

## AKRON & FAIRGROVE VILLAGE LOTS 2024

Parcel Number	# OF LOTS	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
036-500-400-1300-00	2	4948 N POPLAR	05/21/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,000	34.29	\$96,918	(\$11,990)	\$14,928
036-021-000-0300-00	1	4900 SLACK RD	04/04/22	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$31,300	48.15	\$82,893	(\$10,429)	\$7,464
036-500-200-2800-00	1	1880 CIRCLE	01/11/22	\$90,450	WD	03-ARM'S LENGTH	\$90,450	\$29,800	32.95	\$106,268	(\$8,354)	\$7,464
032-500-112-0930-00	1	3419 S PINE ST	08/22/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,100	40.59	\$198,637	(\$6,173)	\$7,464
036-016-000-1900-00	1	2144 MAIN	11/14/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$37,700	43.33	\$100,013	(\$5,549)	\$7,464
032-500-400-0100-00	1	3420 PINE	01/07/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$31,300	31.33	\$111,153	(\$3,789)	\$7,464
032-500-103-0400-00	1	4191 E BEACH	01/26/22	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$27,900	29.52	\$99,293	\$2,671	\$7,464
032-500-103-1400-00	1	3356 S MAIN	01/18/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$40,300	28.81	\$144,097	\$3,267	\$7,464
036-500-152-2000-00	1	1928 LIBERTY ST	09/06/22	\$4,000	QC	03-ARM'S LENGTH	\$4,000	\$2,500	62.50	\$7,464	\$4,000	\$7,464
036-017-000-0700-00	1	2287 N MAIN	09/09/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$32,000	29.09	\$112,841	\$4,623	\$7,464
036-017-000-0700-00	1	2287 N MAIN	08/27/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,700	38.82	\$112,841	\$4,623	\$7,464
036-500-200-2800-00	1	1880 CIRCLE	09/23/22	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$40,000	38.28	\$106,268	\$5,696	\$7,464
036-016-000-4000-00	1	2266 N MAIN	11/29/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$21,700	33.38	\$57,769	\$14,695	\$7,464
036-500-234-0200-00	1	5134 W CENTER	07/06/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,900	34.33	\$82,176	\$15,288	\$7,464
032-500-111-0650-00	1	3433 MILL	09/29/21	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$17,600	88.00	\$7,464	\$20,000	\$7,464
036-500-153-0700-00	2	5075 ARMSTRONG ST	03/06/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,600	32.30	\$116,262	\$33,666	\$14,928
036-500-151-0800-00	1	5053 CENTER ST	10/12/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$28,200	20.43	\$74,768	\$70,696	\$7,464

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19	Totals:			\$1,608,250			\$1,608,250	\$556,600		\$1,617,125	\$132,941	\$141,816
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# LOTS	PRICE USED FOR 2024
1.0	\$6,997
1.5	\$10,495
2.0	\$13,994
2.5	\$17,492
3.0	\$20,991
4.0	\$27,988