

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	Liber/Page	Land Table	Class	Rate Group 1
16-12-4-31-3002-000	6785 DUTCH	02/09/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$85,700	35.72	\$248,882	\$13,782	\$22,764	146.9	231.0	0.97	0.97	\$94	\$14,164	\$0.33	183.40	2023002852	R-RESIDENTIAL LAND	401	STANDARD
16-11-4-06-4019-000	6131 TRINKLEIN	12/30/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$40,500	33.75	\$125,881	\$11,207	\$17,088	110.2	117.0	0.39	0.39	\$102	\$28,736	\$0.66	145.20	2022000501	R-RESIDENTIAL LAND	401	STANDARD
16-11-4-06-3020-000	2545 S RIVER	07/28/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$51,400	31.53	\$168,196	\$11,240	\$16,436	106.0	199.0	0.47	0.47	\$106	\$23,864	\$0.55	103.00	2021025945	R-RESIDENTIAL LAND	401	STANDARD
16-12-4-31-3008-000	1563 S RIVER	06/03/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$51,100	35.73	\$143,188	\$17,522	\$17,710	114.3	231.0	0.59	0.59	\$153	\$29,749	\$0.68	111.00	2022016643	R-RESIDENTIAL LAND	401	STANDARD
16-12-4-31-4002-001	6535 DUTCH	10/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,800	35.44	\$178,462	\$22,884	\$21,346	137.7	267.0	0.92	0.92	\$166	\$24,901	\$0.57	150.00	2022026791	R-RESIDENTIAL LAND	401	STANDARD
16-11-3-01-1019-000	7090 TRINKLEIN	04/29/22	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$50,600	34.42	\$141,238	\$22,556	\$16,794	108.4	294.8	0.64	0.64	\$208	\$35,465	\$0.81	94.00	2022013565	R-RESIDENTIAL LAND	401	STANDARD
16-12-4-31-2007-000	1281 S RIVER	10/19/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$45,800	29.74	\$146,178	\$27,561	\$19,739	127.3	363.0	0.92	0.92	\$216	\$30,056	\$0.69	110.00	2021033841	R-RESIDENTIAL LAND	401	STANDARD
16-12-4-31-3006-000	6885 DUTCH	08/16/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$57,100	31.90	\$170,214	\$30,378	\$21,592	139.3	231.0	0.88	0.88	\$218	\$34,718	\$0.80	165.00	2021030441	R-RESIDENTIAL LAND	401	STANDARD
16-11-4-06-2006-001	2095 S RIVER	08/11/22	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$37,400	32.55	\$101,892	\$32,106	\$19,098	123.2	330.0	0.82	0.82	\$261	\$39,249	\$0.90	108.00	2022022268	R-RESIDENTIAL LAND	401	STANDARD
Totals:			\$1,440,800			\$1,440,800	\$483,400		\$1,424,131	\$189,236	\$172,567	1,113.3		6.59	6.59								
									Sale. Ratio =>	33.55	Average		Average		Average								
									Std. Dev. =>	2.12	per FF=>		per Net Acre=>		per SqFt=>								
															28,724.35		\$0.66						

Land Residual Technique is taking improved sales and remove the value of buildings and site improvements which leaves land value. This method tends to set the highest value as compared to actual market land sales.

For 2024 use 155.00

For 2023 used 155.00