

Grant Commercial \$/FF 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
064-A30-000-025-00	F 41	07/08/21	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000	\$2,800	56.00
141-O10-001-006-00	408 S BULLOCK ST	05/17/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$28,500	47.50
073-V10-011-006-00	WASHINGTON AVE	10/27/21	\$10,000	OTH	03-ARM'S LENGTH	\$10,000	\$4,716	47.16
033-D10-000-012-00	1860 US-23	05/13/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,400	44.69
132-T30-000-001-00	1199 W LAKE	10/15/21	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$32,400	43.78
Totals:			\$264,000			\$264,000	\$119,816	
							Sale. Ratio =>	45.38
							Std. Dev. =>	#REF!

Using \$115/ FF

Due to lack of sales using sales from surrounding areas

141-M10-004-007-00	311 S BULLOCK ST	09/16/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$23,200	64.44
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$14,700	\$5,000	\$14,700	140.0	450.0	0.72	0.48	\$36	\$6,916	\$0.16	140.00
\$56,986	\$7,814	\$4,800	60.0	130.0	0.18	0.18	\$130	\$43,654	\$1.00	60.00
\$9,432	\$10,000	\$9,432	101.4	100.0	0.28	0.28	\$99	\$35,714	\$1.00	120.00
\$112,133	\$25,239	\$22,372	83.8	142.0	0.31	0.31	\$301	\$81,416	\$2.12	94.46
\$74,253	\$14,972	\$15,225	145.0	143.0	0.48	0.48	\$103	\$31,454	\$0.72	145.00
\$267,504	\$63,025	\$66,529	530.2		1.96	1.72				
	Average				Average			Average		
	per FF=>		\$119		per Net Acre=>	32,139.21		per SqFt=>	\$0.74	

Using \$115/ FF

\$46,453	(\$7,173)	\$3,280	41.0	132.0	0.12	0.12	(\$175)	(\$57,847)	(\$1.33)	41.00
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ECF Area	Liber/Page	Other Parcels in Sale
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COM1 2021005066 064-A30-000-026-00

4 2022003447

COM1 2021008261

COM1 2021003649

COM1 2021007475

2 2022005605