

LAND VALUE ANALYSIS - DEER RUN - CITY OF LESLIE 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
33-17-14-20-426-002	4330 CHURCHILL	11/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92	\$220,360	\$49,640	\$30,000	119.7	150.0	0.66	0.66	\$415	\$75,441	\$1.73	191.00	4005	2022-040610		4005 DEER RUN	401
33-17-14-20-426-006	4363 CINNAMON LANE	08/23/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$103,600	49.81	\$207,158	\$29,366	\$28,524	95.1	123.0	0.42	0.42	\$309	\$70,761	\$1.62	147.00	4005	2021-038911		4005 DEER RUN	401
33-17-14-20-427-002	2522 FIG TRAIL	10/26/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$112,950	45.20	\$225,858	\$54,042	\$30,000	100.9	210.0	0.47	0.47	\$535	\$115,474	\$2.65	97.00	4005	2022-038913		4005 DEER RUN	401
33-17-14-20-428-002	4306 CINNAMON LANE	07/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,850	48.80	\$297,652	\$29,848	\$22,500	75.0	150.0	0.26	0.26	\$398	\$115,690	\$2.66	75.00	4005	2022-025828		4005 DEER RUN	401
33-17-14-20-428-008	4342 CINNAMON LANE	08/19/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,100	43.67	\$240,204	\$57,296	\$22,500	75.0	150.0	0.26	0.26	\$764	\$222,078	\$5.10	75.00	4005	2022-031929		4005 DEER RUN	401
33-17-14-20-428-009	4348 CINNAMON LANE	04/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,050	46.83	\$220,064	\$37,436	\$22,500	75.0	150.0	0.26	0.26	\$499	\$145,101	\$3.33	75.00	4005	2021-021296		4005 DEER RUN	401
33-17-14-20-428-013	4374 EGNATIOS COURT	11/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$105,000	47.73	\$209,982	\$40,018	\$30,000	111.9	150.0	0.58	0.58	\$358	\$69,597	\$1.60	167.00	4005	2021-050906		4005 DEER RUN	401
Totals:			\$1,732,900			\$1,732,900	\$810,750		\$1,621,278	\$297,646	\$186,024	652.6		2.89	2.89									
							Sale. Ratio =>	46.79			Average		Average				Average							
							Std. Dev. =>	2.12			per FF=>	\$456	per Net Acre=>	102,991.70			per SqFt=>	\$2.36						

2024 CITY OF LESLIE	
DEER RUN	
ANALYZED	456 FRONT FOOT
UTILIZED	300 FRONT FOOT

OUTLIERS DUE TO +900 PER FRONT FOOT

33-17-14-20-426-012	4325 CINNAMON LANE	06/30/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,600	37.36	\$209,249	\$93,251	\$22,500	75.0	150.0	0.26	0.26	\$1,243	\$361,438	\$8.30	75.00	4005 2022-025853	4005 DEER RUN	401
33-17-14-20-426-008	4349 CINNAMON LANE	10/28/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,750	39.90	\$195,518	\$71,982	\$22,500	75.0	150.0	0.26	0.26	\$960	\$279,000	\$6.40	75.00	4005 2022-039171	4005 DEER RUN	402
33-17-14-20-428-001	4300 CINNAMON LANE	06/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$115,650	40.58	\$231,319	\$78,329	\$24,648	82.2	150.0	0.31	0.31	\$953	\$252,674	\$5.80	90.00	4005 2022-024579	4005 DEER RUN	401

