



**DEER RUN LAND ANALYSIS - CITY OF LESLIE 2026**

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
33-17-14-20-426-002	4330 CHURCHILL	01/03/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$134,550	49.85	\$269,077	\$45,706	\$44,883	119.7	150.0	0.66	0.66	\$382	\$69,462	\$1.59	191.00	4005	2024-000428		4005 DEER RUN	401	DEER RUN FF
33-17-14-20-426-006	4363 CINNAMON LANE	02/28/24	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$122,950	44.39	\$245,895	\$66,761	\$35,656	95.1	123.0	0.42	0.42	\$702	\$160,870	\$3.69	147.00	4005	2024-004179		4005 DEER RUN	401	DEER RUN FF
33-17-14-20-426-016	4301 CINNAMON LANE	05/29/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,350	48.19	\$274,677	\$41,132	\$30,809	82.2	150.0	0.31	0.31	\$501	\$132,684	\$3.05	90.00	4005	2024-013372		4005 DEER RUN	401	DEER RUN FF
33-17-14-20-428-012	4368 CINNAMON LANE	07/01/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$145,500	46.78	\$291,025	\$51,282	\$31,307	83.5	170.0	0.32	0.32	\$614	\$160,256	\$3.68	82.00	4005	2024-016164		4005 DEER RUN	401	DEER RUN FF
<b>Totals:</b>			<b>\$1,142,900</b>			<b>\$1,142,900</b>	<b>\$540,350</b>			<b>\$1,080,674</b>	<b>\$204,881</b>	<b>\$142,655</b>	<b>380.4</b>	<b>1.70</b>	<b>1.70</b>										
								<b>Sale. Ratio =&gt;</b>	<b>47.28</b>					<b>Average</b>	<b>Average</b>			<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>2.31</b>					<b>per FF=&gt;</b>	<b>\$539</b>	<b>per Net Acre=&gt;</b>	<b>120,305.93</b>	<b>per SqFt=&gt;</b>	<b>\$2.76</b>						

DEER RUN SUBDIVISION  
 LAND VALUE  
 2026 CITY OF LESLIE

ANALYZED                    539 PER FF  
 UTILIZED                    375 PER FF

NO CHANGE FROM PREVIOUS YEAR

**EAST OF RAILROAD & SOUTH OF MAIN ST LAND ANALYSIS - CITY OF LESLIE 2026**

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	Rate Group 2							
33-17-14-21-485-012	606 E BELLEVUE	09/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,950	46.39	\$129,877	\$57,949	\$47,826	159.4	585.0	1.05	1.05	\$363	\$55,032	\$1.26	78.38	4001	2024-022110		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD								
33-17-14-27-151-007	821 MILL	12/22/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,600	53.94	\$167,172	\$19,828	\$32,000	181.7	330.0	1.00	1.00	\$109	\$19,828	\$0.46	132.00	4001	2024-045951		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD								
33-17-14-28-210-018	315 RAILROAD	12/22/23	\$193,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$193,000	\$63,750	33.03	\$188,720	\$21,243	\$16,963	114.9	132.0	0.25	0.40	\$185	\$84,972	\$1.95	132.00	4001	2024-000399	33-17-14-28-210-003	4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	EAST/ RAILROAD							
33-17-14-28-226-007	107 RUSSELL	03/07/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,450	42.12	\$176,872	\$51,716	\$18,588	275.7	197.0	1.02	1.02	\$188	\$50,603	\$1.16	226.00	4001	2025-005646		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	EAST/ RAILROAD							
33-17-14-28-229-020	425 E BELLEVUE	04/19/24	\$146,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$146,000	\$51,050	34.97	\$117,366	\$43,484	\$14,850	132.0	132.0	0.45	0.45	\$329	\$96,631	\$2.22	66.00	4001	2024-011157	33-17-14-28-229-032	4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD								
33-17-14-28-277-010	418 EAST	01/19/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,000	48.57	\$204,021	\$37,979	\$32,000	289.3	198.7	1.52	1.52	\$131	\$25,036	\$0.57	332.50	4001	2024-001674		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD	EAST/ RAILROAD							
33-17-14-28-277-013	425 BLAIR	04/09/24	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$54,050	38.61	\$108,072	\$63,928	\$32,000	254.2	297.0	1.46	1.46	\$252	\$43,697	\$1.00	214.50	4001	2024-009131		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD								
33-17-14-28-278-001	701 MILL	08/21/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,650	46.33	\$97,261	\$39,739	\$32,000	128.5	165.0	0.50	0.50	\$309	\$79,478	\$1.82	132.00	4001	2024-020533		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD								
33-17-14-28-279-018	505 RUSSELL	01/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,050	53.37	\$160,076	\$20,079	\$30,155	100.5	101.0	0.31	0.31	\$200	\$65,618	\$1.51	132.00	4001	2024-000430		4001 EAST OF RAIL ROAD	401	EAST/ RAILROAD								
<b>Totals:</b>			<b>\$1,449,000</b>			<b>\$1,449,000</b>	<b>\$636,550</b>		<b>\$1,349,437</b>	<b>\$355,945</b>	<b>\$256,382</b>	<b>1,636.2</b>		<b>7.56</b>	<b>7.71</b>																		
								<b>Sale. Ratio =&gt;</b>	<b>43.93</b>									<b>Average</b>															
								<b>Std. Dev. =&gt;</b>	<b>7.52</b>									<b>per FF=&gt;</b>	<b>\$218</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>47,076.44</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.08</b>								

