

2026 CL4 and CL5 Front Feet Rate Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
000-19-15-376-022-00	RIVERSIDE RD	04/28/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$7,600	13.82	\$54,400	\$55,000	\$54,400	80.0	0.0	0.42	0.40	\$688	\$130,952	\$3.01	0.00
000-19-16-432-005-00	FLORIDA AVE	12/13/22	\$40,250	WD	03-ARM'S LENGTH	\$40,250	\$19,000	47.20	\$38,000	\$40,250	\$38,000	112.2	80.0	0.22	0.00	\$359	\$182,955	\$4.20	120.00
000-19-17-305-001-05	N SHORE DR	06/21/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$0	0.00	\$95,850	\$99,900	\$95,850	218.3	121.7	0.71	0.71	\$458	\$140,704	\$3.23	200.00
000-19-21-101-002-05	EAGLE POINT	01/05/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,200	34.57	\$43,475	\$70,000	\$43,475	80.8	140.0	0.48	0.24	\$867	\$145,833	\$3.35	73.00
Totals:			\$265,150			\$265,150	\$50,800		\$231,725	\$265,150	\$231,725	491.3		1.83	1.35				
							Sale. Ratio =>	19.16				Average		Average					
							Std. Dev. =>	21.05				per FF=>	\$540		per Net Acre=>	144,890.71			Average
																			per SqFt=>
																			\$3.33

USE \$45 PER FF FOR CL4 AND CL5

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