LAND VALUE ANALYSIS - RESIDENTIAL ACREAGE - CITY OF LESLIE 2024																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale		Land Table	Class	Rate Group 1
33-17-14-28-328-010	635 S MAIN	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,200	47.76	\$162,382	\$37,618	\$30,000	175.5	365.0	1.08	1.08	\$214	\$34,799	\$0.80	98.00	4002	2021-051005			4002 SOUTH MAIN	401	SOUTH MAIN
33-17-14-28-277-013	425 BLAIR	12/30/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,900	45.44	\$81,836	\$38,164	\$30,000	254.2	297.0	1.46	1.46	\$150	\$26,086	\$0.60	214.50	4001	2021-003897			4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD
33-17-14-28-279-003	515 RUSSELL	04/19/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,100	43.81	\$140,218	\$41,782	\$22,000	369.0	660.0	2.50	2.50	\$113	\$16,713	\$0.38	165.00	4001	2021-018906			4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD
33-17-14-21-482-009	304 E BELLEVUE	11/08/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,700	51.89	\$285,430	\$18,650	\$29,080	0.0	0.0	4.27	4.27	#DIV/0!	\$4,368	\$0.10	0.00	2001	2023-042414			4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD
33-17-14-22-351-001	720 E RACE	07/21/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$15,100	60.40	\$30,160	\$25,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$5,507	\$0.13	0.00	4001	2021-033005			4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD
33-17-14-22-351-001	720 E RACE	04/14/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,100	33.56	\$30,160	\$45,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$9,912	\$0.23	0.00	4001	2022-016562			4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD
33-17-14-22-351-001	720 E RACE	08/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$15,100	30.20	\$30,160	\$50,000	\$30,160	0.0	0.0	4.54	4.54	#DIV/0!	\$11,013	\$0.25	0.00	4001	2023-037417			4001 EAST OF RAIL ROAD	401	SOUTH MAIN
33-17-14-21-401-014	112 ADAMS	09/25/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$93,550	43.51	\$187,135	\$101,945	\$74,080	116.9	218.4	6.13	0.49	\$872	\$16,620	\$0.38	98.50	4003	2023-039171	33-17-14-21-401-013, 33-17-14-21-401-015		4003 WEST OF RAIL ROAD	401	SOUTH MAIN
33-17-14-28-152-015	HULL	10/01/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$26,250	35.96	\$52,500	\$73,000	\$52,500	0.0	0.0	11.00	11.00	#DIV/0!	\$6,636	\$0.15	0.00	4003	2021-043148			4003 WEST OF RAIL ROAD	401	SOUTH MAIN
Totals:			\$1,103,000			\$1,103,000	\$500,000		\$999,981	\$431,159	\$328,140	915.6		40.07	34.43											
								Sale. Ratio =>	45.33	Average				Average			Average			Average						
								Std. Dev. =>	9.42					per FF=>	\$471	Average		per Net Acre=>	10,760.68			Average			per SqFt=>	\$0.25

2024 CITY OF LESLIE
RESIDENTIAL - ACREAGE TABLE

2024				
Acres	Value	Differences	\$/Acre	
	1 \$18,000			Differences \$/Acre
	1.5 \$19,500			1,500.00 18,000.00
	2 \$20,500			1,000.00 13,000.00
	2.5 \$22,000			1,500.00 10,250.00
	3 \$24,000			2,000.00 8,800.00
	4 \$28,000			4,000.00 8,000.00
	5 \$32,000			4,000.00 7,000.00
	7 \$38,000			6,000.00 6,400.00
	10 \$50,000			12,000.00 5,428.57
	15 \$62,500			12,500.00 5,000.00 11 ACRES IS 6,600/ACRE
	20 \$72,500			10,000.00 4,166.67
	25 \$77,500			5,000.00 3,625.00
	30 \$85,000			7,500.00 3,100.00
	40 \$92,500			7,500.00 2,833.33
	50 \$105,000			12,500.00 2,312.50
	100 \$190,000			85,000.00 2,100.00
				(190,000.00) 1,900.00

