

COMMERCIAL LAND VALUE ANALYSIS

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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
700-000-618-010-00	112 W MAIN	03/24/22	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$38,700	37.21	\$108,269	\$5,533	\$9,802	0.08	0.08	\$69,163	\$1.59	2000	2993/1298		COMMERCIAL	8/16/2022	201	
700-024-300-810-02	E PEARL	06/27/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$66,600	70.11	\$133,160	\$95,000	\$133,160	1.98	1.98	\$47,980	\$1.10	2000	3054/832		COMMERCIAL	9/5/2023	202	
700-026-200-391-05	W LANSING	07/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$66,800	51.38	\$133,500	\$130,000	\$133,500	2.00	2.00	\$65,000	\$1.49	2000	3057/1151		COMMERCIAL	5/1/2020	202	
021-046-610-090-00	105 W GRAND LEDC	05/01/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$169,000	\$108,197	\$84,500	0.55	0.55	\$196,722	\$4.52							201
131-000-039-009-00	205 N ELIZABETH	07/31/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,538	50.41	\$131,076	\$24,801	\$65,538	0.33	0.33	\$75,155	\$2.09							201
081-000-621-091-00	144 N BRIDGE ST	08/18/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,800	50.80	\$101,502	\$62,655	\$64,157	0.26	0.26	\$240,981	\$5.53	COM-V	2951 0184			NOT INSPECTED		201
081-000-636-050-00	251 S BRIDGE ST	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$96,600	64.40	\$193,194	\$8,832	\$52,026	0.17	0.17	\$51,953	\$1.19	COM-V	3051-1220			NOT INSPECTED		201
Totals:			\$944,000			\$944,000	\$469,538		\$969,701	\$435,018	\$392,645	5.37	5.37									
							Sale. Ratio =>	49.74			Average	Average		Average								
							Std. Dev. =>	16.50			per FF=>	per Net Acre=>		per SqFt=>		\$1.86						
												2025	81,000.00			\$1.86						
												2024	109,425.00			\$2.51						
												2023	118,100.00			\$2.71						
												2022	117,400.00			\$2.70						