

LAND ANALYSIS - WEST OF RAILROAD - 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
33-17-14-28-132-002	307 WOODWORTH	02/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$64,200	55.34	\$128,397	\$11,216	\$23,613	73.8	165.0	0.25	0.25	\$152	\$44,864	\$1.03	66.00	4003 2021-008878		4003 WEST OF RAIL ROAD	
33-17-14-21-454-012	118 CHURCH	01/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,550	51.82	\$150,464	\$10,656	\$21,120	66.0	132.0	0.20	0.20	\$161	\$53,280	\$1.22	66.00	4003 2020-001331		4003 WEST OF RAIL ROAD	
33-17-14-28-104-006	115 S SHERMAN	06/10/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$67,050	52.18	\$134,115	\$15,819	\$21,434	67.0	136.0	0.21	0.21	\$236	\$76,791	\$1.76	66.00	4003 2020-034638		4003 WEST OF RAIL ROAD	
33-17-14-21-403-017	225 N MAIN	09/17/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$48,850	42.52	\$97,748	\$47,152	\$30,000	168.2	210.1	0.78	0.78	\$280	\$60,529	\$1.39	161.58	4003 2020-031466		4003 WEST OF RAIL ROAD	
33-17-14-21-378-017	116 SPRING	09/03/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,700	50.89	\$137,427	\$18,693	\$21,120	66.0	132.0	0.20	0.20	\$283	\$93,465	\$2.15	66.00	4003 2020-030743		4003 WEST OF RAIL ROAD	
33-17-14-28-179-004	524 S MAIN	10/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,250	50.83	\$152,522	\$22,777	\$25,299	79.1	99.0	0.23	0.23	\$288	\$101,231	\$2.32	99.00	4003 2021-046495		4003 WEST OF RAIL ROAD	
33-17-14-21-401-003	401 N MAIN	11/11/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$68,450	41.99	\$136,946	\$56,054	\$30,000	194.1	170.0	0.85	0.85	\$289	\$66,179	\$1.52	217.00	4003 2020-040977		4003 WEST OF RAIL ROAD	
33-17-14-21-379-012	304 W BELLEVUE	10/08/21	\$181,450	WD	03-ARM'S LENGTH	\$181,450	\$89,750	49.46	\$179,494	\$31,956	\$30,000	108.0	187.0	0.43	0.43	\$296	\$75,191	\$1.73	99.00	4003 2021-044134		4003 WEST OF RAIL ROAD	
33-17-14-28-177-013	313 WASHINGTON	06/17/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,850	48.86	\$141,715	\$33,285	\$30,000	111.4	139.9	0.39	0.39	\$299	\$84,695	\$1.94	122.40	4003 2020-019787		4003 WEST OF RAIL ROAD	
33-17-14-21-378-024	412 W BELLEVUE	07/15/20	\$142,700	WD	03-ARM'S LENGTH	\$142,700	\$66,600	46.67	\$133,240	\$39,460	\$30,000	126.3	280.5	0.85	0.85	\$312	\$46,424	\$1.07	66.00	4003 2020-023774		4003 WEST OF RAIL ROAD	
33-17-14-28-178-005	409 WOODWORTH	06/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,650	50.09	\$165,288	\$23,325	\$23,613	73.8	165.0	0.25	0.25	\$316	\$93,300	\$2.14	66.00	4003 2021-029347		4003 WEST OF RAIL ROAD	
33-17-14-28-178-011	418 ARMSTRONG	06/01/21	\$150,000	MLC	04-BUYERS INTEREST IN A LC	\$150,000	\$71,500	47.67	\$142,990	\$37,010	\$30,000	114.9	132.0	0.40	0.40	\$322	\$92,525	\$2.12	132.00	4003 2021-025938		4003 WEST OF RAIL ROAD	
33-17-14-21-455-014	108 COVERT ST	11/16/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,850	49.48	\$123,709	\$22,411	\$21,120	66.0	132.0	0.20	0.20	\$340	\$112,055	\$2.57	66.00	4003 2020-041929		4003 WEST OF RAIL ROAD	
33-17-14-21-330-004	332 PENNSYLVANIA	10/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$67,700	45.16	\$135,383	\$44,517	\$30,000	130.7	132.0	0.47	0.47	\$341	\$94,717	\$2.17	155.00	4003 2020-036104		4003 WEST OF RAIL ROAD	
33-17-14-28-127-009	410 MEEKER	05/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,000	49.29	\$138,041	\$23,079	\$21,120	66.0	132.0	0.20	0.20	\$350	\$115,395	\$2.65	66.00	4003 2021-024945		4003 WEST OF RAIL ROAD	
33-17-14-21-354-022	502 W BELLEVUE	04/17/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$38,400	48.06	\$76,767	\$17,854	\$14,721	46.0	100.0	0.12	0.12	\$388	\$155,252	\$3.56	50.00	4003 2020-014915		4003 WEST OF RAIL ROAD	