LAND VALUE ANALYSIS - SOUTH OF MAIN STREET & EAST OF RAILROAD - CITY OF LESLIE 2024																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
33-17-14-21-478-014	404 E RACE	01/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,750	44.82	\$125,508	\$35,431	\$20,939	97.4	171.0	0.36	0.36	\$364	\$98,969	\$2.27	91.31	4001	2022-004042		4001 EAST OF RAIL ROAD	401
33-17-14-21-482-003	407 E RACE	02/09/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$50,600	42.70	\$101,186	\$33,179	\$15,865	73.8	165.0	0.25	0.25	\$450	\$132,716	\$3.05	66.00	4001	2022-005548		4001 EAST OF RAIL ROAD	401
33-17-14-22-352-003	610 E BELLEVUE	05/17/22	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$37,750	41.26	\$75,528	\$35,599	\$19,627	91.3	132.0	0.30	0.30	\$390	\$118,663	\$2.72	99.00	4001	2022-023044		4001 EAST OF RAIL ROAD	401
33-17-14-28-205-002	220 RUSSELL	07/28/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$31,700	50.72	\$63,368	\$13,148	\$14,016	65.2	150.0	0.21	0.21	\$202	\$63,517	\$1.46	60.00	4001	2022-029361		4001 EAST OF RAIL ROAD	401
33-17-14-28-229-022	303 BLAIR	05/06/22	\$194,700	WD	03-ARM'S LENGTH	\$194,700	\$96,850	49.74	\$193,725	\$29,907	\$28,932	134.6	332.0	0.69	0.69	\$222	\$43,406	\$1.00	90.35	4001	2022-019634		4001 EAST OF RAIL ROAD	401
33-17-14-28-229-022	303 BLAIR	12/29/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$96,850	45.47	\$193,725	\$48,207	\$28,932	134.6	332.0	0.69	0.69	\$358	\$69,967	\$1.61	90.35	4001	2023-000551		4001 EAST OF RAIL ROAD	401
33-17-14-28-276-009	428 BLAIR	12/17/21	\$125,800	WD	03-ARM'S LENGTH	\$125,800	\$52,300	41.57	\$104,578	\$50,757	\$29,535	137.4	132.0	0.50	0.50	\$369	\$101,514	\$2.33	165.00	4001	2021-053802		4001 EAST OF RAIL ROAD	401
33-17-14-28-276-013	413 RUSSELL	11/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,850	39.92	\$143,653	\$66,347	\$30,000	211.9	148.5	0.90	0.90	\$313	\$73,719	\$1.69	264.00	4001	2022041674		4001 EAST OF RAIL ROAD	401
33-17-14-28-279-003	515 RUSSELL	04/19/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,100	43.81	\$140,218	\$41,782	\$22,000	369.0	660.0	2.50	2.50	\$113	\$16,713	\$0.38	165.00	4001	2021-018906		4001 EAST OF RAIL ROAD	401
33-17-14-28-279-019	407 RICE STREET	02/01/23	\$130,000	WD	04-BUYERS INTEREST IN A LC	\$130,000	\$55,850	42.96	\$111,748	\$37,879	\$19,627	91.3	132.0	0.30	0.30	\$415	\$126,263	\$2.90	99.00	4001	2023-002932		4001 EAST OF RAIL ROAD	401
33-17-14-28-327-004	630 S MAIN	06/08/21	\$162,885	WD	03-ARM'S LENGTH	\$162,885	\$84,300	51.75	\$168,618	\$24,267	\$30,000	175.3	240.0	0.85	0.85	\$138	\$28,617	\$0.66	154.00	4002	2021-026246		4002 SOUTH MAIN	401
33-17-14-28-327-004	630 S MAIN	01/18/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$84,300	50.78	\$168,618	\$27,382	\$30,000	175.3	240.0	0.85	0.85	\$156	\$32,290	\$0.74	154.00	4002	2023-003239		4002 SOUTH MAIN	401
33-17-14-28-328-010	635 S MAIN	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,200	47.76	\$162,382	\$37,618	\$30,000	175.5	365.0	1.08	1.08	\$214	\$34,799	\$0.80	98.00	4002	2021-051005		4002 SOUTH MAIN	401
Totals:			\$1,914,885			\$1,914,885	\$876,400		\$1,752,855	\$481,503	\$319,473	1,932.3		9.47	9.47									
								Sale. Ratio =>	45.77	Average				Average				Average						
								Std. Dev. =>	4.08	per FF=>				per Net Acre=>				per SqFt=>						
										\$249				50,845.09				\$1.17						

