

2026 RESIDENTIAL LAND VALUE STUDY FOR EXCESS LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
300-003-100-026-00	209 ALICE ST	09/20/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,300	60.33	\$108,551	\$8,213	\$26,764	67.4	95.0	0.29	0.29	\$122
300-034-400-050-00	127 S EAST ST	11/30/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$58,300	61.37	\$116,694	\$8,235	\$29,929	75.4	156.8	0.24	0.24	\$109
300-046-601-080-00	316 LEE ST	06/21/23	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$54,200	54.75	\$108,338	\$17,026	\$26,364	66.4	122.0	0.18	0.18	\$256
Totals:			\$284,000			\$284,000	\$166,800		\$333,583	\$33,474	\$83,057	209.2		0.71	0.71	
								Sale. Ratio =>	58.73				Average			
								Std. Dev. =>	3.56				per FF=>	\$160	Average	
											per Net Acre=>	47,212.98				
											USE	160				