

Historic District Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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	Libers/Page			
10-082-00-288-00	420 E HARRIS ST	03/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,400	50.67	\$136,769	\$13,931	\$15,700	50.0	144.0	0.17	0.17	\$279	\$84,430	\$1.94	50.00	37	692/1391			
10-082-00-393-00	455 E CASS ST	09/07/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$68,400	43.29	\$136,786	\$36,914	\$15,700	50.0	144.0	0.17	0.17	\$738	\$223,721	\$5.14	50.00	37	693/2620			
10-082-00-395-02	432 E HARRIS ST	05/04/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$42,300	47.00	\$84,602	\$37,332	\$31,934	113.0	144.0	0.37	0.37	\$330	\$99,818	\$2.29	113.00	37	692/2878			
10-082-00-406-00	513 E CASS ST	08/23/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$108,800	53.60	\$217,507	\$14,789	\$29,296	93.3	134.0	0.29	0.29	\$159	\$51,530	\$1.18	93.30	37	690/2745			
10-082-00-413-00	415 E HARRIS ST	07/15/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$77,800	45.79	\$155,550	\$30,992	\$16,642	53.0	121.0	0.15	0.15	\$585	\$210,830	\$4.84	53.00	37	693/1368			
10-086-00-498-00	201 S PARK ST	03/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$113,300	47.21	\$226,575	\$29,125	\$15,700	50.0	108.0	0.12	0.12	\$583	\$234,879	\$5.39	50.00	37	692/1384			
Totals:			\$995,900			\$995,900	\$479,000		\$957,789	\$163,083	\$124,972	409.3		1.26	1.26									
								Sale. Ratio =>	48.10					Average			Average							
								Std. Dev. =>	3.66					per FF=>	\$398	Average	per Net Acre=>	129,225.83	Average	per SqFt=>	\$2.97			
												USED	\$	398										