2024 CITY OF LESLIE

SOUTH OF MAIN STREET/EAST OF RAILROAD LAND ANALYSIS

ANALYZED249

UTILIZED225

2023 ANALYZED

2023 UTILIZED215

OUTLIERS																								
33-17-14-28-228-007	317 RUSSELL	05/13/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,500	35.64	\$139,020	\$70,170	\$14,190	66.0	132.0	0.20	0.20	\$1,063	\$350,850	\$8.05	66.00	4001	2022-020262		4001 EAST OF RAIL ROAD	401
33-17-14-28-252-018	517 S MAIN	12/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,350	58.17	\$104,693	\$2,352	\$17,045	79.3	140.0	0.26	0.26	\$30	\$9,152	\$0.21	80.00	4002	2022-000601		4002 SOUTH MAIN	401
33-17-14-28-276-006	411 MILL ST	03/31/23	\$158,400	WD	03-ARM'S LENGTH	\$158,400	\$55,000	34.72	\$109,970	\$62,620	\$14,190	66.0	132.0	0.20	0.20	\$949	\$313,100	\$7.19	66.00	4001	2023-019027		4001 EAST OF RAIL ROAD	401
33-17-14-21-477-001	503 MAPLE	11/10/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$64,800	40.00	\$129,595	\$46,595	\$14,190	66.0	132.0	0.20	0.20	\$706	\$232,975	\$5.35	66.00	4001	2022-040066		4001 EAST OF RAIL ROAD	401

