

**CARMEL 2024
RESIDENTIAL LAND ANALYSIS
3.00 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
100-003-300-050-08	2920 BUDS	05/17/22	\$240,000	\$240,000	\$30,100	\$30,200	200.0	554.1	5.08	5.08	\$151	\$5,925	\$0.14
100-005-400-085-00	4100 VALLEY	10/22/21	\$257,000	\$257,000	\$66,192	\$32,450	0.0	0.0	6.41	6.41	#DIV/0!	\$10,326	\$0.24
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
100-025-400-200-01	321 MAPLEVIEV	10/28/21	\$510,000	\$510,000	\$135,296	\$31,850	0.0	0.0	5.74	5.74	#DIV/0!	\$23,571	\$0.54
100-027-200-046-01	2104 MAURER	07/21/22	\$296,128	\$296,128	\$31,091	\$25,640	0.0	0.0	2.66	2.66	#DIV/0!	\$11,688	\$0.27
100-033-200-007-08	3357 THORNT0	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
100-035-100-021-00	1655 W BROAD'	10/31/22	\$225,000	\$225,000	\$42,479	\$27,600	0.0	0.0	3.60	3.60	#DIV/0!	\$11,800	\$0.27
Totals:			\$2,031,128	\$2,031,128	\$438,157	\$203,410	200.0		31.30	31.30			

Average
per FF=>

\$2,191

Average
per Net Acre=>

13,999

**USE
14,000**

Average
per SqFt=>

\$0.32