

2022 Vacant Land Sales

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	
41-14-33-204-014	2135 DURANT ST SE	08/04/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$64,700	24.42	\$129,480	\$265,000	\$129,480	102.8	275.0	0.46	0.46	\$2,579	\$582,418	\$13.37	72.00	02000	2.02009E+14	RESIDENTIAL	0	0	NOT INSPECTED	
41-14-33-204-014	2135 DURANT ST SE	02/12/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$64,700	21.57	\$135,646	\$300,000	\$135,646	102.8	275.0	0.46	0.46	\$2,919	\$659,341	\$15.14	72.00	02000	2.02102E+14	RESIDENTIAL	0	0	NOT INSPECTED	
41-14-34-428-032	3120 REEDS LAKE BLVD SE	12/06/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$124,900	31.62	\$262,340	\$395,000	\$262,340	147.0	250.0	0.62	0.62	\$2,688	\$637,097	\$14.63	108.00	09000	2.01912E+14	RESIDENTIAL	0	0	NOT INSPECTED	
Totals:			\$960,000			\$960,000	\$254,300		\$527,466	\$960,000	\$527,466	352.5		1.53	1.53											
							Sale. Ratio =>		26.49		Average			Average			Average									
							Std. Dev. =>		5.18		per FF=>			per Net Acre=>		627,450.98	per SqFt=>		\$14.40							