

Grant Comm \$/Acre 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
073-L60-999-007-00	4973 N MAIN ST	10/01/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$18,500	41.11	
072-031-300-001-12	5057 SOUTH BRANCH RD	10/07/22	\$175,000	LC	03-ARM'S LENGTH	\$167,000	\$50,500	30.24	
090-028-200-002-30	NATIONAL CITY RD	07/29/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,600	49.00	
090-027-100-001-00	TURTLE / SAND LK RD	12/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$56,300	46.92	
066-029-100-008-00	3751 PERIMETER RD	11/01/21	\$50,000	WD	03-ARM'S LENGTH	\$47,000	\$18,800	40.00	
066-028-200-040-00	4139 PERIMETER RD	07/16/21	\$104,900	LC	03-ARM'S LENGTH	\$104,900	\$30,200	28.79	
Totals:			\$534,900			\$523,900	\$193,900		
								Sale. Ratio =>	37.01
								Std. Dev. =>	8.35

Using \$3350/Acre

Using sales from surrounding areas due to lack of sales

outlier

050-028-200-001-00	4793 M-55	10/28/21	\$811,276	WD	19-MULTI PARCEL ARM'S LENGTH	\$811,276	\$237,800	29.31
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Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page
\$64,852	\$2,148	\$22,000	2.00	2.00	\$1,074	COM1	2021007255
\$112,200	\$167,000	\$112,200	41.80	41.80	\$3,995	COM1	2022006059
\$19,600	\$40,000	\$19,600	14.10	14.10	\$2,867	COM1	2022004976
\$56,300	\$120,000	\$112,600	40.00	40.00	\$3,000	COM1	2021008913
\$56,750	\$19,967	\$29,717	5.34	5.34	\$3,739	COM1	2011007871
\$123,010	\$1,745	\$19,855	1.67	1.67	\$1,045	COM1	2021005203
\$432,712	\$350,860	\$315,972	104.91	104.91			
	Average	Average		Average			
	per FF=>	per Net Acre=>		\$3,344	per SqFt=>		

Using \$3350/Acre

\$475,526	\$511,458	\$175,708	66.47	11.85	\$7,695	2	2021007716
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Other Parcels in Sale



050-028-200-001-05, 050-028-200-001-10, 050-028-200-001-20, 050-028-200-001-30