

Industrial Land Value

Parcel Number	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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt					
02-001-1008-000	814 DEGURSE AVE	09/24/20	\$0	MLC	03-ARM'S LENGTH	\$500,000	\$126,300	25.26	\$301,394	\$233,308	\$34,702	138.8	704.9	1.62	1.62	\$1,681	\$144,195	\$3.31					
02-002-2000-101	KING RD	03/09/22	\$0	MLC	03-ARM'S LENGTH	\$145,000	\$40,800	28.14	\$81,515	\$145,000	\$81,515	543.4	671.6	6.00	6.00	\$267	\$24,167	\$0.55					
02-875-0035-000	1300 S PARKER ST	10/26/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$593,200	49.43	\$1,229,386	\$134,630	\$164,016	840.2	706.6	6.20	4.04	\$160	\$21,725	\$0.50					
Totals:			\$1,200,000			\$1,845,000	\$760,300		\$1,612,295	\$512,938	\$280,233	1,522.5		13.82	11.66								
								Sale. Ratio =>	41.21	Average				Average				Average					
								Std. Dev. =>	13.20	per FF=>				\$337	per Net Acre=>				37,129.06	per SqFt=>			
														350/ff for 2023									