

St Joseph Commercial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18-0001-0030-06-0	2874 NILES ROAD	02/24/23	\$165,000	WD	03-ARM'S LENGTH	\$164,750
18-0003-0001-12-1	2640 S CLEVELAND AVE	08/31/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000
18-0135-0003-09-8	2121 S CLEVELAND AVE	03/17/22	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000
18-1200-0001-00-1	2525 S CLEVELAND AVE	02/17/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000
18-2680-0016-16-3	3001 S STATE ST	11/16/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000
18-5500-0001-01-0	205 PALLADIUM AVE	01/10/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000
18-5500-0013-03-0	260 PALLADIUM AVE	06/10/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500
Totals:			\$4,723,500			\$4,723,250

Final Conclusion \$1.52/Sq Ft

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/SqFt
\$152,395	\$67,355	\$55,000	0.79	0.79	\$1.96
\$310,589	\$145,205	\$130,794	1.23	1.23	\$2.72
\$3,232,976	\$280,292	\$413,268	5.82	5.82	\$1.11
\$375,181	\$39,947	\$50,128	0.69	0.69	\$1.34
\$519,076	\$73,790	\$102,866	1.41	1.41	\$1.20
\$150,903	\$119,097	\$55,000	1.08	1.08	\$2.53
\$55,000	\$63,500	\$55,000	0.90	0.90	\$1.62
\$4,796,120	\$789,186	\$862,056	11.91	11.91	
	Average per FF=>	Average per Net Acre=>		66,284.73	\$1.52

Other Parcels in Sale

18-0135-0003-08-0