

## Grant Commercial \$/FF 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
020-033-300-003-00	2047 N US-23	08/09/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$43,500		\$0
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	\$56,986
070-015-400-028-75	M-65	04/18/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$4,800		\$52,800
132-T40-000-009-00	1190 W Lake	03/01/24	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$42,800		\$61,000
<b>Totals:</b>			<b>\$208,000</b>			<b>\$208,000</b>	<b>\$119,600</b>		<b>\$170,786</b>
							<b>Sale. Ratio =&gt;</b>	<b>57.50</b>	
							<b>Std. Dev. =&gt;</b>	<b>#REF!</b>	

**Using \$190/ FF**

Due to lack of sales using sales from surrounding areas

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
\$80,000		403.0		\$199
\$7,814	\$4,800	60.0	130.0	\$130
\$10,000		88.0		\$114
\$58,000		285.7		\$203
<b>\$155,814</b>	<b>\$4,800</b>	<b>836.7</b>		
<b>Average</b>				
<b>per FF=&gt;</b>		<b>\$186</b>		

**Using \$190/ FF**