LAND VALUE  
EAST OF RAILROAD 4001  
SOUTH OF MAIN 4002

2026 ANALYZED 218  
**2026 UTILIZED 220**

2025 ANALYZED 452  
**2025 UTILIZED 300**

2024 ANALYZED 249  
**2024 UTILIZED 225**

ACREAGE SALES

33-17-14-22-351-001	720 E RACE	08/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$21,600	43.20	\$43,240	\$50,000	\$43,240	0.0	0.0	4.54	4.54	#DIV/0!	\$11,013	\$0.25	0.00	4001	2023-037417		4001 EAST OF RAIL ROAD	402		
33-17-14-22-351-001	720 E RACE	09/06/24	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$21,600	36.06	\$43,240	\$59,900	\$43,240	0.0	0.0	4.54	4.54	#DIV/0!	\$13,194	\$0.30	0.00	4001	2024-023701		4001 EAST OF RAIL ROAD	402		
33-17-14-21-482-009	304 E BELLEVUE	11/08/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$150,850	54.85	\$301,741	\$14,879	\$41,620	0.0	0.0	4.27	4.27	#DIV/0!	\$3,485	\$0.08	0.00	2001	2023-042414		4001 EAST OF RAIL ROAD	201		

OUTLIER - CORNER LOT - SHAPE

33-17-14-28-252-012	315 S MAIN	10/26/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,050	54.66	\$224,060	\$8,384	\$27,444	91.5	130.0	0.29	0.29	\$92	\$28,712	\$0.66	104.77	4002	2023-041350		4002 SOUTH MAIN	401	SOUTH MAIN	
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**RESIDENTIAL ACREAGE LAND ANALYSIS - CITY OF LESLIE 2026**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Gravel	Paved	Inspected Date	
33-17-14-27-151-007	821 MILL	12/22/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,600	53.94	\$167,172	\$19,828	\$32,000	181.7	330.0	1.00	1.00	\$109	\$19,828	\$0.46	132.00	4001	2023-045951		4001 EAST OF RAIL ROAD	402			
33-17-14-28-226-007	107 RUSSELL	03/07/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,450	42.12	\$176,872	\$51,716	\$18,588	275.7	197.0	1.02	1.02	\$188	\$50,603	\$1.16	226.00	4001	2025-005646		4001 EAST OF RAIL ROAD	401			
33-17-14-21-485-012	606 E BELLEVUE	09/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,950	46.39	\$129,877	\$57,949	\$47,826	159.4	585.0	1.05	1.05	\$363	\$55,032	\$1.26	78.38	4001	2024-022110		4001 EAST OF RAIL ROAD	402			
33-17-14-28-277-013	425 BLAIR	04/09/24	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$54,050	38.61	\$108,072	\$63,928	\$32,000	254.2	297.0	1.46	1.46	\$252	\$43,697	\$1.00	214.50	4001	2024-009131		4001 EAST OF RAIL ROAD	401	WEST O WEST OF RR		
