

Elba 2026 Residential Sales Used		
Parcel Number	Street Address	Sale Date
03-004-011-01	8815 E GARFIELD RD	12/06/24
03-005-007-30	7741 E GARFIELD RD	06/06/23
03-012-002-20	7500 N MERIDIAN RD	11/17/23
03-017-008-01	8982 S RANSOM RD	04/03/23

Totals:

Elba 2026 Residential Sales Not Used		
Parcel Number	Street Address	Sale Date
03-005-003-10	6239 S MC CLELLAND RD	06/06/25
03-009-001-01	8905 E GARFIELD RD	03/25/25
03-010-004-00	7200 S WOODBRIDGE RD	04/07/23
03-010-005-00	7400 S WOODBRIDGE RD	04/07/23
03-010-005-10	7200 S WOODBRIDGE RD	06/12/23
03-012-001-21	S MERIDIAN (7000) RD	04/16/24
03-021-003-22	8064 E ROOSEVELT RD	10/07/24
03-026-001-10	10200 S MASON RD	05/19/23
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
03-012-003-10	E GARFIELD (11000) RD	11/08/24

Elba 2026 Residential Sales Used					
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,300	
\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$129,800	
\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$73,000	
\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$64,100	
\$898,400			\$898,400	\$311,200	
					Sale. Ratio =>
					Std. Dev. =>

Elba 2026 Residential Sales Not Used					
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$76,800	
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$223,000	
\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$131,200	
\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$131,200	
\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$0	
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$119,700	
\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$42,300	
\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,900	
\$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	
\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,000	

Elba 2026 Residential Sales 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	
32.13	\$377,415	\$177,585	\$151,000	0.0	0.0	10.00	
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	
	\$775,835	\$427,812	\$305,247	330.0		26.37	
34.64			Average			Average	
6.67			per FF=>	\$1,296		per Net Acre=>	

Elba 2026 Residential Sales 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	
49.56	\$584,100	\$450,000	\$584,100	0.0	0.0	107.50	
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	
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	
94.00	\$84,648	\$45,000	\$84,648	0.0	0.0	13.77	
54.14	\$108,305	(\$28,037)	\$10,268	0.0	0.0	0.68	
#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	
38.18	\$220,000	\$220,000	\$220,000	0.0	0.0	40.00	

Elba 2026 Residential Sales Used

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
13.54	#DIV/0!	\$11,815	\$0.27	0.00	4030
10.00	#DIV/0!	\$17,759	\$0.41	0.00	4030
2.00	\$141	\$23,195	\$0.53	330.00	4030
0.83	#DIV/0!	\$52,816	\$1.21	0.00	4030

26.37

Average

16,222.21

per SqFt=>

\$0.37

16,200.00 Rate

Elba 2026 Residential Sales 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
107.50	#DIV/0!	\$4,186	\$0.10	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
20.00	#DIV/0!	\$9,426	\$0.22	0.00	4030
57.00	#DIV/0!	\$4,825	\$0.11	0.00	4030
13.77	#DIV/0!	\$3,268	\$0.08	0.00	4030
0.68	#DIV/0!	(\$41,231)	(\$0.95)	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
40.00	#DIV/0!	\$5,500	\$0.13	0.00	4030

2026 Elba Residential Acre Rate

16,200 2026 Residential Acre Rate

1 Acre	16,200	16,200
1.5 Acre	16,200	24,300
2 Acre	16,200	32,400
2.5 Acre	16,200	40,500
3 Acre	16,200	48,600
4 Acre	16,200	64,800
5 Acre	16,200	81,000
7 Acre	16,200	113,400
10 Acre	16,200	162,000
15 Acre	16,200	243,000
20 Acre	16,200	324,000
25 Acre	16,200	405,000
30 Acre	16,200	486,000
40 Acre	16,200	648,000
50 Acre	16,200	810,000
100 Acre	16,200	1,620,000