Comm/Ind Study

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	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	Gravel	Paved	Use Code	Class	Rate Group 1	Rate Group 2
160-010-000-017-00	20550 STATE ST	12/08/21	$100,000	WD	03-ARM'S LENGTH	$10,000	$900	9.00	$7,015	$10,000	$7,015	16.0	132.0	0.05	0.05	$625	$208,333	$4.78	16.00	COMM	664/160	160-010-000-016-00	COMMERCIAL	0	1	202	COMM PARCELS		
160-040-000-038-00	20469 STATE ST	11/01/21	$129,500	WD	03-ARM'S LENGTH	$15,000	$3,600	24.00	$6,900	$15,000	$6,900	62.0	132.0	0.19	0.19	$242	$79,787	$1.83	62.00	COMM	661/935	160-040-000-037-00	COMMERCIAL	0	1	202	COMM PARCELS		
160-205-000-019-08	INDUSTRIAL DR	12/26/20	$12,000	WD	03-ARM'S LENGTH	$12,000	$3,200	26.67	$10,227	$12,000	$10,227	222.3	360.0	1.93	1.93	$54	$6,218	$0.14	200.00	COMM	645/746		COMMERCIAL	0	0	202	COMM PARCELS		
		Totals:	**$241,500**			**$37,000**	**$7,700**		**$24,142**	**$37,000**	**$24,142**	**300.3**		**2.17**	**2.17**														
							Sale. Ratio =>	**20.81**			**Average**			**Average**			**Average**												
							Std. Dev. =>	**9.52**			**per FF=>**	**$123**		**per Net Acre=>**	**17,082.18**		**per SqFt=>**	**$0.39**											

I Used $123.00