

2023 SHAWNEE CHANNEL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
150-S50-000-009-00	11/06/20	\$433,000	WD	\$433,000	\$181,600	41.94	\$401,101	\$135,650	\$103,751	120.5	157.8	\$1,126
150-S50-000-010-00	07/28/21	\$469,000	WD	\$469,000	\$180,800	38.55	\$358,468	\$235,116	\$124,584	141.6	194.0	\$1,661
150-S50-000-024-00	08/24/21	\$200,000	WD	\$200,000	\$103,200	51.60	\$204,841	\$85,380	\$90,221	70.3	161.0	\$1,214
150-S50-000-034-00	04/13/21	\$481,000	WD	\$481,000	\$213,700	44.43	\$422,963	\$150,322	\$92,285	73.8	155.0	\$2,036
150-S50-000-044-00	04/23/21	\$330,000	WD	\$330,000	\$112,000	33.94	\$222,052	\$190,335	\$82,387	67.8	212.0	\$2,807
150-S50-000-084-00	11/05/21	\$525,000	PTA	\$525,000	\$223,100	42.50	\$441,306	\$180,211	\$96,517	87.7	195.0	\$2,054
150-S50-000-086-99	08/25/20	\$530,000	WD	\$530,000	\$190,200	35.89	\$372,281	\$255,431	\$97,712	141.6	168.8	\$1,803
150-S50-000-112-99	06/01/21	\$144,000	OTH	\$144,000	\$41,300	28.68	\$82,512	\$144,000	\$82,512	61.1	143.6	\$2,356
150-S50-000-153-00	12/18/20	\$394,500	WD	\$394,500	\$144,000	36.50	\$282,176	\$200,036	\$87,712	65.0	132.0	\$3,079
Totals:		\$3,506,500		\$3,506,500	\$1,389,900		\$2,787,700	\$1,576,481	\$857,681	829.5		
					Sale. Ratio =>	39.64			Average			
					Std. Dev. =>	6.67			per FF=>			\$1,900
												USED 1900 FF