

## 2024 Elba & Bannister Commercial Acre Rate Residential Rates 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
03-005-007-30	7741 E GARFIELD RD	06/06/23	\$404,000	WD	03-ARM'S LENGTH	\$404,000
03-010-005-10	7200 S WOODBRIDGE RD	06/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000
03-017-008-01	8982 S RANSOM RD	04/03/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900
03-018-008-20	8562 S MC CLELLAND RD	08/27/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000
03-022-005-10	9163 S BARRY RD	12/10/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000
03-026-006-10	10539 S WOODBRIDGE RD	08/05/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000
03-029-004-10	7588 E GRENLUND RD	10/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
03-029-011-00	10701 S MC CLELLAND RD	03/31/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
03-030-003-00	10652 S MC CLELLAND RD	02/16/23	\$46,000	WD	03-ARM'S LENGTH	\$46,000
03-030-018-20	6652 E GRENLUND RD	10/22/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
03-034-010-00	11239 S BARRY RD	10/27/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000
<b>Totals:</b>			<b>\$2,423,900</b>			<b>\$2,423,900</b>

## 2024 Elba & Bannister Commercial Acre Rate Not Used

03-020-008-01	9750 S RANSOM RD	12/09/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000
03-026-001-10	10200 S MASON RD	05/19/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000
03-028-016-10	10224 S RANSOM RD	01/20/23	\$74,000	WD	03-ARM'S LENGTH	\$74,000
03-010-004-00	7200 S WOODBRIDGE RD	04/07/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000
03-010-005-00	7400 S WOODBRIDGE RD	04/07/23	\$399,000	WD	03-ARM'S LENGTH	\$399,000
03-012-003-10	E GARFIELD (11000) RD	04/15/21	\$0	LC	03-ARM'S LENGTH	\$0
03-013-012-03	E COUNTY LINE RD (8000	07/14/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000



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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
\$129,800	32.13	\$256,800	\$185,200	\$38,000	0.0	0.0
\$46,700	22.78	\$93,122	\$187,878	\$76,000	0.0	0.0
\$64,100	40.09	\$126,147	\$44,734	\$10,981	0.0	0.0
\$114,700	38.36	\$226,920	\$110,913	\$38,833	660.0	660.0
\$29,600	31.16	\$57,576	\$48,924	\$11,500	0.0	0.0
\$40,000	18.60	\$87,096	\$143,027	\$15,123	0.0	0.0
\$71,800	29.92	\$156,139	\$98,511	\$14,650	0.0	0.0
\$75,900	31.63	\$141,261	\$113,389	\$14,650	0.0	0.0
\$21,600	46.96	\$49,964	\$10,736	\$14,700	0.0	0.0
\$32,400	32.40	\$64,673	\$47,827	\$12,500	180.0	247.0
\$97,600	34.86	\$177,222	\$126,878	\$24,100	0.0	0.0
<b>\$784,800</b>		<b>\$1,557,973</b>	<b>\$1,218,888</b>	<b>\$352,961</b>	<b>840.0</b>	
<b>Sale. Ratio =&gt;</b>	<b>32.38</b>			<b>Average</b>		
<b>Std. Dev. =&gt;</b>	<b>8.02</b>			<b>per FF=&gt;</b>	<b>\$1,451</b>	

## 2024 Elba & Bannister Commercial Acre Rate

15,100.00

## 2024 Elba & Bannister Commercial Acre Rate Not Used

\$32,400	92.57	\$75,716	(\$21,228)	\$19,488	0.0	0.0
\$37,900	54.14	\$107,191	(\$27,195)	\$9,996	0.0	0.0
\$42,300	57.16	\$97,278	(\$4,778)	\$18,500	0.0	0.0
\$131,200	32.88	\$261,872	\$365,342	\$228,214	0.0	0.0
\$131,200	32.88	\$261,872	\$365,342	\$228,214	0.0	0.0
\$57,000	#DIV/0!	\$114,000	\$0	\$114,000	0.0	0.0
\$100,600	30.03	\$203,920	\$307,543	\$176,463	0.0	0.0



## 2024 Elba & Bannister Commercial Acre Rate Residential Rates 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
10.00	10.00	#DIV/0!	\$18,520	\$0.43	0.00	4030
20.00	20.00	#DIV/0!	\$9,394	\$0.22	0.00	4030
0.83	0.83	#DIV/0!	\$53,896	\$1.24	0.00	4030
10.00	10.00	\$168	\$11,091	\$0.25	660.00	4030
1.00	1.00	#DIV/0!	\$48,924	\$1.12	0.00	4030
2.15	2.15	#DIV/0!	\$66,524	\$1.53	0.00	4030
2.00	2.00	#DIV/0!	\$49,256	\$1.13	0.00	4030
2.00	2.00	#DIV/0!	\$56,695	\$1.30	0.00	4030
1.00	1.00	#DIV/0!	\$10,736	\$0.25	0.00	4030
1.00	1.00	\$266	\$47,827	\$1.10	180.00	4030
5.00	5.00	#DIV/0!	\$25,376	\$0.58	0.00	4030
<b>80.98</b>	<b>80.98</b>					
<b>Average per Net Acre=&gt;</b>	<b>15,051.72</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.35</b>		

## 2024 Elba & Bannister Commercial Acre Rate Not Used

2.26	2.26	#DIV/0!	(\$9,393)	(\$0.22)	0.00	4030
0.68	0.68	#DIV/0!	(\$39,993)	(\$0.92)	0.00	4030
2.00	2.00	#DIV/0!	(\$2,389)	(\$0.05)	0.00	4030
60.00	40.00	#DIV/0!	\$6,089	\$0.14	0.00	4030
60.00	20.00	#DIV/0!	\$6,089	\$0.14	0.00	4030
40.00	40.00	#DIV/0!	\$0	\$0.00	0.00	4030
56.02	56.02	#DIV/0!	\$5,490	\$0.13	0.00	4030

## 2024 Elba & Bannister Commercial Acre Rates

15,100 2024 Elba & Bannister Commercial Acre Rate

15,100

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	15,100	226,500
20 Acre	15,100	302,000
25 Acre	15,100	377,500
30 Acre	15,100	453,000
40 Acre	15,100	604,000
50 Acre	15,100	755,000
100 Acre	15,100	1,510,000