

**CARMEL 2024
COMMERCIAL LAND ANALYSIS
OVER 10 ACRES**

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
100-002-200-001-01	W KINSEL	11/04/22	\$139,900	\$139,900	\$139,900	\$76,442	0.0	0.0	25.01	25.01	#DIV/0!	\$5,594	\$0.13
100-014-300-040-01	1972 CARLISLE	08/03/21	\$400,000	\$400,000	\$201,550	\$42,244	0.0	0.0	10.12	10.12	#DIV/0!	\$19,924	\$0.46
100-016-300-004-02	3448 COUSINS	06/17/22	\$125,000	\$125,000	\$29,252	\$128,380	0.0	0.0	36.68	36.68	#DIV/0!	\$797	\$0.02
100-018-200-001-00	5471 LAWRENC	09/03/21	\$384,900	\$384,900	\$51,591	\$42,000	0.0	0.0	10.00	10.00	#DIV/0!	\$5,159	\$0.12
100-023-300-003-00	1810 BATTLE CF	10/21/21	\$545,000	\$545,000	\$137,520	\$152,395	0.0	0.0	39.52	35.55	#DIV/0!	\$3,480	\$0.08
100-027-200-025-00	2501 W KALAM	05/03/22	\$136,000	\$136,000	\$53,395	\$77,880	0.0	0.0	34.82	34.82	#DIV/0!	\$1,533	\$0.04
100-034-100-060-01	VERDE	01/20/23	\$139,307	\$139,307	\$136,345	\$91,920	0.0	0.0	46.04	46.04	#DIV/0!	\$2,961	\$0.07
100-034-400-050-07	W 5 POINT	11/11/22	\$50,000	\$50,000	\$50,000	\$53,502	0.0	0.0	14.46	14.46	#DIV/0!	\$3,458	\$0.08
Totals:			\$1,920,107	\$1,920,107	\$799,553	\$664,763	0.0		216.65	212.68			
							Average per Net Acre=>	3,691	USE 3,700			Average per SqFt=>	\$0.08