

LAND ANALYSIS - EAST OF RAILROAD & SOUTH OF MAIN - 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				
33-17-14-21-478-010	418 E RACE	02/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,450	42.76	\$106,900	\$33,280	\$15,180	66.0	132.0	0.20	0.20	\$504	\$166,400	\$3.82	66.00	4001	2021-007635		4001 EAST OF RAIL ROAD				
33-17-14-21-478-014	404 E RACE	01/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,200	43.00	\$120,420	\$41,980	\$22,400	97.4	171.0	0.36	0.36	\$431	\$117,263	\$2.69	91.31	4001	2022-004042		4001 EAST OF RAIL ROAD				
33-17-14-21-482-003	407 E RACE	02/09/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$48,650	41.05	\$97,270	\$38,202	\$16,972	73.8	165.0	0.25	0.25	\$518	\$152,808	\$3.51	66.00	4001	2022-005548		4001 EAST OF RAIL ROAD				
33-17-14-28-227-005	201 RUSSELL	09/21/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$59,950	54.55	\$119,932	\$5,148	\$15,180	66.0	132.0	0.20	0.20	\$78	\$25,740	\$0.59	66.00	4001	2020-032753		4001 EAST OF RAIL ROAD				
33-17-14-28-276-009	428 BLAIR	12/17/21	\$125,800	WD	03-ARM'S LENGTH	\$125,800	\$50,400	40.06	\$100,768	\$56,627	\$31,595	137.4	132.0	0.50	0.50	\$412	\$113,254	\$2.60	165.00	4001	2021-053802		4001 EAST OF RAIL ROAD				
33-17-14-28-277-013	425 BLAIR	12/30/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,950	56.61	\$101,894	\$18,106	\$30,000	254.2	297.0	1.46	1.46	\$71	\$12,376	\$0.28	214.50	4001	2021-003897		4001 EAST OF RAIL ROAD				
33-17-14-28-279-003	515 RUSSELL	04/19/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,500	42.19	\$135,041	\$48,959	\$24,000	369.0	660.0	2.50	2.50	\$133	\$19,584	\$0.45	165.00	4001	2021-018906		4001 EAST OF RAIL ROAD				
33-17-14-28-279-015	507 RICE	10/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,800	55.67	\$133,623	\$11,477	\$25,100	109.1	132.0	0.38	0.38	\$105	\$30,605	\$0.70	123.75	4001	2021-004916		4001 EAST OF RAIL ROAD				
<b>Totals:</b>			<b>\$989,200</b>			<b>\$989,200</b>	<b>\$457,900</b>		<b>\$915,848</b>	<b>\$253,779</b>	<b>\$180,427</b>	<b>1,172.8</b>		<b>5.85</b>	<b>5.85</b>												
								<b>Sale. Ratio =&gt;</b>	<b>46.29</b>					<b>Average</b>					<b>Average</b>								
								<b>Std. Dev. =&gt;</b>	<b>7.22</b>					<b>per FF=&gt;</b>	<b>\$216</b>					<b>per Net Acre=&gt;</b>	<b>43,410.71</b>					<b>per SqFt=&gt;</b>	<b>\$1.00</b>

LAND ANALYSIS  
 CITY OF LESLIE 2023  
 EAST OF RAILROAD  
 SOUTH OF MAIN  
 GROUPED TOGETHER FOR LAND ANALYSIS  
 ANALYZED 216/FF  
 UTILIZED 215/FF  
  
 DOWN \$15/FF FROM 2022  
 2022 APPLIED 230/FF