

**Commercial Land Values Per/AC**

Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	LandResidual	IndicatedLB Ratio	ResidAcre	ResidSq Ft	Unadjust\$ / acre	Unadjust\$ / Sq Ft	Months ToMid-Point	TimeAdjust	AdjustedSale Price	Adjust \$Per Acre	Adjust \$Per Sq Ft	Adjust \$Per Front Ft	
14-091-100-169-00	68885 Cass St	2/24/2023	36900	no	1231/2266	0.053	2308.68		0	\$36,129	\$ 771	0.020894309	0.053	2309	\$ 14,547	0.33	1	0	771	14547.16981	0.33		
14-120-204-018-00	69120 Sunset Bl	11/22/2024	36000	no	1253/1386	0.85	37026		0	\$ -	\$ 11,549	0.3208	0.85	37026	\$ 13,587	0.31	-8	0	11548.8	13586.82353	0.31		
75-051-540-007-10	1221 Hov Aire Dr	3/21/2024	420000	yes	2024001880	5.42	236095.2		10411	\$249,623	\$ 69,972	0.1666	5.181	225684	\$ 13,506	0.31	-12	0	69972	13505.50087	0.31		
						<b>6.323</b>					<b>\$ 82,292</b>												

**\$ 13,015 Concluded per acre rate**

**DO NOT USE**

14-130-001-017-00	28190 M 152	6/23/2023	207500	no	1234/238	10.792	470099.52		0	N/A	65028	0.2797	10.792	470099.52	5377.849333	0.12	-3	0	58037.75	5377.849333	0.12	N/A	
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**Commercial Land Value per/SF**

14-051-531-006-60	128 E Main	8/2/2023	85000	no	1235/1739	0.067	2918.52		0	\$69,138	\$ 15,862	0.1866	0.067	2918.52	\$ 236,746	\$ 5.43	-4	0	15862	236746.2687	5.43	\$ -	
75-013-035-021-01	20146 M 60	11/17/2023	180000	no	2023008385	0.86	37461.6		13591	\$150,297	\$ 29,703	0.165	0.548	20871	\$ 54,203	\$ 1.24	-8	0	29703	54203	1.24	\$ 113.00	
14-130-030-084-00	33141 School	8/11/2023	250000	yes	1236/74	1.423	61985.88		10236.6	\$180,650	\$ 69,350	0.2774	1.188	\$ 51,749	\$ 58,375	\$ 1.34	8	0	69350	58375.42088	1.34		
14-020-031-003-00	2394 Yankee	9/6/2023	180000	yes	1236/2592	1.45	63162		3920.4	\$ -	\$ 57,744	0.3208	1.36	59241.6	\$ 42,459	\$ 0.97	7	0	57744	42458.82353	0.97		
75-015-002-031-00	26682 US 12	1/29/2024	320000	no	2024000646	0.819	35675.64		7928	\$286,557	\$ 33,443	0.1045	0.637	27748	\$ 52,501	\$ 1.21	-10	0	33443	52501	1.21	\$ 87.00	
						<b>201203.64</b>					<b>\$ 206,102</b>											<b>200</b>	

**\$ 1.0243 Concluded per sf rate**

**Concluded Per/FF Rate**

**\$ 200**