

S Water Com LV

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
02-475-0211-200	521 S MARKET ST	03/21/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,100	41.29	\$83,931	\$31,793	\$30,724	38.4	100.5	0.09	0.09	\$828	\$341,860	\$7.85
02-475-0251-000	451 S WATER ST	12/10/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,300	51.75	\$347,639	\$45,682	\$118,321	59.6	91.9	0.24	0.25	\$766	\$188,769	\$4.33
Totals:			\$360,000			\$360,000	\$177,400		\$431,570	\$77,475	\$149,045	98.0		0.34	0.34			
							Sale. Ratio =>	49.28			Average			Average			Average	
							Std. Dev. =>	7.39			per FF=>	\$790		per Net Acre=>	231,268.66		per SqFt=>	\$5.31
												800/ff for 2023						

Overall Commercial except water and King Rd

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02-300-0012-000	310 COTTRELL BLVD	09/01/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$241,300	30.54	\$637,744	\$295,763	\$143,507	287.0	169.5	1.05	1.05	\$1,030	\$281,411	\$6.46
02-475-0150-000	230 S MAIN ST	08/24/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$342,100	42.76	\$835,248	\$89,216	\$124,464	401.6	100.5	0.93	0.93	\$222	\$96,242	\$2.21
02-475-0300-000	223 BROADWAY ST	12/17/21	\$35,223	WD	03-ARM'S LENGTH	\$35,223	\$15,600	44.29	\$31,223	\$35,223	\$31,223	62.4	201.8	0.14	0.05	\$564	\$251,593	\$5.78
02-475-0338-000	403 BROADWAY ST	03/05/21	\$51,300	WD	03-ARM'S LENGTH	\$51,300	\$17,000	33.14	\$43,405	\$31,542	\$23,647	50.3	100.9	0.12	0.12	\$628	\$271,914	\$6.24
02-475-0438-000	222 N MAIN ST	12/29/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,700	49.06	\$430,933	(\$24,818)	\$56,115	120.5	148.9	0.41	0.41	(\$206)	(\$60,238)	(\$1.38)
02-575-0017-000	832 S PARKER ST	05/07/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,600	39.70	\$124,271	\$39,741	\$29,012	67.0	112.5	0.17	0.17	\$593	\$229,717	\$5.27
Totals:			\$2,161,523			\$2,161,523	\$841,300		\$2,102,824	\$466,667	\$407,968	988.8		2.82	2.73			
							Sale. Ratio =>	38.92			Average			Average			Average	
							Std. Dev. =>	6.99			per FF=>	\$472		per Net Acre=>	165,543.46		per SqFt=>	\$3.80
												500/ff for 2023						

King Rd Com/Ind

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
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
02-575-0017-000	832 S PARKER ST	05/07/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,600	39.70	\$124,271	\$39,741	\$29,012	58.0	112.5	0.17	0.17	\$685	\$229,717	\$5.27
02-625-0016-000	325 S PARKER ST	01/07/21	\$0	MLC	03-ARM'S LENGTH	\$780,000	\$165,300	21.19	\$405,731	\$468,088	\$93,819	187.6	163.0	0.67	0.67	\$2,495	\$694,493	\$15.94
02-875-0029-000	1484 S PARKER ST	03/14/22	\$0	MLC	03-ARM'S LENGTH	\$300,000	\$100,300	33.43	\$225,879	\$187,181	\$113,060	226.1	182.5	0.86	0.86	\$828	\$217,906	\$5.00
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:			\$1,335,000			\$2,560,000	\$953,200		\$2,066,782	\$974,640	\$481,422	1,855.5		13.90	11.74			
							Sale. Ratio =>	37.23			Average			Average			Average	
							Std. Dev. =>	10.82			per FF=>	\$525		per Net Acre=>	70,102.86		per SqFt=>	\$1.61
												525/ff for 2023						