

Elba Large Residential Acre Used		
Parcel Number	Street Address	Sale Date
03-004-011-01	8815 E GARFIELD RD	12/06/24
03-004-011-01	8815 E GARFIELD RD	11/29/23
03-009-001-01	8905 E GARFIELD RD	03/25/25
03-010-005-10	7200 S WOODBRIDGE RD	06/12/23
03-012-001-21	S MERIDIAN (7000) RD	04/16/24
03-012-003-10	E GARFIELD (11000) RD	11/08/24
03-014-017-00	S WOODBRIDGE (8000) RD	07/18/25
03-021-003-22	8064 E ROOSEVELT RD	10/07/24
03-021-003-40	8064 E ROOSEVELT RD	12/19/23

Totals:

Elba Large Residential Acre Not Used		
Parcel Number	Street Address	Sale Date
03-005-003-10	6239 S MC CLELLAND RD	06/06/25
03-005-007-30	7741 E GARFIELD RD	06/06/23
03-010-004-00	7200 S WOODBRIDGE RD	04/07/23
03-010-005-00	7400 S WOODBRIDGE RD	04/07/23
03-012-002-20	7500 N MERIDIAN RD	11/17/23
03-017-008-01	8982 S RANSOM RD	04/03/23
03-030-003-00	10652 S MC CLELLAND RD	02/05/24
03-034-001-01	9958 E WILSON RD	02/27/25
03-034-001-20	9958 E WILSON RD	02/27/25

Elba Large Residential Acre Used				
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,300
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$25,700
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$223,000
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,700
\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,000
\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,800
\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$42,300
\$167,880	WD	03-ARM'S LENGTH	\$167,880	\$0
\$1,927,880			\$1,927,880	\$626,800
				Sale. Ratio =>
				Std. Dev. =>

Elba Large Residential Acre Not Used				
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$76,800
\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$129,800
\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$131,200
\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$131,200
\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$73,000
\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$64,100
\$0	QC	03-ARM'S LENGTH	\$0	\$25,000
\$0	WD	03-ARM'S LENGTH	\$0	\$86,600
\$0	WD	03-ARM'S LENGTH	\$0	\$86,600

Elba Large Residential Acre Used							
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
27.69	\$111,514	\$160,000	\$111,514	0.0	0.0	13.54	
17.13	\$88,661	\$150,000	\$88,661	0.0	0.0	13.54	
49.56	\$584,100	\$450,000	\$584,100	0.0	0.0	107.50	
0.00	\$98,810	\$188,510	\$82,320	0.0	0.0	20.00	
43.53	\$239,400	\$275,000	\$239,400	0.0	0.0	57.00	
38.18	\$220,000	\$220,000	\$220,000	0.0	0.0	40.00	
34.43	\$175,500	\$255,000	\$175,500	0.0	0.0	30.00	
94.00	\$84,648	\$45,000	\$84,648	0.0	0.0	13.77	
0.00	\$185,012	\$167,880	\$185,012	0.0	0.0	40.36	
\$1,787,645		\$1,911,390	\$1,771,155	0.0	335.71		
32.51			Average			Average	
28.69			per FF=>	#DIV/0!	per Net Acre=>		

Elba Large Residential Acre Not Used							
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
62.44	\$151,124	(\$1,734)	\$26,390	0.0	0.0	1.60	
32.13	\$377,415	\$177,585	\$151,000	0.0	0.0	10.00	
32.88	\$261,872	\$365,342	\$228,214	0.0	0.0	60.00	
32.88	\$261,872	\$365,342	\$228,214	0.0	0.0	60.00	
41.83	\$158,310	\$46,390	\$30,200	330.0	660.0	2.00	
40.09	\$128,596	\$43,837	\$12,533	0.0	0.0	0.83	
#DIV/0!	\$50,711	(\$35,611)	\$15,100	0.0	0.0	1.00	
#DIV/0!	\$219,419	(\$146,619)	\$72,800	0.0	0.0	4.00	
#DIV/0!	\$219,419	(\$146,619)	\$72,800	0.0	0.0	4.00	

2026 Elba Large Residential Acre Rate

5,700 2026 Residential Acre Rate

1 Acre	5,700	5,700
1.5 Acre	5,700	8,550
2 Acre	5,700	11,400
2.5 Acre	5,700	14,250
3 Acre	5,700	17,100
4 Acre	5,700	22,800
5 Acre	5,700	28,500
7 Acre	5,700	39,900
10 Acre	5,700	57,000
15 Acre	5,700	85,500
20 Acre	5,700	114,000
25 Acre	5,700	142,500
30 Acre	5,700	171,000
40 Acre	5,700	228,000
50 Acre	5,700	285,000
100 Acre	5,700	570,000

Elba Large Residential Acre Used

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
13.54	#DIV/0!	\$11,815	\$0.27	0.00	4030
13.54	#DIV/0!	\$11,077	\$0.25	0.00	4030
107.50	#DIV/0!	\$4,186	\$0.10	0.00	4030
20.00	#DIV/0!	\$9,426	\$0.22	0.00	4030
57.00	#DIV/0!	\$4,825	\$0.11	0.00	4030
40.00	#DIV/0!	\$5,500	\$0.13	0.00	4030
30.00	#DIV/0!	\$8,500	\$0.20	0.00	4000
13.77	#DIV/0!	\$3,268	\$0.08	0.00	4030
41.97	#DIV/0!	\$4,160	\$0.10	0.00	4010

337.32

5,693.51

**Average
per SqFt=>**

\$0.13

5,700.00 Used

Elba Large Residential Acre Not Used

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
1.60	#DIV/0!	(\$1,084)	(\$0.02)	0.00	4030
10.00	#DIV/0!	\$17,759	\$0.41	0.00	4030
40.00	#DIV/0!	\$6,089	\$0.14	0.00	4030
20.00	#DIV/0!	\$6,089	\$0.14	0.00	4030
2.00	\$141	\$23,195	\$0.53	330.00	4030
0.83	#DIV/0!	\$52,816	\$1.21	0.00	4030
1.00	#DIV/0!	(\$35,611)	(\$0.82)	0.00	4030
4.00	#DIV/0!	(\$36,655)	(\$0.84)	0.00	4030
79.00	#DIV/0!	(\$36,655)	(\$0.84)	0.00	4030