

LAND ANALYSIS - COMMERCIAL/INDUSTRIAL 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	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	
33-17-14-28-102-010	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	#DIV/0!	\$25,510	\$0.59	0.00	2001	2021-009735		2001 COMMERCIAL	
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	#DIV/0!	\$56,124	\$1.29	0.00	3001			3001 INDUSTRIAL/COMM	
33-13-13-23-400-009	4400 EDGAR RD	02/27/20	\$695,000	MLC	03-ARM'S LENGTH	\$695,000	\$238,900	34.37	\$577,724		\$77,970	0.0	0.0	10.99	10.99	#VALUE!	\$7,095	\$0.16						
33-42-16-35-126-002	4630 S M-52	02/06/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$123,500		\$269,041		\$89,491			1.82	1.82	#VALUE!	\$49,171	\$1.13						
33-07-07-14-100-021	NOBLE RD	09/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$215,000	89.58	\$425,273		\$114,998	0.0	0.0	11.06	11.06	#VALUE!	\$10,398	\$0.24						
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	#DIV/0!	\$353,586	\$8.12	0.00	3001	2021-054504		3001 INDUSTRIAL/COMM	
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	#DIV/0!	\$20,099	\$0.46	0.00	3001	2020-026232		3001 INDUSTRIAL/COMM	
Totals:			\$3,371,902			\$3,371,902	\$1,146,000		\$2,409,195	\$1,378,938	\$481,652	0.0		38.40	38.40									
							Sale. Ratio =>	33.99			Average			Average			Average							
							Std. Dev. =>				per FF=>	#DIV/0!		per Net Acre=>	35,906.10		per SqFt=>	\$0.82						

LAND ANALYSIS
COMMERCIAL/INDUSTRIAL ACREAGE
CITY OF LESLIE 2023

ACRES	VALUE	DIFFERENCE	\$/ACRE	SQUARE FEET	\$/SF
1	\$36,500	\$1,500	36500.00	43560	\$0.84
1.5	\$38,000	\$3,000	25333.33	65340	\$0.58
2	\$41,000	\$3,000	20500.00	87120	\$0.47
2.5	\$44,000	\$4,000	17600.00	108900	\$0.40
3	\$48,000	\$5,000	16000.00	130680	\$0.37
4	\$53,000	\$4,500	13250.00	174240	\$0.30
5	\$57,500	\$2,500	11500.00	217800	\$0.26
7	\$60,000	\$20,000	8571.43	304920	\$0.20
10	\$80,000	\$40,000	8000.00	435600	\$0.18
15	\$120,000	\$30,000	8000.00	653400	\$0.18
20	\$150,000	\$50,000	7500.00	871200	\$0.17
25	\$200,000	\$40,000	8000.00	1089000	\$0.18
30	\$240,000	\$25,000	8000.00	1306800	\$0.18
40	\$265,000	\$25,000	6625.00	1742400	\$0.15
50	\$290,000	\$20,000	5800.00	2178000	\$0.13
100	\$310,000	(\$310,000)	3100.00	4356000	\$0.07

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

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	
Totals:			\$1,085,000			\$1,085,000	\$538,500		\$1,077,043	\$152,332	\$144,375	502.6		2.37	2.37									
								Sale. Ratio =>	49.63	Average				Average	Average									
								Std. Dev. =>	2.05	per FF=>				\$303	per Net Acre=>				64,166.81	per SqFt=>				\$1.47

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

2022 UTILIZED 325/FF

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	
Totals:			\$989,200			\$989,200	\$457,900		\$915,848	\$253,779	\$180,427	1,172.8		5.85	5.85									
							Sale. Ratio =>	46.29			Average			Average		Average								
							Std. Dev. =>	7.22			per FF=>	\$216		per Net Acre=>	43,410.71	per SqFt=>	\$1.00							

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

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

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	0.00	\$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	\$1,960,100		\$4,052,474	\$1,083,164	\$756,888	2,699.5			9.74	9.74										
								Sale. Ratio =>	44.76			Average		Average		Average		Average								
								Std. Dev. =>	9.31			per FF=>	\$401	per Net Acre=>	111,242.07	per SqFt=>	\$2.55									

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