

LAND ANALYSIS - COMMERCIAL SQUARE FOOTAGE RATES - 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	sf	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
33-17-14-28-201-024	170 S MAIN	05/10/19	\$234,847	WD	03-ARM'S LENGTH	\$234,847	\$100,500	42.79	\$201,016	\$55,913	\$22,082	60.5	120.0	0.17	0.17	7,318.08	\$924	\$332,815	\$7.64	61.00	2001	2019-021602		
33-17-14-21-378-008		03/11/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,800	36.00	\$87,538	\$40,099	\$22,637	73.0	66.0	0.18	0.18	7,623.00	\$549	\$229,137	\$5.26	115.50	4003	2021-010820	33-17-14-21-378-026	
33-17-14-21-452-007		06/16/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$0	0.00	\$128,836	\$41,264	\$23,100	66.0	132.0	0.20	0.20	8,712.00	\$625	\$206,320	\$4.74	66.00	4003	2021-029501		
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	42,688.80	#DIV/0!	\$25,510	\$0.59	0.00	2001	2021-009735		
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	98,010.00	#DIV/0!	\$56,124	\$1.29	0.00	3001			
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	130,680.00	#DIV/0!	\$353,586	\$8.12	0.00	3001	2021-054504		
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	361,722.24	#DIV/0!	\$20,099	\$0.46	0.00	3001	2020-026232		
Totals:			\$2,803,749			\$2,803,749	\$706,900		\$1,554,547	\$1,516,214	\$267,012	199.5		15.08	15.08									
								Sale. Ratio =>	25.21			Average		Average				Average						
								Std. Dev. =>	23.16			per FF=>		per Net Acre=>	100,564.70			per SqFt=>	\$2.31					

SqFt	Acres	\$/sf	Conclusion
2,500	0.057	\$ 5.60	\$ 14,000
5,000	0.115	\$ 3.75	\$ 18,750
7,500	0.172	\$ 3.20	\$ 24,000
10,000	0.230	\$ 2.60	\$ 26,000
12,500	0.287	\$ 2.50	\$ 31,250
15,000	0.344	\$ 2.20	\$ 33,000
20,000	0.459	\$ 1.68	\$ 33,600
25,000	0.574	\$ 1.36	\$ 34,000
30,000	0.689	\$ 1.15	\$ 34,500
40,000	0.918	\$ 0.92	\$ 36,800
50,000	1.148	\$ 0.77	\$ 38,500
60,000	1.377	\$ 0.65	\$ 39,000
87,120	2.000	\$ 0.49	\$ 42,689
130,680	3.000	\$ 0.38	\$ 50,000
174,240	4.000	\$ 0.30	\$ 53,000
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
1,089,000	25.000	\$ 0.18	\$ 200,000

*coincides with acreage table as well