LAND VALUE ANALYSIS - WEST OF RAILROAD - CITY OF LESLIE 2024																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
33-17-14-21-404-022	418 OAK ST	02/25/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$52,450	55.21	\$104,884	\$20,116	\$30,000	188.5	195.0	0.86	0.86	\$107	\$23,391	\$0.54	192.00	4003 2022-008532		4003 WEST OF RAIL ROAD	401	
33-17-14-21-328-009	208 DOTY	07/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$83,850	54.45	\$167,736	\$9,364	\$23,100	66.0	132.0	0.20	0.20	\$142	\$46,820	\$1.07	66.00	4003 2021-030703		4003 WEST OF RAIL ROAD	401	
33-17-14-21-330-004	332 PENNSYLVANIA	11/12/21	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$102,450	52.40	\$204,922	\$20,578	\$30,000	130.7	132.0	0.47	0.47	\$157	\$43,783	\$1.01	155.00	4003 2021-049180		4003 WEST OF RAIL ROAD	401	
33-17-14-28-179-004	524 S MAIN	10/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,800	54.53	\$163,579	\$14,091	\$27,670	79.1	99.0	0.23	0.23	\$178	\$62,627	\$1.44	99.00	4003 2021-046495		4003 WEST OF RAIL ROAD	401	
33-17-14-21-379-002	125 SPRING	01/05/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$53,650	54.74	\$107,290	\$20,710	\$30,000	109.4	99.0	0.34	0.34	\$189	\$61,272	\$1.41	148.50	4003 2022-001694		4003 WEST OF RAIL ROAD	401	
33-17-14-28-178-005	409 WOODWORTH	06/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,800	53.21	\$175,625	\$15,202	\$25,827	73.8	165.0	0.25	0.25	\$206	\$60,808	\$1.40	66.00	4003 2021-029347		4003 WEST OF RAIL ROAD	401	
33-17-14-21-379-012	304 W BELLEVUE	10/08/21	\$181,450	WD	03-ARM'S LENGTH	\$181,450	\$94,350	52.00	\$188,686	\$22,764	\$30,000	108.0	187.0	0.43	0.43	\$211	\$53,562	\$1.23	99.00	4003 2021-044134		4003 WEST OF RAIL ROAD	401	
33-17-14-28-127-009	410 MEEKER	05/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,650	52.61	\$147,317	\$15,783	\$23,100	66.0	132.0	0.20	0.20	\$239	\$78,915	\$1.81	66.00	4003 2021-024945		4003 WEST OF RAIL ROAD	401	
33-17-14-28-128-010	307 MEEKER	12/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,950	51.97	\$181,851	\$21,441	\$28,292	80.8	198.0	0.30	0.30	\$265	\$71,470	\$1.64	66.00	4003 2022-043573		4003 WEST OF RAIL ROAD	401	
33-17-14-28-104-018	313 S SHERMAN	10/06/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$78,350	51.21	\$156,688	\$26,312	\$30,000	99.0	242.2	0.42	0.42	\$266	\$63,098	\$1.45	75.00	4003 2022-036635		4003 WEST OF RAIL ROAD	401	
33-17-14-28-178-011	418 ARMSTRONG	06/01/21	\$150,000	MLC	04-BUYERS INTEREST IN A LC	\$150,000	\$74,700	49.80	\$149,433	\$30,567	\$30,000	114.9	132.0	0.40	0.40	\$266	\$76,418	\$1.75	132.00	4003 2021-025938		4003 WEST OF RAIL ROAD	401	
33-17-14-21-404-005	405 CHURCH	03/30/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,300	48.94	\$156,604	\$33,396	\$30,000	124.1	154.0	0.47	0.47	\$269	\$71,512	\$1.64	132.00	4003 2023-019025		4003 WEST OF RAIL ROAD	401	
33-17-14-28-176-004	405 WASHINGTON	09/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,050	51.55	\$170,063	\$18,037	\$23,100	66.0	132.0	0.20	0.20	\$273	\$90,185	\$2.07	66.00	4003 2021-041308		4003 WEST OF RAIL ROAD	401	
33-17-14-21-376-007	416 W RACE	12/16/22	\$147,500	PTA	03-ARM'S LENGTH	\$147,500	\$72,900	49.42	\$145,845	\$31,655	\$30,000	114.9	132.0	0.40	0.40	\$275	\$79,138	\$1.82	132.00	4003		4003 WEST OF RAIL ROAD	401	
33-17-14-21-378-018	112 SPRING	10/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,650	52.87	\$79,288	\$18,812	\$23,100	66.0	132.0	0.20	0.20	\$285	\$94,060	\$2.16	66.00	4003 2022-039482		4003 WEST OF RAIL ROAD	401	
33-17-14-28-251-005	420 S MAIN	06/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,850	51.80	\$77,666	\$18,181	\$20,847	59.6	67.8	0.14	0.14	\$305	\$132,708	\$3.05	88.00	4003 2022-029443		4003 WEST OF RAIL ROAD	401	
33-17-14-21-331-004	409 PENNSYLVANIA	03/13/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$111,950	49.54	\$223,876	\$32,124	\$30,000	93.3	264.0	0.40	0.40	\$344	\$80,310	\$1.84	66.00	4003 2023-015335		4003 WEST OF RAIL ROAD	401	
33-17-14-21-378-020	410 W BELLEVUE	05/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,550	50.03	\$145,103	\$25,724	\$25,827	73.8	165.0	0.25	0.25	\$349	\$102,896	\$2.36	66.00	4003 2021-025007		4003 WEST OF RAIL ROAD	401	
