

**CARMEL 2024
COMMERCIAL LAND ANALYSIS
4 - 7 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
100-001-300-027-01	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	0.00
100-023-300-080-00	BATTLE CREEK	10/21/21	\$545,000	\$545,000	\$137,520	\$152,395	0.0	0.0	39.52	3.97	#DIV/0!	\$3,480	\$0.08	0.00
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	0.00
100-027-400-020-09	PINE BLUFF	10/20/22	\$64,000	\$64,000	\$64,000	\$25,120	299.3	1333.9	9.06	9.06	\$214	\$7,064	\$0.16	299.26
100-033-200-007-08	3357 THORNTON	06/18/21	\$265,000	\$265,000	\$101,689	\$30,850	0.0	0.0	5.34	5.34	#DIV/0!	\$19,043	\$0.44	0.00
Totals:			\$1,393,000	\$1,393,000	\$517,654	\$321,751	299.3		64.09	28.54				
					Average per FF=>	\$1,730				Average per Net Acre=>	8,077	USE \$8,000	Average per SqFt=>	\$0.19