

LAND ANALYSIS - RESIDENTIAL 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	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
33-17-14-28-328-010	635 S MAIN	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,400	43.76	\$148,824	\$51,176	1.08	1.08	\$47,341	\$1.09	98.00	4002	2021-051005		4002 SOUTH MAIN	
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	1.46	1.46	\$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	2.50	2.50	\$19,584	\$0.45	165.00	4001	2021-018906		4001 EAST OF RAIL ROAD	
33-17-14-21-429-009	551 KIRBY	11/06/20	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$13,000	56.52	\$26,000	\$23,000	3.00	3.00	\$7,667	\$0.18	0.00	4001	2020-039583		4001 EAST OF RAIL ROAD	
33-17-14-22-351-001	720 E RACE	07/21/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,800	67.20	\$33,620	\$25,000	4.54	4.54	\$5,507	\$0.13	0.00	4001	2021-033005		4001 EAST OF RAIL ROAD	
33-17-14-28-152-015	HULL	10/01/21	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$25,450	34.86	\$50,900	\$73,000	11.00	11.00	\$6,636	\$0.15	0.00	4003	2021-043148		4003 WEST OF RAIL ROAD	
Totals:			\$541,000			\$541,000	\$248,100		\$496,279	\$239,241	23.58	23.58								
								Sale. Ratio =>	45.86					Average						
								Std. Dev. =>	11.92					per Net Acre=>	10,144.21	Average				
														per SqFt=>	\$0.23					

LAND ANALYSIS
RESIDENTIAL - ACREAGE TABLE
CITY OF LESLIE 2023

Acres	Value	2022		Acres	Value	2023	
		Differences	\$/Acre			Differences	\$/Acre
1		20000	\$1,500	20,000	\$18,000	1,500.00	18,000.00
1.5		21500	\$1,000	21,500	\$19,500	1,000.00	13,000.00
2		22500	\$1,500	22,500	\$20,500	1,500.00	10,250.00
2.5		24000	\$2,000	24,000	\$22,000	2,000.00	8,800.00
3		26000	\$6,000	26,000	\$24,000	4,000.00	8,000.00
4		32000	\$3,000	32,000	\$28,000	4,000.00	7,000.00
5		35000	\$7,500	35,000	\$32,000	6,000.00	6,400.00
7		42500	\$5,000	42,500	\$38,000	12,000.00	5,428.57
10		47500	\$15,000	47,500	\$50,000	12,500.00	5,000.00
15		62500	\$10,000	62,500	\$62,500	10,000.00	4,166.67
20		72500	\$5,000	72,500	\$72,500	5,000.00	3,625.00
25		77500	\$7,500	77,500	\$77,500	7,500.00	3,100.00
30		85000	\$7,500	85,000	\$85,000	7,500.00	2,833.33
40		92500	\$12,500	92,500	\$92,500	12,500.00	2,312.50
50		105000	\$85,000	105,000	\$105,000	85,000.00	2,100.00
100		190000	(\$190,000)	190,000	\$190,000	(190,000.00)	1,900.00

11 ACRES IS 6,600/ACRE