

**CARMEL 2024
RESIDENTIAL LAND ANALYSIS
4 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
100-010-400-030-00	485 MILLERBUR	08/15/22	\$269,900	\$269,900	\$60,708	\$27,720	0.0	0.0	3.72	3.72	#DIV/0!	\$16,319	\$0.37
100-014-200-002-04	181 TWILA	03/15/22	\$345,000	\$345,000	\$66,040	\$28,000	0.0	0.0	4.00	4.00	#DIV/0!	\$16,510	\$0.38
100-016-200-025-01	40 S STINE	07/16/21	\$242,900	\$242,900	\$129,262	\$29,820	0.0	0.0	4.91	4.91	#DIV/0!	\$26,326	\$0.60
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
100-027-300-076-00	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
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
Totals:			\$1,832,800	\$1,832,800	\$612,353	\$208,036	0.0		27.67	27.67			
						Average per Net Acre=>					USE 22,000	Average per SqFt=>	\$0.51