33-17-14-21-351-013	524 W RACE	03/13/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$51,750	48.36	\$103,461	\$28,389	\$24,850	71.0	124.5	0.21	0.21	\$400	\$132,659	\$3.05	75.00	4003 2023-014988		4003 WEST OF RAIL ROAD	401	
33-17-14-21-379-005	107 SPRING	05/28/21	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$77,900	48.84	\$155,819	\$27,596	\$23,915	68.3	99.0	0.19	0.19	\$404	\$146,787	\$3.37	82.50	4003 2021-025293		4003 WEST OF RAIL ROAD	401	
33-17-14-21-329-008	332 CAMEO	07/08/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$80,100	47.40	\$160,201	\$38,799	\$30,000	92.1	189.0	0.35	0.35	\$421	\$111,813	\$2.57	80.00	4003 2022-026833		4003 WEST OF RAIL ROAD	401	
33-17-14-28-103-005	308 S SHERMAN	06/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,750	46.48	\$125,509	\$37,441	\$27,950	79.9	165.0	0.28	0.28	\$469	\$135,656	\$3.11	72.85	4003 2021-030098		4003 WEST OF RAIL ROAD	001	
33-17-14-21-328-007	400 DOTY	09/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,000	46.88	\$149,958	\$39,534	\$29,492	84.3	132.0	0.27	0.27	\$469	\$145,882	\$3.35	89.57	4003 2021-041945		4003 WEST OF RAIL ROAD	401	
33-17-14-21-403-002	107 ADAMS	12/29/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$65,300	46.68	\$130,551	\$35,338	\$25,989	74.3	72.3	0.20	0.20	\$476	\$174,079	\$4.00	122.50	4003 2022-000635		4003 WEST OF RAIL ROAD	401	
33-17-14-21-376-008	414 W RACE	07/08/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$56,850	46.41	\$113,738	\$31,862	\$23,100	66.0	132.0	0.20	0.20	\$483	\$159,310	\$3.66	66.00	4003 2022-026698		4003 WEST OF RAIL ROAD	401	
33-17-14-21-329-005	407 DOTY	08/08/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$88,000	46.56	\$176,017	\$42,983	\$30,000	88.9	135.0	0.29	0.29	\$483	\$146,700	\$3.37	94.50	4003 2022-032075		4003 WEST OF RAIL ROAD	401	
33-17-14-21-403-019	215 N MAIN	09/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,200	45.86	\$128,356	\$34,744	\$23,100	66.0	132.0	0.20	0.20	\$526	\$173,720	\$3.99	66.00	4003 2021-039985		4003 WEST OF RAIL ROAD	401	
33-17-14-21-403-022	324 CHURCH	06/16/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$85,850	45.18	\$171,744	\$48,256	\$30,000	91.3	132.0	0.30	0.30	\$529	\$160,853	\$3.69	99.00	4003 2022-025190		4003 WEST OF RAIL ROAD	401	
33-17-14-28-128-006	407 MEEKER	04/29/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$77,100	46.45	\$154,170	\$34,930	\$23,100	66.0	132.0	0.20	0.20	\$529	\$174,650	\$4.01	66.00	4003 2022-018534		4003 WEST OF RAIL ROAD	401	
33-17-14-21-452-007		06/16/21	\$147,000	WD	31-SPLIT IMPROVED	\$147,000	\$0	0.00	\$135,077	\$35,023	\$23,100	66.0	132.0	0.20	0.20	\$531	\$175,115	\$4.02	66.00	4003 2021-029501		4003 WEST OF RAIL ROAD	401	
33-17-14-28-201-002	107 ARMSTRONG	09/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,700	47.21	\$179,418	\$28,565	\$17,983	51.4	80.0	0.12	0.12	\$556	\$236,074	\$5.42	66.00	4003 2022-033553		4003 WEST OF RAIL ROAD	401	
33-17-14-28-127-008	412 MEEKER	06/16/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$61,100	44.44	\$122,160	\$38,440	\$23,100	66.0	132.0	0.20	0.20	\$582	\$192,200	\$4.41	66.00	4003 2021-039942		4003 WEST OF RAIL ROAD	401	
33-17-14-21-455-015	104 COVERT ST	01/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,800	44.80	\$89,565	\$25,513	\$15,078	43.1	65.5	0.09	0.09	\$592	\$283,478	\$6.51	60.00	4003 2023-000630		4003 WEST OF RAIL ROAD	401	
33-17-14-28-127-002	421 FRANKLIN	12/22/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$100,200	43.66	\$200,417	\$59,083	\$30,000	91.3	132.0	0.30	0.30	\$647	\$196,943	\$4.52	99.00	4003 2022-043872		4003 WEST OF RAIL ROAD	401	
33-17-14-28-201-005	115 ARMSTRONG	03/17/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,150	45.21	\$176,328	\$40,280	\$21,608	61.7	115.5	0.18	0.18	\$652	\$230,171	\$5.28	66.00	4003 2023-18046		4003 WEST OF RAIL ROAD	401	
33-17-14-28-104-001	537 W BELLEVUE	11/22/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,950	40.76	\$101,936	\$47,266	\$24,202	69.1	132.0	0.21	0.21	\$684	\$222,953	\$5.12	69.96	4003 2021-054531		4003 WEST OF RAIL ROAD	401	
33-17-14-28-104-012	114 S HIGH	11/08/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$61,850,																	

