

6001 Develomentaland Land Study Used for 2024 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms of Sale	Adj. Sale \$	Acres Sold	Acres when Sold/Adj. Sale	Cur. Appraisal	Land Residual	St. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/Acre	Dollars/Sq	
10-013-006-00	12TH & 13TH ST	01/13/22	\$916,920	WD 03-ARM'S LE	\$916,920	\$341,800	37.28	\$661,500	\$916,920	\$661,500	1,320.0	1650.0	50.00	50.00	\$695	\$18,338	\$0.42	
10-013-009-30	12TH ST & 130TH AVE	11/04/21	\$1,058,040	WD 03-ARM'S LE	\$1,058,040	\$236,700	22.37	\$272,025	\$1,058,040	\$272,025	1,320.0	1320.0	20.00	35.42	\$802	\$52,902	\$1.21	
<b>Totals:</b>			<b>\$1,974,960</b>		<b>\$1,974,960</b>	<b>\$578,500</b>		<b>\$933,525</b>	<b>\$1,974,960</b>	<b>\$933,525</b>	<b>2,640.0</b>		<b>70.00</b>	<b>85.42</b>				
							<b>Sale. Ratio =&gt;</b>	<b>29.29</b>				<b>Average</b>			<b>Average</b>			<b>Average</b>
							<b>Std. Dev. =&gt;</b>	<b>10.54</b>				<b>per FF=&gt;</b>	<b>\$748</b>	<b>per Net Acr</b>	<b>28,213.71</b>	<b>per SqFt=&gt;</b>	<b>\$0.65</b>	

2022 Per acre 13,500  
 2023 Per acre 16,400  
 2024 Per acre 16,100

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	GraveClass
1,320.00		4005 4719/693		6000 DEVELOPMEN	1 601
1,320.00		4005	10-013-009-20, 10-013-009-00	6000 DEVELOPMEN	1 601

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