

## 2024 Residential Large Acre Rate Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-002-009-70	10381 E GARFIELD RD	04/07/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
03-010-004-00	7200 S WOODBRIDGE RD	04/07/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000
03-010-005-10	7200 S WOODBRIDGE RD	06/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000
03-022-012-10	9896 S WOODBRIDGE RD	06/08/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000
03-013-012-03	E COUNTY LINE RD (8000	07/14/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000
<b>Totals:</b>			<b>\$1,319,000</b>			<b>\$1,319,000</b>

## 2024 Residential Large Acre Rate Not Used

03-005-007-30	7741 E GARFIELD RD	06/06/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000
03-018-008-20	8562 S MC CLELLAND RD	08/27/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000
03-034-010-00	11239 S BARRY RD	10/27/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000



## 2024 Residential Large Acre Rate Used

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$60,600	43.29	\$121,053	\$100,871	\$81,924	0.0	0.0
\$131,200	32.88	\$261,872	\$365,342	\$228,214	0.0	0.0
\$46,700	22.78	\$93,122	\$187,878	\$76,000	0.0	0.0
\$174,700	72.79	\$521,050	\$222,350	\$503,400	0.0	0.0
\$100,600	30.03	\$203,920	\$307,543	\$176,463	0.0	0.0
<b>\$513,800</b>		<b>\$1,201,017</b>	<b>\$1,183,984</b>	<b>\$1,066,001</b>	<b>0.0</b>	
<b>Sale. Ratio =&gt;</b>	<b>38.95</b>			<b>Average</b>		
<b>Std. Dev. =&gt;</b>	<b>19.57</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>	

2024 Elba Agriculture Untilled Acre Rate      \$4,200

## 2024 Residential Large Acre Rate Not Used

\$129,800	32.13	\$256,800	\$185,200	\$38,000	0.0	0.0
\$114,700	38.36	\$226,920	\$110,913	\$38,833	660.0	660.0
\$97,600	34.86	\$177,222	\$126,878	\$24,100	0.0	0.0



## 2024 Residential Large Acre Rate Used

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
26.00	26.00	#DIV/0!	\$3,880	\$0.09	0.00	4030
60.00	40.00	#DIV/0!	\$6,089	\$0.14	0.00	4030
20.00	20.00	#DIV/0!	\$9,394	\$0.22	0.00	4030
120.00	120.00	#DIV/0!	\$1,853	\$0.04	0.00	4010
56.02	56.02	#DIV/0!	\$5,490	\$0.13	0.00	4030
<b>282.02</b>	<b>262.02</b>					
<b>Average per Net Acre=&gt;</b>	<b>4,198.23</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.10</b>		

## 2024 Residential Large Acre Rate Not Used

10.00	10.00	#DIV/0!	\$18,520	\$0.43	0.00	4030
10.00	10.00	\$168	\$11,091	\$0.25	660.00	4030
5.00	5.00	#DIV/0!	\$25,376	\$0.58	0.00	4030

## 2024 Elba Residential Acre Rates

15,100 2024 Elba Residential Acre Rate

4,200 2024 Elba Over 10 Acre Residential Rate

1 Acre	15,100	15,100
1.5 Acre	15,100	22,650
2 Acre	15,100	30,200
2.5 Acre	15,100	37,750
3 Acre	15,100	45,300
4 Acre	15,100	60,400
5 Acre	15,100	75,500
7 Acre	15,100	105,700
10 Acre	15,100	151,000
15 Acre	4,200	63,000
20 Acre	4,200	84,000
25 Acre	4,200	105,000
30 Acre	4,200	126,000
40 Acre	4,200	168,000
50 Acre	4,200	210,000
100 Acre	4,200	420,000