

LAND ANALYSIS - COMMERCIAL/INDUSTRIAL ACREAGE - CITY OF LESLIE 2023

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	
33-17-14-28-102-010	S SHERMAN	02/16/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,400	73.60	\$36,750	\$25,000	\$36,750	0.0	0.0	0.98	0.98	#DIV/0!	\$25,510	\$0.59	0.00	2001	2021-009735		2001 COMMERCIAL	
33-17-14-27-151-011	800 RICE	08/21/20	\$435,000	LC	03-ARM'S LENGTH	\$435,000	\$176,250	40.52	\$352,472	\$126,278	\$43,750	0.0	0.0	2.25	2.25	#DIV/0!	\$56,124	\$1.29	0.00	3001			3001 INDUSTRIAL/COMM	
33-13-13-23-400-009	4400 EDGAR RD	02/27/20	\$695,000	MLC	03-ARM'S LENGTH	\$695,000	\$238,900	34.37	\$577,724		\$77,970	0.0	0.0	10.99	10.99	#VALUE!	\$7,095	\$0.16						
33-42-16-35-126-002	4630 S M-52	02/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$123,500		\$269,041		\$89,491			1.82	1.82	#VALUE!	\$49,171	\$1.13						
33-07-07-14-100-021	NOBLE RD	09/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$215,000	89.58	\$425,273		\$114,998	0.0	0.0	11.06	11.06	#VALUE!	\$10,398	\$0.24						
33-17-14-27-152-023	510 INDUSTRIAL DRIVE	01/05/22	\$1,690,000	WD	03-ARM'S LENGTH	\$1,690,000	\$339,600	20.09	\$679,242	\$1,060,758	\$50,000	0.0	0.0	3.00	3.00	#DIV/0!	\$353,586	\$8.12	0.00	3001	2021-054504		3001 INDUSTRIAL/COMM	
33-17-14-27-176-011	RICE	07/21/20	\$166,902	WD	03-ARM'S LENGTH	\$166,902	\$34,350	20.58	\$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	
<b>Totals:</b>			<b>\$3,371,902</b>			<b>\$3,371,902</b>	<b>\$1,146,000</b>		<b>\$2,409,195</b>	<b>\$1,378,938</b>	<b>\$481,652</b>	<b>0.0</b>		<b>38.40</b>	<b>38.40</b>									
							<b>Sale. Ratio =&gt;</b>	<b>33.99</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>				<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>35,906.10</b>		<b>per SqFt=&gt;</b>	<b>\$0.82</b>						

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ACRES	VALUE	DIFFERENCE	\$/ACRE	SQUARE FEET	\$/SF
1	\$36,500	\$1,500	36500.00	43560	\$0.84
1.5	\$38,000	\$3,000	25333.33	65340	\$0.58
2	\$41,000	\$3,000	20500.00	87120	\$0.47
2.5	\$44,000	\$4,000	17600.00	108900	\$0.40
3	\$48,000	\$5,000	16000.00	130680	\$0.37
4	\$53,000	\$4,500	13250.00	174240	\$0.30
5	\$57,500	\$2,500	11500.00	217800	\$0.26
7	\$60,000	\$20,000	8571.43	304920	\$0.20
10	\$80,000	\$40,000	8000.00	435600	\$0.18
15	\$120,000	\$30,000	8000.00	653400	\$0.18
20	\$150,000	\$50,000	7500.00	871200	\$0.17
25	\$200,000	\$40,000	8000.00	1089000	\$0.18
30	\$240,000	\$25,000	8000.00	1306800	\$0.18
40	\$265,000	\$25,000	6625.00	1742400	\$0.15
50	\$290,000	\$20,000	5800.00	2178000	\$0.13
100	\$310,000	(\$310,000)	3100.00	4356000	\$0.07