33-17-14-28-277-010	418 EAST	01/19/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,000	48.57	\$204,021	\$37,979	\$32,000	289.3	198.7	1.52	1.52	\$131	\$25,036	\$0.57	332.50	4001	2024-001674		4001 EAST OF RAIL ROAD	401	WEST OF RR		
33-17-14-22-351-001	720 E RACE	09/06/24	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$21,600	36.06	\$43,240	\$59,900	\$43,240	0.0	0.0	4.54	4.54	#DIV/0!	\$13,194	\$0.30	0.00	4001	2024-023701		4001 EAST OF RAIL ROAD	401	SOUTH MAIN		
33-17-14-22-351-001	720 E RACE	08/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$21,600	43.20	\$43,240	\$50,000	\$43,240	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	EAST/ R EAST/ RAILROAD		
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	EAST/ RAILROAD		
<b>Totals:</b>						<b>\$1,179,900</b>	<b>\$529,800</b>		<b>\$1,059,629</b>	<b>\$443,245</b>	<b>\$322,974</b>	<b>1,277.2</b>		<b>21.27</b>	<b>15.63</b>												
						<b>Sale. Ratio =&gt;</b>		<b>44.90</b>		<b>Average</b>		<b>\$347</b>		<b>Average</b>		<b>Average</b>		<b>\$0.48</b>									
						<b>Std. Dev. =&gt;</b>		<b>5.63</b>		<b>per FF=&gt;</b>		<b>\$347</b>		<b>per Net Acre=&gt;</b>	<b>20,839.95</b>	<b>per SqFt=&gt;</b>		<b>\$0.48</b>									

1 ACRE - IMPROVED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Gravel	Paved	Inspected Date	
33-17-14-27-151-007	821 MILL	12/22/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,600	53.94	\$167,172	\$19,828	\$32,000	181.7	330.0	1.00	1.00	\$109	\$19,828	\$0.46	132.00	4001	2023-045951		4001 EAST OF RAIL ROAD	402			
33-17-14-28-226-007	107 RUSSELL	03/07/25	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$88,450	42.12	\$176,872	\$51,716	\$18,588	275.7	197.0	1.02	1.02	\$188	\$50,603	\$1.16	226.00	4001	2025-005646		4001 EAST OF RAIL ROAD	401			
33-17-14-21-485-012	606 E BELLEVUE	09/12/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,950	46.39	\$129,877	\$57,949	\$47,826	159.4	585.0	1.05	1.05	\$363	\$55,032	\$1.26	78.38	4001	2024-022110		4001 EAST OF RAIL ROAD	402			
<b>Totals:</b>						<b>\$505,000</b>	<b>\$237,000</b>		<b>\$473,921</b>	<b>\$129,493</b>	<b>\$98,414</b>	<b>616.8</b>		<b>3.08</b>	<b>3.08</b>												
						<b>Sale. Ratio =&gt;</b>		<b>46.93</b>		<b>Average</b>		<b>\$210</b>		<b>Average</b>		<b>Average</b>		<b>\$0.97</b>									
						<b>Std. Dev. =&gt;</b>		<b>5.98</b>		<b>per FF=&gt;</b>		<b>\$210</b>		<b>per Net Acre=&gt;</b>	<b>42,111.54</b>	<b>per SqFt=&gt;</b>		<b>\$0.97</b>									

