

Elba Village of Ashley Front Foot Used		
Parcel Number	Street Address	Sale Date
41-100-067-50	310 STERLING ST	09/14/23
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
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 Front Foot 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
41-150-004-30		03/04/25
41-150-024-20	113 S HERRING	04/10/25
41-150-025-10	116 S HERRING ST	01/21/25
41-600-395-00	112 N HERRING ST	01/25/24

Elba Village of Ashley Front Foot Used					
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,200	
\$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	
\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,500	
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$100,700	
\$708,900			\$708,900	\$309,700	
					Sale. Ratio =>
					Std. Dev. =>

Elba Village of Ashley Front Foot 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	
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$0	
\$171,500	WD	03-ARM'S LENGTH	\$171,500	\$90,100	
\$0	QC	03-ARM'S LENGTH	\$0	\$16,100	
\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,800	

Elba Village of Ashley Front Foot 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	
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	
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	
	\$622,406	\$258,757	\$172,263	839.1		2.60	
43.69			Average			Average	
10.18			per FF=>	\$308		per Net Acre=>	

308.0 Used

Elba Village of Ashley Front Foot 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	
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	
#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	

Elba Village of Ashley Front Foot Used

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.40	\$370	\$147,445	\$3.38	198.00	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
0.30	\$46	\$15,020	\$0.34	99.00	4100
0.34	\$190	\$48,668	\$1.12	147.00	4100
2.18					
		Average			
99,407.22		per SqFt=>	\$2.28		

Elba Village of Ashley Front Foot 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
3.37	#DIV/0!	\$30,604	\$0.70	0.00	4100
0.74	\$35	\$9,827	\$0.23	180.00	4100
1.07	(\$27)	(\$5,930)	(\$0.14)	155.00	4100
0.40	\$2	\$618	\$0.01	132.00	4100