

**CARMEL 2024  
COMMERCIAL LAND ANALYSIS  
1 - 2 ACRE**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	\$ / FF	\$ / Acre	\$ / SqFt	Actual Front
100-010-400-070-00	2256 LAWRENC	09/28/22	\$280,000	\$280,000	\$53,318	\$21,219	0.0	0.0	1.19	1.19	#DIV/0!	\$44,805	\$1.03	0.00
100-020-400-025-01	1540 S CHESTEF	02/09/23	\$68,000	\$68,000	\$39,895	\$32,550	0.0	0.0	1.72	1.72	#DIV/0!	\$23,195	\$0.53	0.00
100-023-400-001-07	1483 BATTLE CF	11/18/21	\$296,900	\$296,900	\$31,744	\$19,410	0.0	0.0	1.10	1.10	#DIV/0!	\$28,858	\$0.66	0.00
100-023-400-055-00	1454 W KALAM	07/30/21	\$140,000	\$140,000	\$49,825	\$20,415	0.0	0.0	1.15	1.15	#DIV/0!	\$43,326	\$0.99	0.00
100-027-300-020-04	PINE BLUFF	07/15/22	\$22,500	\$22,500	\$22,500	\$13,629	213.5	363.1	1.77	1.77	\$105	\$12,712	\$0.29	213.50
100-027-300-020-05	PINE BLUFF	09/27/22	\$22,500	\$22,500	\$22,500	\$13,475	210.0	363.2	1.75	1.75	\$107	\$12,857	\$0.30	210.00
100-032-400-001-03	4050 W 5 POINT	11/23/22	\$175,000	\$175,000	\$14,939	\$20,937	0.0	0.0	1.01	1.01	#DIV/0!	\$14,791	\$0.34	0.00
100-065-100-030-00	1091 BATTLE CF	01/30/23	\$150,000	\$150,000	\$30,427	\$23,544	0.0	0.0	1.12	1.12	#DIV/0!	\$27,167	\$0.62	0.00
<b>Totals:</b>			<b>\$1,154,900</b>	<b>\$1,154,900</b>	<b>\$265,148</b>	<b>\$165,179</b>	<b>423.5</b>		<b>10.81</b>	<b>10.81</b>				

**Average  
per FF=>**

**\$626**

**Average  
per Net Acre=>**

**\$24,528**

**USE  
\$24,500**

**Average  
per SqFt=> \$0.56**