

2024 Village of Ashley Front Foot Rate Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41-100-067-50	310 STERLING ST	09/14/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000
41-100-123-00	209 STERLING ST	07/27/22	\$28,200	WD	03-ARM'S LENGTH	\$28,200
41-100-153-00	113 NEW ST	06/14/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
41-150-023-01	503 OAK ST	09/30/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000
41-150-053-00	304 N NEW ST	07/18/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000
41-200-265-00	210 WALLACE ST	07/19/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900
41-300-299-00	312 QUARTERLINE RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000
41-300-306-00	206 S QUARTERLINE RD	06/05/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
41-600-399-00	618 OAK ST	07/25/22	\$27,000	QC	03-ARM'S LENGTH	\$27,000
41-700-005-00	500 E SECTIONLINE ST	01/17/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000
Totals:			\$927,100			\$927,100

2024 Village of Ashley Front Foot Rate Not Used

41-100-164-00	315 NEW ST	06/07/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000
41-100-056-00	219 N STERLING ST	11/10/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000
41-150-021-00	302 OAK ST	05/13/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000
41-300-322-00	213 ANN ST	01/16/22	\$0	LC	03-ARM'S LENGTH	\$0
41-600-383-00		05/13/22	\$500	QC	03-ARM'S LENGTH	\$500
41-150-004-10		08/14/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000
41-700-006-00	504 E SECTIONLINE RD	08/03/21	\$145,900	WD	03-ARM'S LENGTH	\$145,900
41-100-233-00	208 W PINE ST	12/16/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000
41-200-262-00		10/13/21	\$5,300	WD	03-ARM'S LENGTH	\$5,300

2024 Village of Ashley Front Foot Rate Used 2024 Vil

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$38,200	36.38	\$75,418	\$59,219	\$29,637	159.3	88.0
\$19,700	69.86	\$41,325	\$8,019	\$21,144	125.9	120.0
\$37,100	37.10	\$73,799	\$46,397	\$20,196	132.0	132.0
\$22,500	90.00	\$46,589	\$8,685	\$30,274	200.2	120.0
\$55,400	38.74	\$118,775	\$47,746	\$23,521	140.0	264.0
\$64,700	46.25	\$127,589	\$28,835	\$16,524	108.0	132.0
\$65,500	50.38	\$134,229	\$6,859	\$11,088	66.0	132.0
\$52,500	58.33	\$103,354	\$5,060	\$18,414	99.0	132.0
\$17,200	63.70	\$38,167	\$13,385	\$24,552	132.0	132.0
\$50,000	35.97	\$120,373	\$38,088	\$19,461	104.6	200.0
\$422,800		\$879,618	\$262,293	\$214,811	1,267.1	
Sale. Ratio =>	45.60			Average		
Std. Dev. =>	17.86			per FF=>		\$207

2024 Village of Ashley Front Foot Used \$207

2024 Village of Ashley Front Foot Rate Not Used 2024 Vil

\$39,700	99.25	\$85,666	(\$23,490)	\$22,176	132.0	132.0
\$34,200	136.80	\$68,174	(\$23,918)	\$19,256	125.9	120.0
\$60,100	150.25	\$129,023	(\$66,847)	\$22,176	132.0	132.0
\$29,500	#DIV/0!	\$66,414	(\$44,238)	\$22,176	132.0	264.0
\$5,500	1100.00	\$11,088	\$500	\$11,088	66.0	132.0
\$76,000	30.40	\$149,716	\$121,784	\$21,500	0.0	0.0
\$47,200	32.35	\$92,868	\$69,040	\$16,008	104.6	200.0
\$0	0.00	\$105,854	\$41,422	\$12,276	66.0	132.0
\$6,100	115.09	\$12,240	\$5,300	\$12,240	80.0	132.0

Usage of Ashley Front Foot Rate Used

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.40	0.40	\$372	\$148,048	\$3.40	198.00	4100
0.36	0.36	\$64	\$22,030	\$0.51	132.00	4100
0.40	0.40	\$351	\$115,993	\$2.66	132.00	4100
0.58	0.58	\$43	\$15,000	\$0.34	210.00	4100
0.60	0.60	\$341	\$79,577	\$1.83	99.00	4100
0.33	0.33	\$267	\$88,180	\$2.02	108.00	4100
0.20	0.20	\$104	\$34,295	\$0.79	66.00	4100
0.30	0.30	\$51	\$16,867	\$0.39	99.00	4100
0.40	0.40	\$101	\$33,463	\$0.77	132.00	4100
0.39	0.39	\$364	\$97,662	\$2.24	85.00	4100
3.96	3.96					
Average per Net Acre=>	66,235.61		Average per SqFt=>	\$1.52		

Usage of Ashley Front Foot Rate Not Used

0.40	0.40	(\$178)	(\$58,725)	(\$1.35)	132.00	4100
0.36	0.36	(\$190)	(\$65,709)	(\$1.51)	132.00	4100
0.40	0.40	(\$506)	(\$167,118)	(\$3.84)	132.00	4100
0.40	0.20	(\$335)	(\$110,595)	(\$2.54)	132.00	4100
0.20	0.20	\$8	\$2,500	\$0.06	66.00	4100
2.00	2.00	#DIV/0!	\$60,892	\$1.40	0.00	4100
0.39	0.39	\$660	\$177,026	\$4.06	85.00	4100
0.20	0.20	\$628	\$207,110	\$4.75	66.00	4100
0.24	0.24	\$66	\$21,901	\$0.50	80.00	4100

2024 Ashley Residential Acre Rates

25,500 2024 Ashley Residential Acre Rate

4,200 2024 Large Elba Over Ten Acre Residential Rate

1 Acre	25,500	25,500
1.5 Acre	25,500	38,250
2 Acre	25,500	51,000
2.5 Acre	25,500	63,750
3 Acre	25,500	76,500
4 Acre	25,500	102,000
5 Acre	25,500	127,500
7 Acre	25,500	178,500
10 Acre	25,500	255,000
15 Acre	4,200	63,000
20 Acre	4,200	84,000
25 Acre	4,200	105,000
30 Acre	4,200	126,000
35 Acre	4,200	147,000
40 Acre	4,200	168,000
50 Acre	4,200	210,000
100 Acre	4,200	420,000