

Commercial St Joseph Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual
18-0003-0001-05-8	2620 S CLEVELAND AVE	09/01/20	\$319,000	\$378,975	\$56,449
18-0003-0001-12-1	2640 S CLEVELAND AVE	08/31/21	\$325,000	\$289,778	\$166,016
18-1200-0001-00-1	2525 S CLEVELAND AVE	02/17/22	\$365,000	\$387,193	\$44,943
18-2680-0016-16-3	3001 S STATE ST	11/16/21	\$490,000	\$559,329	\$83,746
18-5500-0013-03-0	260 PALLADIUM AVE	06/10/21	\$63,500	\$55,000	\$63,500
18-6070-0009-00-7	3078 NILES ROAD	01/15/21	\$210,000	\$229,110	\$70,890
Totals:			\$1,772,500	\$1,899,385	\$485,544

Final Conclusion \$1.68/Sq Ft

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$116,424	1.97	1.97	\$28,654	\$0.66
\$130,794	1.23	1.23	\$135,523	\$3.11
\$67,136	0.69	0.69	\$65,610	\$1.51
\$153,075	1.41	1.41	\$59,563	\$1.37
\$55,000	0.90	0.90	\$70,556	\$1.62
\$90,000	0.46	0.46	\$154,444	\$3.55
\$612,429	6.65	6.65		
Average per FF=>	Average per Net Acre=>	73,069.07	Average per SqFt=>	\$1.68

Other Parcels in Sale

