

**CARMEL 2024
RESIDENTIAL LAND ANALYSIS
OVER 10 ACRES 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
100-006-400-030-01	1337 N AINGER	08/12/21	\$379,900	\$379,900	\$110,819	\$48,686	0.0	0.0	16.85	16.85	#DIV/0!	\$6,577	\$0.15	0.00
100-008-100-027-00	VALLEY	06/21/21	\$102,000	\$102,000	\$102,000	\$58,162	0.0	0.0	22.64	22.64	#DIV/0!	\$4,505	\$0.10	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
100-029-400-065-00	THORNTON	07/22/21	\$40,000	\$40,000	\$40,000	\$40,200	0.0	0.0	10.00	10.00	#DIV/0!	\$4,000	\$0.09	0.00
100-032-100-055-00	4687 THORNTON	08/05/22	\$78,000	\$78,000	\$23,500	\$64,806	0.0	0.0	25.02	25.02	#DIV/0!	\$939	\$0.02	0.00
Totals:			\$834,900	\$834,900	\$383,650	\$248,587	0.0		82.51	82.51				
									Average		Average			
									per Net Acre=>		per SqFt=>			
									4,649.74		4,600		\$0.11	