

Acreage land Analysis
Tables 103, 104, 105

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
41-19-31-200-038	5470 EXECUTIVE PKY SE	1/27/2022	\$2,925,000	WD	03-ARM'S LENGTH	\$2,925,000	\$1,327,000	45.37	\$2,149,677	\$1,145,505	\$370,182	0.0	0.0	4.63	4.63		\$247,409	\$5.68
41-19-30-300-014	4881 KENDRICK ST SE	9/21/2023	\$1,487,500	CD	03-ARM'S LENGTH	\$1,487,500	\$770,200	51.78	\$1,540,232	\$248,568	\$301,300	0.0	0.0	2.62	2.62		\$94,873	\$2.18
41-19-20-100-015	3730 KRAFT AVE SE	6/11/2024	\$7,050,000	WD	03-ARM'S LENGTH	\$7,050,000	\$2,795,200	39.65	\$5,326,176	\$4,577,474	\$2,853,650	0.0	0.0	37.87	37.87		\$120,873	\$2.77
41-19-17-365-003	5730 EAGLE DR SE	12/20/2024	\$2,075,000	WD	03-ARM'S LENGTH	\$2,075,000	\$1,105,300	53.27	\$1,631,353	\$879,497	\$435,850	0.0	0.0	3.79	3.79		\$232,057	\$5.33
41-19-19-200-020	5200 36TH ST SE	6/21/2022	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,474,900	59.00	\$2,054,623	\$768,527	\$323,150	0.0	0.0	2.81	3.00		\$273,497	\$6.28
41-19-30-300-040	5015 52ND ST SE	7/18/2024	\$3,775,000	WD	03-ARM'S LENGTH	\$3,775,000	\$1,876,400	49.71	\$2,944,572	\$1,341,028	\$510,600	0.0	0.0	4.87	4.87		\$275,365	\$6.32

	\$8,960,599		56.59		avg	\$4.76
		weighted avg		\$	3.64	

	Prior Year	
	Per Acre	Per SF
0-10 acres	115,000	2.64
10-20 acres	100,000	2.30
20-40 acres	95,000	2.18
	2,000	0.05

Use for 2026		
Per SF	Per Acre	Use
\$ 4.76	\$ 207,345.60	\$ 207,400.00
\$ 3.77	\$ 164,003.40	\$ 164,000.00
\$ 2.77	\$ 120,661.20	\$ 120,000.00

This rate is applied to the Acreage Rate in Tables 103,104,105 using the rates highlighted in blue.