

**CARMEL 2024
RESIDENTIAL LAND ANALYSIS
1 - 2.00 ACRE GRAVEL**

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
100-016-400-025-00	530 S STINE	02/08/22	\$229,000	\$229,000	\$79,770	\$22,000	0.0	0.0	2.00	2.00	#DIV/0!	\$39,885	\$0.92	0.00
100-017-300-025-13	922 MONTELS	07/19/21	\$292,500	\$292,500	\$58,863	\$22,900	0.0	0.0	2.15	2.15	#DIV/0!	\$27,378	\$0.63	0.00
100-018-300-090-00	5778 CARLISLE	09/16/21	\$195,000	\$195,000	\$38,769	\$19,120	0.0	0.0	1.64	1.64	#DIV/0!	\$23,640	\$0.54	0.00
100-019-400-010-01	S AINGER	04/25/22	\$16,000	\$16,000	\$16,000	\$15,480	125.0	375.0	1.08	1.08	\$128	\$14,815	\$0.34	125.00
100-020-100-035-04	CARLISLE	08/31/22	\$14,000	\$14,000	\$14,000	\$12,870	0.0	0.0	1.01	1.01	#DIV/0!	\$13,861	\$0.32	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
100-028-200-040-00	2056 S STINE	08/31/21	\$198,900	\$198,900	\$52,406	\$15,840	0.0	0.0	1.14	1.14	#DIV/0!	\$45,970	\$1.06	0.00
100-029-200-035-01	2150 S CHESTEF	04/30/21	\$151,000	\$151,000	\$64,319	\$16,410	205.0	261.0	1.39	1.39	\$314	\$46,273	\$1.06	205.00
100-029-200-061-01	4448 COLE	05/26/21	\$150,000	\$150,000	\$29,718	\$18,640	0.0	0.0	1.58	1.58	#DIV/0!	\$18,809	\$0.43	0.00
100-031-100-060-01	3425 S BRADLEY	03/09/22	\$210,000	\$210,000	\$110,730	\$18,080	288.0	260.2	1.72	1.72	\$384	\$64,378	\$1.48	288.00
100-031-100-060-01	3425 S BRADLEY	07/01/22	\$220,000	\$220,000	\$120,730	\$18,080	288.0	260.2	1.72	1.72	\$419	\$70,192	\$1.61	288.00
100-034-200-035-00	3128 MAURER	06/03/22	\$201,500	\$201,500	\$98,240	\$18,400	0.0	0.0	1.55	1.55	#DIV/0!	\$63,381	\$1.46	0.00
100-034-200-035-00	3128 MAURER	08/12/21	\$179,100	\$179,100	\$75,067	\$18,400	0.0	0.0	1.55	1.55	#DIV/0!	\$48,430	\$1.11	0.00
100-034-400-001-09	2084 JUSTINS	03/23/22	\$305,100	\$305,100	\$79,837	\$27,290	0.0	0.0	3.29	3.29	#DIV/0!	\$24,267	\$0.56	0.00
100-034-400-001-12	2214 JUSTINS	11/24/21	\$250,000	\$250,000	\$72,428	\$68,340	0.0	0.0	25.72	25.72	#DIV/0!	\$2,816	\$0.06	0.00

Totals: \$2,657,100 \$2,657,100 \$955,877 \$338,954 1,329.5 51.06 51.06

Average per FF=>	\$719	Average per Net Acre=>	\$18,721	USE \$18,700	Average per SqFt= \$0.43
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