

**CARMEL 2024
RESIDENTIAL LAND ANALYSIS
7 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		
100-003-300-050-08	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	200.00		
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	0.00		
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	0.00		
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	0.00		
100-025-100-030-00	761 W KALAMO	05/27/22	\$235,000	\$235,000	\$107,331	\$36,733	0.0	0.0	8.00	8.00	#DIV/0!	\$13,416	\$0.31	0.00		
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	0.00		
Totals:			\$1,597,800	\$1,597,800	\$495,130	\$183,323	200.0		31.05	31.05						
					Average	Average						USE	Average			
					per FF=>	\$2,476	per Net Acre=>	15,946						15,900	per SqFt=>	\$0.37