

4105 Hopkins City 7 Village Land Table 2023 Roll
 Used for Village Industrial, Commercial and Main Street for 2023 Roll

4110 Hopkins City/ Village Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold/Adj. S	Cur. Appraisal
44-019-018-00	317 SELBY STREET	07/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$89,200 36.41	\$202,171
44-029-005-00	338 E MAIN ST	11/16/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$93,300 45.51	\$207,436
44-100-003-00	485 E MAIN ST	09/14/20	\$46,500	WD	03-ARM'S LENGTH	\$46,500	\$24,100 51.83	\$63,851
44-201-007-00	349 E MAIN ST	03/12/21	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$67,900 35.09	\$154,021
44-301-006-00	219 CHERRY ST	10/09/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,400 41.45	\$147,595
44-301-015-00	220 W W. MAIN S	12/08/20	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$94,600 46.26	\$203,947
44-303-001-00	204 W OAK STREE	05/22/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,300 53.31	\$183,870
44-320-026-00	222 BAKER STREE	05/13/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,100 36.89	\$151,873
44-330-025-00	215 GRANT ST	09/15/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$50,600 33.73	\$114,330
44-400-001-00	302 W W. MAIN	05/19/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,300 34.56	\$161,708
44-400-022-00	209 SELBY	07/02/21	\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$98,100 48.93	\$213,414
44-400-047-00	320 BAKER	04/05/21	\$205,000	WD	19-MULTI PARCEL AR	\$205,000	\$60,100 29.32	\$149,336
44-450-004-00	335 GRANT STREE	06/04/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$131,200 41.00	\$284,010
44-600-004-50	76 WATER STREET	09/14/20	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$38,000 32.79	\$92,803
44-700-029-00	130 S MAPLE ST	12/11/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$81,100 46.88	\$177,428
Totals:			\$2,788,900			\$2,788,900	\$1,126,300	\$2,507,793
							Sale. Ratio =>	40.39
4110 Hopkins City - Village Used for 2023 Roll							Std. Dev. =>	7.49

4110 Hopkins City - Village used on 2022 Roll

Totals:			\$3,110,400			\$3,110,400	\$1,228,200	\$2,634,181
							Sale. Ratio =>	39.49
							Std. Dev. =>	7.99

is used for 2023 Roll

Land Residualst.	Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Fron	CF Area	Liber/Page	iraveave
\$94,829	\$52,000	104.0	481.7	1.15	1.15	\$912	\$82,460	\$1.89	104.00	4110	4652/722	0 1
\$37,756	\$40,192	100.5	170.0	0.49	0.49	\$376	\$76,740	\$1.76	126.00	4110	4543/96	0 1
\$18,812	\$36,163	90.4	132.0	0.33	0.33	\$208	\$57,883	\$1.33	107.10	4110	4527/982	0 1
\$77,461	\$37,982	95.0	132.0	0.35	0.35	\$816	\$221,317	\$5.08	115.50	4110	4595/46	0 1
\$43,805	\$26,400	66.0	132.0	0.20	0.20	\$664	\$219,025	\$5.03	66.00	4110		0 1
\$31,074	\$30,521	76.3	136.5	0.26	0.26	\$407	\$119,977	\$2.75	82.50	4110	4554/110	0 1
\$2,530	\$26,400	66.0	132.0	0.20	0.20	\$38	\$12,650	\$0.29	66.00	4110	4467/949	0 1
\$64,527	\$26,400	66.0	132.0	0.20	0.20	\$978	\$322,635	\$7.41	66.00	4110	4622/902	0 1
\$62,070	\$26,400	66.0	132.0	0.20	0.20	\$940	\$310,350	\$7.12	66.00	4110	4518/769	0 1
\$90,088	\$36,796	92.0	132.0	0.33	0.33	\$979	\$270,535	\$6.21	110.00	4110	4628/534	0 1
\$28,103	\$41,017	102.5	130.0	0.39	0.39	\$274	\$72,430	\$1.66	130.00	4110	4650/324	0 1
\$98,564	\$42,900	132.0	239.0	0.53	0.20	\$747	\$185,271	\$4.25	132.00	4110	4606/933	0 1
\$78,155	\$42,165	105.4	132.0	0.41	0.41	\$741	\$190,158	\$4.37	135.64	4110	4643/382	0 1
\$39,588	\$16,491	41.2	88.0	0.07	0.07	\$960	\$609,046	\$13.98	32.00	4110	4515/89	0 1
\$30,606	\$35,034	87.6	132.0	0.31	0.31	\$349	\$99,049	\$2.27	102.00	4110	4551/582	0 1
\$797,968	\$516,861	1,290.9		5.41	5.08							
	Average			Average		Average						
	per FF=>	\$618		per Net /	147,389.73	per SqFt=>	\$3.38					

\$1,002,942	\$526,723	1,620.7		5.78	5.78							
	Average			Average		Average						
	per FF=>	\$619		per Net /	173,609.49	per SqFt=>	\$3.99					

