

Southwest City Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
62-8200-0219-11-1	415 S Smith Street	05/19/21	\$465,000	WD	03-ARM'S LENGTH	\$435,850	\$49,566	\$435,850	\$49,566	225.7	132.0	\$1,931	225.70	62-8200-0219-12-9, 62-8200-0219-13-7
62-8200-0347-01-1	321 S Monroe Street	10/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$346,962	\$125,000	\$346,962	462.0	132.0	\$271	462.00	
62-8200-0351-01-9	230 S Clinton Street	09/21/22	\$340,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$340,000	\$271,173	\$167,959	\$99,132	132.0	264.0	\$1,272	132.00	62-8200-0351-04-3
Totals:			\$930,000			\$900,850	\$667,701	\$728,809	\$495,660	819.7				
										Average				
										per FF=>	\$889			

Final Conclusion \$889/FF