1.5 ACRE - IMPROVED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Gravel	Paved	Inspected Date	
33-17-14-28-277-013	425 BLAIR	04/09/24	\$140,000	OTH	03-ARM'S LENGTH	\$140,000	\$54,050	38.61	\$108,072	\$63,928	\$32,000	254.2	297.0	1.46	1.46	\$252	\$43,697	\$1.00	214.50	4001	2024-009131		4001 EAST OF RAIL ROAD	401	WEST O WEST OF RR		
33-17-14-28-277-010	418 EAST	01/19/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,000	48.57	\$204,021	\$37,979	\$32,000	289.3	198.7	1.52	1.52	\$131	\$25,036	\$0.57	332.50	4001	2024-001674		4001 EAST OF RAIL ROAD	401	WEST OF RR		
<b>Totals:</b>						<b>\$350,000</b>	<b>\$156,050</b>		<b>\$312,093</b>	<b>\$101,907</b>	<b>\$64,000</b>	<b>543.5</b>		<b>2.98</b>	<b>2.98</b>												
						<b>Sale. Ratio =&gt;</b>		<b>44.59</b>		<b>Average</b>		<b>\$188</b>		<b>Average</b>		<b>Average</b>		<b>\$0.79</b>									
						<b>Std. Dev. =&gt;</b>		<b>7.05</b>		<b>per FF=&gt;</b>		<b>\$188</b>		<b>per Net Acre=&gt;</b>	<b>34,196.98</b>	<b>per SqFt=&gt;</b>		<b>\$0.79</b>									

4 ACRES VACANT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Gravel	Paved	Inspected Date	
33-17-14-22-351-001	720 E RACE	09/06/24	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$21,600	36.06	\$43,240	\$59,900	\$43,240	0.0	0.0	4.54	4.54	#DIV/0!	\$13,194	\$0.30	0.00	4001	2024-023701		4001 EAST OF RAIL ROAD	401	SOUTH MAIN		
33-17-14-22-351-001	720 E RACE	08/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$21,600	43.20	\$43,240	\$50,000	\$43,240	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	EAST/ R EAST/ RAILROAD		
<b>Totals:</b>						<b>\$109,900</b>	<b>\$43,200</b>		<b>\$86,480</b>	<b>\$109,900</b>	<b>\$86,480</b>	<b>0.0</b>		<b>9.08</b>	<b>9.08</b>												
						<b>Sale. Ratio =&gt;</b>		<b>39.31</b>		<b>Average</b>		<b>#DIV/0!</b>		<b>Average</b>		<b>Average</b>		<b>\$0.28</b>									
						<b>Std. Dev. =&gt;</b>		<b>5.05</b>		<b>per FF=&gt;</b>		<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>12,103.52</b>	<b>per SqFt=&gt;</b>		<b>\$0.28</b>									

OUTLIER

33-17-14-28-176-006	S MAIN	09/26/24	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$0	0.00	\$55,700	\$32,000	\$55,700	0.0	0.0	8.71	8.71	#DIV/0!	\$3,674	\$0.08	0.00	4003	2024-023457		4003 WEST OF RAIL ROAD	401	EAST/ RAILROAD	
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ACRES	ANALYZED PER ACRE		INPUT TABLE	UTILIZED PER ACRE	
1	\$ 42,112	\$ 42,112	\$18,500	\$18,500	\$2,000
1.5	\$ 34,197	\$ 51,295	\$20,500	\$13,667	\$2,000
2			\$22,500	\$11,250	\$4,000
2.5			\$26,500	\$10,600	\$5,500
3			\$32,000	\$10,667	\$8,000
4	\$ 12,104	\$ 48,414	\$40,000	\$10,000	\$6,000
5			\$46,000	\$9,200	\$4,000
7			\$50,000	\$7,143	\$10,000
10			\$60,000	\$6,000	\$8,000
15			\$68,000	\$4,533	\$7,000
20			\$75,000	\$3,750	\$5,000
25			\$80,000	\$3,200	\$8,000
30			\$88,000	\$2,933	\$12,000
40			\$100,000	\$2,500	\$20,000
50			\$120,000	\$2,400	#REF!
100			\$225,000	\$2,250	(\$225,000)

