

2024 Ashley Residential Front Foot Rate Used for Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
41-100-067-50	310 STERLING ST	09/14/23	\$105,000	WD	03-ARM'S LENGTH
41-100-153-00	113 NEW ST	06/14/21	\$100,000	WD	03-ARM'S LENGTH
41-150-053-00	304 N NEW ST	07/18/22	\$143,000	WD	03-ARM'S LENGTH
41-200-265-00	210 WALLACE ST	07/19/21	\$139,900	WD	03-ARM'S LENGTH
41-300-299-00	312 QUARTERLINE RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH
41-600-399-00	618 OAK ST	07/25/22	\$27,000	QC	03-ARM'S LENGTH
41-700-005-00	500 E SECTIONLINE ST	01/17/23	\$139,000	WD	03-ARM'S LENGTH
Totals:			\$783,900		

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

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
\$105,000	\$38,200	36.38	\$75,418	\$59,219	\$29,637	159.3
\$100,000	\$37,100	37.10	\$73,799	\$46,397	\$20,196	132.0
\$143,000	\$55,400	38.74	\$118,775	\$47,746	\$23,521	140.0
\$139,900	\$64,700	46.25	\$127,589	\$28,835	\$16,524	108.0
\$130,000	\$65,500	50.38	\$134,229	\$6,859	\$11,088	66.0
\$27,000	\$17,200	63.70	\$38,167	\$13,385	\$24,552	132.0
\$139,000	\$50,000	35.97	\$120,373	\$38,088	\$19,461	104.6
\$783,900	\$328,100		\$688,350	\$240,529	\$144,979	842.0
	Sale. Ratio =>	41.85		Average		
	Std. Dev. =>	10.26		per FF=>		\$286

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\$40,000	\$39,700	99.25	\$85,666	(\$23,490)	\$22,176	132.0
\$25,000	\$34,200	136.80	\$68,174	(\$23,918)	\$19,256	125.9
\$40,000	\$60,100	150.25	\$129,023	(\$66,847)	\$22,176	132.0
\$0	\$29,500	#DIV/0!	\$66,414	(\$44,238)	\$22,176	132.0
\$500	\$5,500	1100.00	\$11,088	\$500	\$11,088	66.0
\$250,000	\$76,000	30.40	\$149,716	\$121,784	\$21,500	0.0
\$145,900	\$47,200	32.35	\$92,868	\$69,040	\$16,008	104.6
\$135,000	\$0	0.00	\$105,854	\$41,422	\$12,276	66.0
\$5,300	\$6,100	115.09	\$12,240	\$5,300	\$12,240	80.0

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Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
88.0	0.40	0.40	\$372	\$148,048	\$3.40	198.00	4100
132.0	0.40	0.40	\$351	\$115,993	\$2.66	132.00	4100
264.0	0.60	0.60	\$341	\$79,577	\$1.83	99.00	4100
132.0	0.33	0.33	\$267	\$88,180	\$2.02	108.00	4100
132.0	0.20	0.20	\$104	\$34,295	\$0.79	66.00	4100
132.0	0.40	0.40	\$101	\$33,463	\$0.77	132.00	4100
200.0	0.39	0.39	\$364	\$97,662	\$2.24	85.00	4100
	2.72	2.72					
Average per Net Acre=>		88,527.42		Average per SqFt=>	\$2.03		

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132.0	0.40	0.40	(\$178)	(\$58,725)	(\$1.35)	132.00	4100
120.0	0.36	0.36	(\$190)	(\$65,709)	(\$1.51)	132.00	4100
132.0	0.40	0.40	(\$506)	(\$167,118)	(\$3.84)	132.00	4100
264.0	0.40	0.20	(\$335)	(\$110,595)	(\$2.54)	132.00	4100
132.0	0.20	0.20	\$8	\$2,500	\$0.06	66.00	4100
0.0	2.00	2.00	#DIV/0!	\$60,892	\$1.40	0.00	4100
200.0	0.39	0.39	\$660	\$177,026	\$4.06	85.00	4100
132.0	0.20	0.20	\$628	\$207,110	\$4.75	66.00	4100
132.0	0.24	0.24	\$66	\$21,901	\$0.50	80.00	4100

2024 Ashley Industrial and Commercial Acre Rates

28,000 2024 Ashley Industrial/Commercial Acre Rate

28,000

1 Acre	28,000		28,000
1.5 Acre	28,000	14,000	42,000
2 Acre	28,000	28,000	56,000
2.5 Acre	28,000	42,000	70,000
3 Acre	28,000	56,000	84,000
4 Acre	28,000	84,000	112,000
5 Acre	28,000	112,000	140,000
7 Acre	28,000	168,000	196,000
10 Acre	28,000		280,000
15 Acre	28,000		420,000
20 Acre	28,000		560,000
25 Acre	28,000		700,000
30 Acre	28,000		840,000
40 Acre	28,000		1,120,000
50 Acre	28,000		1,400,000
100 Acre	28,000		2,800,000