

Rural Residential Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
18-0002-0019-03-0	3201 S CLEVELAND AVE	01/31/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$68,550	\$245,000
18-0002-0037-02-0	1175 VINELAND AVE	08/29/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$52,099	\$40,000
18-0012-0005-13-0	LONESOME PINE TRAIL	06/12/24	\$65,000	WD	32-SPLIT VACANT	\$65,000	\$35,273	\$65,000
18-0135-0001-40-1	2469 WASHINGTON AVE	01/29/24	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$59,084	\$107,000
Totals:			\$457,000			\$457,000	\$215,006	\$457,000

Final Conclusion \$38565/Acre

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Class
\$68,550	7.50	7.50	\$32,667	402
\$36,000	1.10	1.10	\$36,364	402
\$35,273	0.97	0.97	\$67,010	402
\$59,084	2.28	2.28	\$46,930	402
\$198,907	11.85	11.85		
Average per FF=>	Average per Net Acre=>	38,565.40	Average per SqFt=>	