WEST OF RAILROAD LAND ANALYSIS - CITY OF LESLIE 2026

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	Rate Group 2	Rate Group 3						
33-17-14-21-327-004	425 N MAIN	08/24/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,200	43.71	\$122,356	\$49,414	\$31,770	84.7	217.5	0.33	0.33	\$583	\$149,739	\$3.44	66.00	4003	2023-036446	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-328-002	428 DOTY	05/24/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$108,050	55.98	\$216,056	\$8,543	\$31,599	84.3	132.0	0.27	0.27	\$101	\$31,524	\$0.72	89.57	4003	2023-026790	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-328-002	428 DOTY	11/16/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$108,050	54.05	\$216,056	\$15,443	\$31,599	84.3	132.0	0.27	0.27	\$183	\$56,985	\$1.31	89.57	4003	2023-043810	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-328-004	416 DOTY	05/26/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$90,250	49.59	\$190,464	\$33,135	\$31,599	84.3	132.0	0.27	0.27	\$393	\$122,269	\$2.81	89.57	4003	2023-028137	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-329-002	425 DOTY	05/10/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$101,900	53.92	\$203,824	\$17,176	\$32,000	88.9	135.0	0.29	0.29	\$193	\$58,621	\$1.35	94.50	4003	2024-012766	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-378-003	419 W RACE	12/13/24	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$84,950	43.59	\$169,938	\$49,712	\$24,750	66.0	132.0	0.20	0.20	\$753	\$248,560	\$5.71	66.00	4003	2024-029572	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-380-003	115 PENNSYLVANIA	09/06/24	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$107,400	51.88	\$214,771	\$24,229	\$32,000	99.5	99.0	0.30	0.30	\$243	\$80,763	\$1.85	132.00	4003	2024-022345	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-403-017	225 N MAIN	08/16/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,750	43.46	\$169,496	\$57,504	\$32,000	168.2	210.1	0.78	0.78	\$342	\$73,818	\$1.69	161.58	4003	2023-035769	4003 WEST OF RAIL ROAD	401	WEST OF RR	WEST OF RR								
33-17-14-21-403-026	104 E RACE	01/08/25	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$80,450	50.60	\$160,888	\$22,862	\$24,750	66.0	132.0	0.20	0.20	\$346	\$114,310	\$2.62	66.00	4003	2025-001069	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-454-013	114 CHURCH	03/22/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$85,900	46.43	\$171,847	\$37,903	\$24,750	66.0	132.0	0.20	0.20	\$574	\$189,515	\$4.35	66.00	4003	2024-006075	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-21-455-008	126 COVERT	07/21/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,700	47.31	\$151,358	\$33,392	\$24,750	66.0	132.0	0.20	0.20	\$506	\$166,960	\$3.83	66.00	4003	2023-036706	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-103-009	318 S SHERMAN	11/22/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$89,300	55.47	\$178,577	\$12,571	\$30,148	80.4	160.0	0.28	0.28	\$156	\$45,713	\$1.05	74.89	4003	2023-043442	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-104-005	111 S SHERMAN	09/16/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,150	47.97	\$158,279	\$31,840	\$25,119	67.0	136.0	0.21	0.21	\$475	\$154,563	\$3.55	66.00	4003	2024-022070	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-128-008	401 MEEKER	04/14/23	\$31,000	MLC	04-BUYERS INTEREST IN A LC	\$31,000	\$22,650	73.06	\$45,269	\$10,481	\$24,750	66.0	132.0	0.20	0.20	\$159	\$52,405	\$1.20	66.00	4003	2023-020914	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-128-015	214 WOODWORTH	10/19/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,850	