

Gierczyk Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
62-8551-0012-00-5	516 W Mechanic Street	08/29/22	\$745,000	WD	03-ARM'S LENGTH	\$725,000	\$660,105	\$152,929	\$88,034	70.7	132.0	0.20	0.20	\$2,163	\$764,645	\$17.55	66.00
62-8551-0013-00-1	508 W Mechanic Street	05/12/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$602,289	\$105,999	\$108,288	87.0	87.0	0.20	0.20	\$1,219	\$529,995	\$12.17	100.00
Totals:			\$1,345,000			\$1,325,000	\$1,262,394	\$258,928	\$196,322	157.7		0.40	0.40				
Average per FF=>										\$1,642		Average per Net Acre=>	647,320.00		Average per SqFt=>	\$14.86	

Final Conclusion \$1642/FF