

Office Land Analysis
Used n Table 100

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
41-19-18-276-006	5496 GLENWOOD HILLS PWY SE	10/27/2022	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$496,900	52.31	\$993,849	\$219,109	\$262,958	0.0	0.0	1.86	1.86		\$117,991	\$2.71
41-19-17-103-011	5738 FOREMOST DR SE	6/23/2023	\$1,305,000	WD	03-ARM'S LENGTH	\$1,305,000	\$596,800	45.73	\$1,193,651	\$300,075	\$188,726	0.0	0.0	1.57	1.57		\$191,374	\$4.39
41-19-17-127-003	5910 TAHOE DR SE	4/22/2022	\$1,492,000	WD	03-ARM'S LENGTH	\$1,492,000	\$678,900	45.50	\$1,357,803	\$328,336	\$194,139	0.0	0.0	1.37	1.37		\$239,487	\$5.50
										\$847,520				4.80				\$4.20
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