2024 CITY OF LESLIE
WEST OF RAILROAD LAND ANALYSIS
2024 ANALYZED 392
2024 UTILIZED 350

2023 UTILIZED 350

OUTLIERS																							
33-17-14-21-354-024	529 W RACE	02/16/23	\$129,780	WD	03-ARM'S LENGTH	\$129,780	\$76,700	59.10	\$153,392	\$6,388	\$30,000	97.8	78.0	0.27	0.27	\$65	\$23,747	\$0.55	150.00	4003 2023-008270		4003 WEST OF RAIL ROAD	401
33-17-14-28-129-008	404 WASHINGTON	02/10/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$62,000	38.77	\$124,013	\$58,987	\$23,100	66.0	132.0	0.20	0.20	\$894	\$294,935	\$6.77	66.00	4003 2023-006286		4003 WEST OF RAIL ROAD	401
33-17-14-28-206-037	308 S MAIN	11/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,350	40.21	\$136,692	\$53,378	\$20,070	57.3	197.8	0.20	0.20	\$931	\$273,733	\$6.28	43.00	4003 2021-051820		4003 WEST OF RAIL ROAD	401
33-17-14-21-404-004	407 CHURCH	11/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,300	40.87	\$122,600	\$50,500	\$23,100	66.0	132.0	0.20	0.20	\$765	\$252,500	\$5.80	66.00	4003 2022-039805		4003 WEST OF RAIL ROAD	401
33-17-14-28-130-008	214 BUTLER	07/13/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$66,750	42.79	\$133,510	\$40,468	\$17,978	51.4	99.0	0.13	0.13	\$788	\$308,916	\$7.09	57.75	4003 2022-027966		4003 WEST OF RAIL ROAD	401
33-17-14-28-207-006	309 S MAIN	03/24/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,750	36.91	\$125,503	\$74,497	\$30,000	93.3	264.0	0.40	0.40	\$798	\$186,243	\$4.28	66.00	4003 2023-018280		4003 WEST OF RAIL ROAD	401
33-17-14-28-128-005	411 MEEKER	06/11/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$31,650	34.03	\$63,312	\$52,788	\$23,100	66.0	132.0	0.20	0.20	\$800	\$263,940	\$6.06	66.00	4003 2021-027272		4003 WEST OF RAIL ROAD	401

LAND VALUE ANALYSIS - COMMERCIAL & INDUSTRIAL - CITY OF LESLIE 2024																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table		
33-17-14-28-201-017	130 S MAIN	04/21/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$81,050	54.03	\$162,139	\$3,484	\$15,623	26.7	120.0	0.08	0.08	\$131	\$45,247	\$1.04	28.00	2001	2023-021065		2001 COMMERCIAL		
33-17-14-28-202-015	169 S MAIN	07/22/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,300	49.77	\$308,585	\$19,935	\$18,520	37.0	132.0	0.11	0.11	\$539	\$177,991	\$4.09	37.00	2001	2022-028901		2001 COMMERCIAL		
33-17-14-28-202-019	163 S MAIN	10/25/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,850	39.93	\$167,691	\$62,451	\$20,142	43.0	132.0	0.13	0.13	\$1,452	\$480,392	\$11.03	43.00	2001	2022-039137		2001 COMMERCIAL		
33-17-14-28-201-013	108 S MAIN	04/28/23	\$850,000	MLC	03-ARM'S LENGTH	\$850,000	\$333,850	39.28	\$667,676	\$238,893	\$56,569	120.1	360.0	0.35	0.11	\$1,989	\$688,452	\$15.80	126.00	2001	2023-022008	33-17-14-28-201-014, 33-17-14-28-201-015	2001 COMMERCIAL		
33-17-14-21-457-003	107 COVERT ST	03/28/22	\$200,000	AFF	03-ARM'S LENGTH	\$200,000	\$68,900	34.45	\$172,619	\$43,952	\$16,571	226.1	58.0	0.52	0.45	\$194	\$84,523	\$1.94	341.05	2001		33-17-14-21-456-005, 33-17-14-21-456-003	2001 COMMERCIAL		
33-17-14-28-102-010	S SHERMAN	02/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,900	71.60	\$35,770	\$25,000	\$35,770	0.0	0.0	0.98	0.98	#DIV/0!	\$25,510	\$0.59	0.00	2001	2021-009735		2001 COMMERCIAL		
33-17-14-27-176-012	419 INDUSTRIAL - VACANT	04/02/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,500	51.25	\$41,000	\$40,000	\$41,000	0.0	0.0	2.00	2.00	#DIV/0!	\$20,000	\$0.46	0.00	3001	2023-019424		3001 INDUSTRIAL/COMM		
33-17-14-27-151-011	800 RICE	08/21/20	\$435,000	LC	03-ARM'S LENGTH	\$435,000	\$156,100	35.89	\$312,240	\$165,260	\$42,500	0.0	0.0	2.25	2.25	#DIV/0!	\$73,449	\$1.69	0.00	3001			3001 INDUSTRIAL/COMM		
33-17-14-27-152-023	510 INDUSTRIAL DRIVE - VACANT	11/07/20	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$0	0.00	\$0	\$69,000	\$48,000	0.0	0.0	3.00	3.00	#DIV/0!	\$23,000	\$0.53	0.00	3001	2021-008470		3001 INDUSTRIAL/COMM		
33-17-14-27-176-011		07/21/20	\$166,902	WD	03-ARM'S LENGTH	\$166,902	\$0	0.00	\$68,693	\$166,902	\$68,693	0.0	0.0	8.30	8.30	#DIV/0!	\$20,099	\$0.46	0.00	3001	2020-026232		3001 INDUSTRIAL/COMM		
33-17-14-27-152-016	RICE	05/04/21	\$2,700,000	CD	03-ARM'S LENGTH	\$2,700,000	\$1,133,250	41.97	\$92,720	\$2,700,000	\$92,720	0.0	0.0	11.59	3.63	#DIV/0!	\$232,959	\$5.35	0.00	3001	2021-025624	33-17-14-27-151-024	3001 INDUSTRIAL/COMM		
33-17-14-27-101-016	714 MILL	07/16/20	\$2,055,790	CD	03-ARM'S LENGTH	\$2,055,790	\$518,550	25.22	\$1,037,130	\$1,180,660	\$162,000	0.0	0.0	21.20	21.20	#DIV/0!	\$55,692	\$1.28	0.00	2001	2020-023642		2001 COMMERCIAL		
Totals:			\$7,211,692			\$7,211,692	\$2,568,250		\$3,066,263	\$4,715,537	\$618,108	452.9		50.51	42.24										
								Sale. Ratio =>	35.61					Average					Average						
								Std. Dev. =>	20.84					per FF=>	\$10,412					per Net Acre=>	93,358.48				
																				per SqFt=>	\$2.14				

