

**CARMEL 2024
COMMERCIAL LAND ANALYSIS
3 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
100-001-300-027-01	1200 N WHEAT	09/14/21	\$319,000	\$319,000	\$95,087	\$53,590	0.0	0.0	6.21	6.21	#DIV/0!	\$15,312	\$0.35
100-004-100-002-13	3859 W KINSEL	05/09/22	\$520,000	\$520,000	\$163,538	\$33,350	527.6	555.0	6.76	6.76	\$310	\$24,192	\$0.56
100-010-200-085-00	691 MILLERBUR	07/14/21	\$238,000	\$238,000	\$31,310	\$24,820	0.0	0.0	2.47	2.47	#DIV/0!	\$12,676	\$0.29
100-016-300-020-04	595 S CHESTER	08/06/22	\$325,000	\$325,000	\$55,290	\$51,642	0.0	0.0	3.42	3.42	#DIV/0!	\$16,167	\$0.37
100-017-400-045-05	606 S CHESTER	05/27/22	\$240,000	\$240,000	\$82,859	\$57,984	0.0	0.0	3.84	3.84	#DIV/0!	\$21,578	\$0.50
100-022-100-080-00	2527 CARLISLE	11/04/21	\$272,500	\$272,500	\$97,766	\$45,300	0.0	0.0	3.00	3.00	#DIV/0!	\$32,589	\$0.75
100-027-300-076-00	2927 BATTLE CF	06/01/22	\$200,000	\$200,000	\$119,358	\$59,796	0.0	0.0	3.96	3.96	#DIV/0!	\$30,141	\$0.69
Totals:			\$2,114,500	\$2,114,500	\$645,208	\$326,482	527.6		29.66	29.66			
					Average per FF=>	\$1,223			Average per Net Acre	21,753	USE 21,700	Average per SqFt=>	\$0.50