

Commercial Village of Ashley Used

Parcel Number	Street Address	Sale Date
41-150-028-50		12/12/24
41-150-039-10	623 S QUARTERLINE RD	05/19/25
41-200-273-00	320 S STERLING ST	09/26/25

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
\$200	WD	03-ARM'S LENGTH	\$200	\$0	
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,200	
\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$62,500	
\$265,200			\$265,200	\$158,700	
					Sale. Ratio =>
					Std. Dev. =>

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
0.00	\$34,347	\$200	\$34,347	137.4	143.0	0.43
48.10	\$192,366	\$120,434	\$112,800	407.1	350.0	2.00
96.15	\$126,914	\$4,086	\$66,000	264.0	132.0	0.80
	\$353,627	\$124,720	\$213,147	808.5		3.23
59.84			Average			Average
48.08			per FF=>	\$154		per Net Acre=>

2026 Elba Ashley Commercial Acre Rate

38,600 2026 Ashley Acre Rate

1 Acre	38,600	38,600
1.5 Acre	38,600	57,900
2 Acre	38,600	77,200
2.5 Acre	38,600	96,500
3 Acre	38,600	115,800
4 Acre	38,600	154,400
5 Acre	38,600	193,000
7 Acre	38,600	270,200
10 Acre	38,600	386,000
15 Acre	38,600	579,000
20 Acre	38,600	772,000
25 Acre	38,600	965,000
30 Acre	38,600	1,158,000
40 Acre	38,600	1,544,000
50 Acre	38,600	1,930,000
100 Acre	38,600	3,860,000

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Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
0.43	\$1	\$462	\$0.01	132.00
2.00	\$296	\$60,217	\$1.38	250.00
0.80	\$15	\$5,108	\$0.12	264.00
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3.23				
38,577.17		Average		
		per SqFt=>	\$0.89	

38,600.00 Used