

Elba Village of Ashley Acre Rate Used		
Parcel Number	Street Address	Sale Date
41-100-067-50	310 STERLING ST	09/14/23
41-150-004-30		03/04/25
41-150-024-20	113 S HERRING	04/10/25
41-300-306-00	206 S QUARTERLINE RD	06/05/23
41-700-017-00	213 FARR	06/21/24

**Totals:**

Elba Village of Ashley Acre Rate Not Used		
Parcel Number	Street Address	Sale Date
41-100-008-00	212 S STERLING ST	09/30/25
41-100-082-00	208 N STERLING	04/10/24
41-100-120-00	201 S STERLING ST	09/29/25
41-150-025-10	116 S HERRING ST	01/21/25
41-600-395-00	112 N HERRING ST	01/25/24
41-100-076-00	216 N STERLING ST	05/02/25
41-100-123-00	209 STERLING ST	10/18/24
41-100-248-00	209 S PARK ST	09/12/25
41-100-254-00	113 PARK ST	03/29/24



Elba Village of Ashley Acre Rate Used				
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,200
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$0
\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$90,100
\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,500
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,700
<b>\$841,500</b>			<b>\$841,500</b>	<b>\$281,500</b>
				Sale. Ratio =>
				Std. Dev. =>

Elba Village of Ashley Acre Rate Not Used				
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$78,600
\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$45,700
\$45,463	WD	03-ARM'S LENGTH	\$45,463	\$56,800
\$0	QC	03-ARM'S LENGTH	\$0	\$16,100
\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,800
\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$27,100
\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$23,700
\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$46,200
\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$21,300



Elba Village of Ashley Acre Rate Used							
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
36.38	\$79,005	\$58,978	\$32,983	159.3	88.0	0.40	
0.00	\$281,446	\$103,134	\$114,580	0.0	0.0	3.37	
52.54	\$189,485	\$7,311	\$25,296	210.2	180.0	0.74	
58.33	\$105,987	\$4,506	\$20,493	99.0	132.0	0.30	
49.12	\$198,499	\$36,842	\$30,341	194.0	441.0	0.76	
	<b>\$854,422</b>	<b>\$210,771</b>	<b>\$223,693</b>	<b>662.5</b>		<b>5.57</b>	
<b>33.45</b>			<b>Average</b>			<b>Average</b>	
<b>23.38</b>			<b>per FF=&gt;</b>	<b>\$318</b>		<b>per Net Acre=&gt;</b>	

Elba Village of Ashley Acre Rate Not Used							
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
65.50	\$156,154	(\$9,934)	\$26,220	104.9	120.0	0.30	
33.85	\$89,202	\$56,921	\$11,123	53.7	126.0	0.16	
124.94	\$116,368	(\$55,173)	\$15,732	62.9	120.0	0.18	
#DIV/0!	\$42,605	(\$6,327)	\$36,278	233.7	300.0	1.07	
103.20	\$52,077	\$247	\$27,324	132.0	132.0	0.40	
54.20	\$53,983	\$11,749	\$15,732	62.9	120.0	0.18	
47.49	\$47,082	\$28,870	\$26,052	125.9	120.0	0.36	
29.81	\$93,195	\$94,805	\$33,000	132.0	132.0	0.40	
39.44	\$44,655	\$23,007	\$13,662	66.0	132.0	0.20	

## 2026 Elba Ashley Acre Rate

38,000 2026 Ashley Acre Rate

1 Acre	38,000	38,000
1.5 Acre	38,000	57,000
2 Acre	38,000	76,000
2.5 Acre	38,000	95,000
3 Acre	38,000	114,000
4 Acre	38,000	152,000
5 Acre	38,000	190,000
7 Acre	38,000	266,000
10 Acre	38,000	380,000
15 Acre	38,000	570,000
20 Acre	38,000	760,000
25 Acre	38,000	950,000
30 Acre	38,000	1,140,000
40 Acre	38,000	1,520,000
50 Acre	38,000	1,900,000
100 Acre	38,000	3,800,000

Elba Village of Ashley Acre Rate Used

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.40	\$370	\$147,445	\$3.38	198.00	4100
3.37	#DIV/0!	\$30,604	\$0.70	0.00	4100
0.74	\$35	\$9,827	\$0.23	180.00	4100
0.30	\$46	\$15,020	\$0.34	99.00	4100
0.34	\$190	\$48,668	\$1.12	147.00	4100

5.15

**37,833.60**                      **Average**  
    **per SqFt=>**                      **\$0.87**

38,000.00 Used

Elba Village of Ashley Acre Rate Not Used

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.30	(\$95)	(\$32,785)	(\$0.75)	110.00	4100
0.16	\$1,059	\$357,994	\$8.22	55.00	4100
0.18	(\$877)	(\$303,148)	(\$6.96)	66.00	4100
1.07	(\$27)	(\$5,930)	(\$0.14)	155.00	4100
0.40	\$2	\$618	\$0.01	132.00	4100
0.18	\$187	\$64,555	\$1.48	66.00	4100
0.36	\$229	\$79,313	\$1.82	132.00	4100
0.40	\$718	\$237,013	\$5.44	132.00	4100
0.20	\$349	\$115,035	\$2.64	66.00	4100