LAND ANALYSIS																							
COMMERCIAL/INDUSTRIAL ACREAGE																							
CITY OF LESLIE 2024	ACRES	VALUE	DIFFERENCE	\$/ACRE	SQUARE FEET	\$/SF						SqFt	Acres		\$/sf								Conclusion
EXTENDED TIME FRAME UTILIZED		1	\$36,500	\$1,500	36500.00	43560	\$0.84					2,500		0.057	\$	5.60	\$	14,000					
		1.5	\$38,000	\$3,000	25333.33	65340	\$0.58					5,000		0.115	\$	3.75	\$	18,750					
		2	\$41,000	\$3,000	20500.00	87120	\$0.47					7,500		0.172	\$	3.20	\$	24,000					
		2.5	\$44,000	\$4,000	17600.00	108900	\$0.40					10,000		0.230	\$	2.60	\$	26,000					
		3	\$48,000	\$5,000	16000.00	130680	\$0.37					12,500		0.287	\$	2.50	\$	31,250					
		4	\$53,000	\$4,500	13250.00	174240	\$0.30					15,000		0.344	\$	2.20	\$	33,000					
		5	\$57,500	\$2,500	11500.00	217800	\$0.26					20,000		0.459	\$	1.68	\$	33,600					
		7	\$60,000	\$20,000	8571.43	304920	\$0.20					25,000		0.574	\$	1.36	\$	34,000					
		10	\$80,000	\$40,000	8000.00	435600	\$0.18					30,000		0.689	\$	1.15	\$	34,500					
		15	\$120,000	\$30,000	8000.00	653400	\$0.18					40,000		0.918	\$	0.92	\$	36,800					
		20	\$150,000	\$50,000	7500.00	871200	\$0.17					50,000		1.148	\$	0.77	\$	38,500					
		25	\$200,000	\$40,000	8000.00	1089000	\$0.18					60,000		1.377	\$	0.65	\$	39,000					
		30	\$240,000	\$25,000	8000.00	1306800	\$0.18					87,120		2.000	\$	0.49	\$	42,689					
		40	\$265,000	\$25,000	6625.00	1742400	\$0.15					130,680		3.000	\$	0.38	\$	50,000					
		50	\$290,000	\$20,000	5800.00	2178000	\$0.13					174,240		4.000	\$	0.30	\$	53,000					
		100	\$310,000	(\$310,000)	3100.00	4356000	\$0.07					217,800		5.000	\$	0.26	\$	57,500					
												435,600		10.000	\$	0.18	\$	80,000					
												653,400		15.000	\$	0.18	\$	120,000					
												871,200		20.000	\$	0.18	\$	150,000					
												#####		25.000	\$	0.18	\$	200,000					