

LAND ANALYSIS - DEER RUN - 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	
33-17-14-20-426-002	4330 CHURCHILL	09/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,800	52.76	\$221,572	\$18,428	\$30,000	119.7	150.0	0.66	0.66	\$154	\$28,006	\$0.64	191.00	4005	2020-031033		4005 DEER RUN	
33-17-14-20-426-006	4363 CINNAMON LANE	08/23/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$105,250	50.60	\$210,533	\$27,467	\$30,000	95.1	123.0	0.42	0.42	\$289	\$66,186	\$1.52	147.00	4005	2021-038911		4005 DEER RUN	
33-17-14-20-427-003	2528 FIG TRAIL	11/17/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$104,150	49.13	\$208,287	\$33,713	\$30,000	100.9	210.0	0.47	0.47	\$334	\$72,036	\$1.65	97.00	4005	2020-041807		4005 DEER RUN	
33-17-14-20-428-009	4348 CINNAMON LANE	04/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,550	47.47	\$223,133	\$36,242	\$24,375	75.0	150.0	0.26	0.26	\$483	\$140,473	\$3.22	75.00	4005	2021-021296		4005 DEER RUN	
33-17-14-20-428-013	4374 EGNATIOS COURT	11/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,750	48.52	\$213,518	\$36,482	\$30,000	111.9	150.0	0.58	0.58	\$326	\$63,447	\$1.46	167.00	4005	2021-050906		4005 DEER RUN	
<b>Totals:</b>			<b>\$1,085,000</b>			<b>\$1,085,000</b>	<b>\$538,500</b>		<b>\$1,077,043</b>	<b>\$152,332</b>	<b>\$144,375</b>	<b>502.6</b>		<b>2.37</b>	<b>2.37</b>									
							<b>Sale. Ratio =&gt;</b>	<b>49.63</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>2.05</b>			<b>per FF=&gt;</b>	<b>\$303</b>		<b>per Net Acre=&gt;</b>	<b>64,166.81</b>		<b>per SqFt=&gt;</b>	<b>\$1.47</b>						

LAND VALUE ANALYSIS  
DEER RUN  
CITY OF LESLIE 2023  
ANALYZED 303/FF  
UTILIZED 300/FF  
  
2022 UTILIZED 325/FF