

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
10-012-4004-750	8029 EMMETT RD	03/25/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$64,400	45.35	\$138,501	\$23,179	\$19,680	0.0	0.0
10-006-1001-200	13371 FISHER RD	04/08/21	\$51,500	WD	03-ARM'S LENGTH	\$51,500	\$17,400	33.79	\$34,853	\$51,500	\$34,853	315.0	1358.0
10-014-4013-000	7545 BROCKWAY RD	05/27/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,000	47.57	\$173,135	\$40,823	\$28,958	0.0	0.0
10-004-3001-510	12150 JEDDO RD	07/03/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$12,100	37.23	\$24,205	\$32,500	\$24,205	210.0	1037.3
10-010-1008-000	JORDON RD VACANT	02/28/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,400	46.18	\$57,430	\$55,000	\$57,430	0.0	0.0
10-034-4001-250	VAC LOT METCALF RD	05/25/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$10,300	24.52	\$20,500	\$42,000	\$20,500	0.0	0.0
10-012-4004-750	8029 EMMETT RD	08/23/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,300	37.46	\$150,131	\$54,549	\$19,680	0.0	0.0
10-025-1006-200	EMMETT RD	06/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,800	31.24	\$65,242	\$83,978	\$44,220	330.0	657.0
<b>Totals:</b>			<b>\$798,000</b>			<b>\$798,000</b>	<b>\$319,700</b>		<b>\$663,997</b>	<b>\$383,529</b>	<b>\$249,526</b>	<b>855.0</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.06</b>	<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>8.09</b>	<b>per FF=&gt;</b>		<b>\$449</b>	

**2024 Land Value Analysis of Agricultural & Residential Properties 4 to 10 Acres**

**2024 Opinion of Land Value Developed for 4 acre to 10 acre parcel size parcels valued by per acre value of Durentin Heights, C-BC, BWAY, 4000 Agriculture**

**More weight is placed on \$7,800 per acre for smaller parcels and \$5,000 per acre on larger parcels after completing this land value analysis.**

**This small acreage land value analysis includes parcels that are similar in size, zoning, utilities and amenities, and that are typical of rural residential prop**

Sales listed below are removed due to ratio.

10-032-1006-000	VAC LOT NORMAN RD	11/29/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$9,600	17.45	\$19,270	\$55,000	\$19,270	0.0	0.0
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Sales listed below are removed as outliers.

10-033-1003-000	12363 NORMAN RD	05/27/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$66,500	57.83	\$131,359	\$3,321	\$19,680	0.0	0.0
10-022-1003-000	11943 SPEAKER RD	02/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$78,100	52.07	\$170,131	\$3,619	\$23,750	0.0	0.0
10-008-3002-750	12590 YALE RD	07/21/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,100	53.10	\$113,638	\$6,862	\$20,500	0.0	0.0
10-004-3001-510	12150 JEDDO RD	05/30/23	\$16,253	WD	03-ARM'S LENGTH	\$16,253	\$12,100	74.45	\$24,205	\$16,253	\$24,205	210.0	1037.3
10-021-3005-000	7149 JORDON RD	10/06/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$96,600	34.50	\$190,673	\$113,690	\$24,363	0.0	0.0
10-015-1002-000	11965 YALE RD	06/09/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$66,100	32.24	\$131,824	\$91,872	\$18,696	0.0	0.0
10-028-3003-000	6531 JORDON RD	11/30/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$64,200	26.31	\$126,890	\$138,660	\$21,550	0.0	0.0
10-014-1004-000	11115 YALE RD	02/16/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100	27.13	\$210,797	\$214,053	\$44,850	0.0	0.0
10-012-4004-230	8066 DUQUETTE RD	11/11/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$148,700	41.31	\$293,671	\$102,107	\$35,778	267.0	663.5
10-032-4003-200	12860 METCALF RD	02/25/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$99,500	26.53	\$213,289	\$181,186	\$19,475	0.0	0.0
10-017-1006-500	7794 CARSON RD	08/19/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$66,700	21.52	\$131,273	\$197,628	\$18,901	520.0	419.0
10-008-1011-500	12923 COLLINS RD	07/29/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$80,100	22.56	\$158,018	\$247,754	\$50,772	384.6	670.0

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
4.90	4.90	#DIV/0!	\$4,730	\$0.11	0.00	C-BC	5516/277		CLASS C/BC	401
9.82	9.82	\$163	\$5,244	\$0.12	315.00	C-BC	5366/442		CLASS C/BC	401
6.37	0.29	#DIV/0!	\$6,409	\$0.15	0.00	BWAY		10-014-4014-000	CD/D HOMES	401
5.00	5.00	\$155	\$6,499	\$0.15	210.00	C-BC	5638/937		CLASS C/BC	402
7.67	7.67	#DIV/0!	\$7,171	\$0.16	0.00	BWAY	5607/168	10-010-1008-100	CD/D HOMES	402
5.00	5.00	#DIV/0!	\$8,400	\$0.19	0.00	C-BC	5535/229		CLASS C/BC	402
4.90	4.90	#DIV/0!	\$11,132	\$0.26	0.00	C-BC			CLASS C/BC	401
4.98	4.98	\$254	\$16,873	\$0.39	330.00	C-BC	5541/961		CLASS C/BC	402
<b>48.64</b>	<b>42.56</b>									
<b>Average</b>			<b>Average</b>							
<b>per Net Acre=&gt;</b>	<b>7,885.38</b>		<b>per SqFt=&gt;</b>	<b>\$0.18</b>						

al/Residential is: \$7,800,00 per acre to \$5,000 per acre.

properties.

4.94	4.94	#DIV/0!	\$11,134	\$0.26	0.00	BWAY	5456/275		CD/D HOMES	402
5.05	5.05	#DIV/0!	\$658	\$0.02	0.00	BWAY	5380/183		CD/D HOMES	401
5.00	5.00	#DIV/0!	\$724	\$0.02	0.00	C-BC	5603/268		CLASS C/BC	401
5.00	5.00	#DIV/0!	\$1,372	\$0.03	0.00	C-BC	5546/274		CD/D HOMES	401
5.00	5.00	\$77	\$3,250	\$0.07	210.00	C-BC	5629/485		CLASS C/BC	402
6.18	6.18	#DIV/0!	\$18,396	\$0.42	0.00	C-BC	5451/670		CD/D HOMES	401
4.82	4.82	#DIV/0!	\$19,061	\$0.44	0.00	BWAY	5536/493		CD/D HOMES	401
6.23	6.23	#DIV/0!	\$22,257	\$0.51	0.00	C-BC	5467/016		CLASS C/BC	401
6.50	6.50	#DIV/0!	\$32,931	\$0.76	0.00	2000	5489/953		2000 COMMERCIAL	201
4.07	4.07	\$382	\$25,106	\$0.58	267.00	C-BC	5580/593		CLASS C/BC	401
5.00	5.00	#DIV/0!	\$36,237	\$0.83	0.00	C-BC	5491/510		CLASS C/BC	401
5.00	5.00	\$380	\$39,526	\$0.91	520.00	BWAY			CD/D HOMES	401
5.92	5.92	\$644	\$41,879	\$0.96	384.64	BWAY			CD/D HOMES	401