33-17-14-28-176-004	405 WASHINGTON	09/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,650	48.27	\$159,312	\$26,808	\$21,120	66.0	132.0	0.20	0.20	\$406	\$134,040	\$3.08	66.00	4003 2021-041308		4003 WEST OF RAIL ROAD	
33-17-14-28-104-015	215 S SHERMAN	03/25/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$61,250	46.40	\$122,488	\$38,861	\$29,349	91.7	242.5	0.38	0.38	\$424	\$102,536	\$2.35	68.09	4003 2021-012885		4003 WEST OF RAIL ROAD	
33-17-14-21-351-011	500 W RACE	11/16/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$49,300	46.95	\$98,553	\$22,873	\$16,426	51.3	124.5	0.14	0.14	\$446	\$159,951	\$3.67	50.00	4003 2020-041022		4003 WEST OF RAIL ROAD	
33-17-14-21-378-020	410 W BELLEVUE	05/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,000	46.21	\$134,009	\$34,604	\$23,613	73.8	165.0	0.25	0.25	\$469	\$138,416	\$3.18	66.00	4003 2021-025007		4003 WEST OF RAIL ROAD	
33-17-14-21-329-009	328 CAMEO	12/02/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$56,100	44.17	\$112,209	\$44,267	\$29,476	92.1	189.0	0.35	0.35	\$481	\$127,571	\$2.93	80.00	4003 2020-043633		4003 WEST OF RAIL ROAD	
33-17-14-21-328-009	208 DOTY	07/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$70,650	45.88	\$141,275	\$33,845	\$21,120	66.0	132.0	0.20	0.20	\$513	\$169,225	\$3.88	66.00	4003 2021-030703		4003 WEST OF RAIL ROAD	
33-17-14-21-379-005	107 SPRING	05/28/21	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$73,050	45.80	\$146,085	\$35,280	\$21,865	68.3	99.0	0.19	0.19	\$516	\$187,660	\$4.31	82.50	4003 2021-025293		4003 WEST OF RAIL ROAD	
33-17-14-28-103-005	308 S SHERMAN	06/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,700	43.48	\$117,412	\$43,142	\$25,554	79.9	165.0	0.28	0.28	\$540	\$156,312	\$3.59	72.85	4003 2021-030098		4003 WEST OF RAIL ROAD	
33-17-14-21-403-002	107 ADAMS	12/29/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$61,350	43.85	\$122,658	\$41,003	\$23,761	74.3	72.3	0.20	0.20	\$552	\$201,985	\$4.64	122.50	4003 2022-000635		4003 WEST OF RAIL ROAD	
33-17-14-21-378-015	122 SPRING	10/19/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$46,350	42.14	\$92,681	\$38,439	\$21,120	66.0	132.0	0.20	0.20	\$582	\$192,195	\$4.41	66.00	4003 2020-036685		4003 WEST OF RAIL ROAD	
33-17-14-21-403-019	215 N MAIN	09/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,100	43.64	\$122,194	\$38,926	\$21,120	66.0	132.0	0.20	0.20	\$590	\$194,630	\$4.47	66.00	4003 2021-039985		4003 WEST OF RAIL ROAD	
33-17-14-21-452-007	06/16/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$0	\$0	0.00	\$126,856	\$41,264	\$21,120	66.0	132.0	0.20	0.20	\$625	\$206,320	\$4.74	66.00	4003 2021-029501		4003 WEST OF RAIL ROAD	
33-17-14-21-328-007	400 DOTY	09/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,500	41.56	\$132,967	\$53,997	\$26,964	84.3	132.0	0.27	0.27	\$641	\$199,251	\$4.57	89.57	4003 2021-041945		4003 WEST OF RAIL ROAD	
33-17-14-28-127-008	412 MEEKER	06/16/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$57,050	41.49	\$114,146	\$44,474	\$21,120	66.0	132.0	0.20	0.20	\$674	\$222,370	\$5.10	66.00	4003 2021-039942		4003 WEST OF RAIL ROAD	
33-17-14-21-330-004	332 PENNSYLVANIA	11/12/21	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$67,700	34.63	\$135,383	\$90,117	\$30,000	130.7	132.0	0.47	0.47	\$690	\$191,738	\$4.40	155.00	4003 2021-049180		4003 WEST OF RAIL ROAD	
Totals:			\$4,378,750			\$4,378,750	\$1,960,100		\$4,052,474	\$1,083,164	\$756,888	2,699.5		9.74	9.74								
							Sale. Ratio =>	44.76			Average		Average		111,242.07		Average		\$2.55				
							Std. Dev. =>	9.31			per FF=>		per Net Acre=>				per SqFt=>						

LAND ANALYSIS
 WEST OF RAILROAD
 CITY OF LESLIE 2023
 ANALYZED 401/FF
 UTILIZED 350/FF
 2022 ANALYZED 400/FF
 2022 UTILIZED 320/FF
 MAX VALUE 30000
 MIN VALUE 3000