,263	300.0	270.0	1.84	1.84	(\$302)	(\$49,299)	(\$1.13)	300.00	3000	3382/1743		3000 INDUSTRIAL		
03-0029-0006-02-2	1300 E EMPIRE AVE	08/25/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$312,200	48.03	\$697,306	(\$21,107)	\$26,199	138.1	0.0	4.21	4.21	(\$153)	(\$5,014)	(\$0.12)	0.00	3000	3384/1074		3000 INDUSTRIAL		
03-0029-0012-13-8	1117 INDUSTRIAL CT	11/01/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$125,700	71.83	\$222,579	(\$40,385)	\$10,072	227.4	177.3	0.78	0.78	(\$178)	(\$51,776)	(\$1.19)	227.37	3000	3390/3113		3000 INDUSTRIAL		
03-0032-0020-07-6	2380 PIPESTONE RD	11/03/21	\$1,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,350,000	\$657,300	48.69	\$1,333,984	\$78,644	\$62,628	360.0	355.2	4.85	2.94	\$218	\$16,215	\$0.37	360.00	3000	3352/3303	03-0032-0020-06-8	3000 INDUSTRIAL		
03-0033-0023-02-2	2024 DEWEY AVE	06/28/21	\$5,300,000	WD	03-ARM'S LENGTH	\$5,300,000	\$2,019,500	38.10	\$5,261,998	\$212,557	\$174,555	928.0	1316.8	28.05	28.05	\$229	\$7,578	\$0.17	928.00	3000	3334/0856		3000 INDUSTRIAL		
<b>Totals:</b>						<b>\$7,675,000</b>	<b>\$3,251,900</b>		<b>\$7,818,027</b>	<b>\$138,999</b>	<b>\$290,717</b>	<b>1,953.5</b>		<b>39.73</b>	<b>37.82</b>										
								<b>Sale. Ratio =&gt;</b>	<b>42.37</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>14.51</b>			<b>per FF=&gt;</b>	<b>\$71</b>			<b>per Net Acre=&gt;</b>	<b>3,498.59</b>			<b>per SqFt=&gt;</b>	<b>\$0.08</b>				

Used \$71 per FF for Industrial