42.11	\$113,748	\$40,914	\$19,662	52.4	132.0	0.15	0.15	\$780	\$272,760	\$6.26	49.50	4003	2023-041286	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-128-018	306 WOODWORTH	10/31/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$71,250	55.45	\$142,482	\$10,768	\$24,750	66.0	132.0	0.20	0.20	\$163	\$53,840	\$1.24	66.00	4003	2023-041965	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-130-005	109 WOODWORTH	04/03/24	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$90,100	51.93	\$180,218	\$20,953	\$27,671	73.8	165.0	0.25	0.25	\$284	\$83,812	\$1.92	66.00	4003	2024-008983	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-130-011	108 ARMSTRONG	01/23/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$98,600	51.89	\$197,170	\$17,580	\$24,750	66.0	132.0	0.20	0.20	\$266	\$87,900	\$2.02	66.00	4003	2024-001782	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-132-001	303 WOODWORTH	09/29/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,100	54.81	\$230,217	\$7,454	\$27,671	73.8	165.0	0.25	0.25	\$101	\$29,816	\$0.68	66.00	4003	2023-039464	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-132-002	307 WOODWORTH	06/22/23	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$82,750	47.80	\$165,452	\$35,319	\$27,671	73.8	165.0	0.25	0.25	\$479	\$141,276	\$3.24	66.00	4003	2023-030925	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-132-002	307 WOODWORTH	12/01/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$82,750	44.73	\$165,452	\$47,219	\$27,671	73.8	165.0	0.25	0.25	\$640	\$188,876	\$4.34	66.00	4003	2023-044842	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-132-003	313 WOODWORTH	09/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$124,350	48.76	\$248,659	\$98,341	\$32,000	128.5	165.0	0.50	0.50	\$298	\$76,682	\$1.76	132.00	4003	2023-038788	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-151-001	605 WASHINGTON	10/26/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,200	51.54	\$180,376	\$26,624	\$32,000	111.0	150.0	0.40	0.40	\$240	\$66,229	\$1.52	116.70	4003	2023-041469	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-176-002	409 WASHINGTON	09/04/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$86,950	51.45	\$173,908	\$27,092	\$32,000	91.3	132.0	0.30	0.30	\$297	\$90,307	\$2.07	99.00	4003	2024-021735	4003 WEST OF RAIL ROAD	401	WEST OF RR									
33-17-14-28-177-011	416 WOODWORTH	12/05/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$56,950	53.22	\$113,927	\$25,073	\$32,000	121.6	138.6	0.44	0.44	\$206	\$57,244	\$1.31	137.50	4003	2023-044393	4003 WEST OF RAIL ROAD	401	WEST OF RR	WEST OF RR								
33-17-14-28-177-013	313 WASHINGTON	06/30/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$98,750	52.25	\$197,521	\$23,479	\$32,000	111.4	139.9	0.39	0.39	\$211	\$59,743	\$1.37	122.40	4003	2023-031999	4003 WEST OF RAIL ROAD	401	WEST OF RR									
<b>Totals:</b>			<b>\$4,451,900</b>			<b>\$4,451,900</b>	<b>\$2,234,300</b>		<b>\$4,468,309</b>	<b>\$725,021</b>	<b>\$741,430</b>	<b>2,214.9</b>		<b>7.58</b>	<b>7.58</b>																		
								<b>Sale. Ratio =&gt;</b>	<b>50.19</b>									<b>Average</b>			<b>per Net Acre=&gt;</b>	<b>95,661.83</b>			<b>Average</b>			<b>per SqFt=&gt;</b>	<b>\$2.20</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.12</b>									<b>per FF=&gt;</b>	<b>\$327</b>			<b>per Net Acre=&gt;</b>	<b>95,661.83</b>			<b>per SqFt=&gt;</b>	<b>\$2.20</b>						

LAND VALUE	
WEST OF RAILROAD	
2026 ANALYZED	327
<b>2026 UTILIZED</b>	<b>325</b>
2025 ANALYZED	577
<b>2025 UTILIZED</b>	<b>375</b>
2024 ANALYZED	392
<b>2024 UTILIZED</b>	<b>350</b>