



Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land /Appraisal Allocation	18% Allocation Land Value	18% Allocation Per Acre	ECF Area	Other Parcels in Sale	Land Table
25-11-4-24-4032-000	1162 SARATOGA	10/12/21	\$38,900	\$24,400	\$47,062	(\$4,144)	\$4,018	0.27	0.27	(\$15,348)	\$0.09	\$7,002	\$25,933	4075		SPAULDING LAND VA
25-11-4-01-3158-800	3895 EAST	10/07/20	\$62,500	\$18,700	\$47,410	\$17,658	\$2,568	0.29	0.29	\$60,890	\$0.05	\$11,250	\$38,793	4055		SPAULDING LAND VA
25-11-4-01-3172-700	3987 EAST	05/14/21	\$85,000	\$21,200	\$51,636	\$36,640	\$3,276	0.37	0.37	\$99,027	\$0.06	\$15,300	\$41,351	4055		SPAULDING LAND VA
25-11-4-25-3019-000	6845 EAST	01/22/21	\$74,000	\$26,300	\$58,941	\$21,011	\$5,952	0.40	0.40	\$52,528	\$0.10	\$13,320	\$33,300	4075		SPAULDING LAND VA
25-11-4-25-1018-000	6070 SHERIDAN	09/04/20	\$40,000	\$38,100	\$86,435	(\$40,334)	\$6,101	0.41	0.41	(\$98,376)	\$0.07	\$7,200	\$17,561	4070		SPAULDING LAND VA
25-11-4-25-1018-000	6070 SHERIDAN	11/01/21	\$115,000	\$38,100	\$86,435	\$34,666	\$6,101	0.41	0.41	\$84,551	\$0.07	\$20,700	\$50,488	4070		SPAULDING LAND VA
25-11-4-14-4005-000	2350 HOULIHAN	06/10/20	\$25,000	\$26,700	\$59,432	(\$27,885)	\$6,547	0.44	0.44	(\$63,375)	\$0.11	\$4,500	\$10,227	4075		SPAULDING LAND VA
25-11-4-24-1016-000	5022 YOUNGSTOWN	05/11/21	\$115,000	\$30,800	\$60,642	\$61,798	\$7,440	0.50	0.50	\$123,596	\$0.12	\$20,700	\$41,400	4075		SPAULDING LAND VA
25-11-4-24-1017-000	1335 HOULIHAN	07/22/20	\$75,000	\$23,800	\$53,443	\$28,997	\$7,440	0.50	0.50	\$57,994	\$0.14	\$13,500	\$27,000	4075		SPAULDING LAND VA
25-11-4-25-3033-000	6520 COLE	06/15/21	\$125,000	\$33,800	\$65,321	\$67,119	\$7,440	0.50	0.50	\$134,238	\$0.11	\$22,500	\$45,000	4075		SPAULDING LAND VA
25-11-4-13-4008-000	4786 SHERIDAN	10/01/20	\$149,900	\$60,300	\$134,539	\$24,140	\$8,779	0.59	0.59	\$40,915	\$0.07	\$26,982	\$45,732	4070		SPAULDING LAND VA
25-11-4-01-3198-000	2900 CASEY	11/06/20	\$30,000	\$16,600	\$41,906	(\$6,416)	\$5,490	0.62	0.62	(\$10,348)	\$0.13	\$5,400	\$8,710	4050		SPAULDING LAND VA
25-11-4-01-3198-000	2900 CASEY	05/27/21	\$67,000	\$17,400	\$41,906	\$30,584	\$5,490	0.62	0.62	\$49,329	\$0.13	\$12,060	\$19,452	4050		SPAULDING LAND VA
25-11-4-26-1001-002	6170 EAST RD	03/11/21	\$123,000	\$46,500	\$105,940	\$27,030	\$9,970	0.67	0.67	\$40,343	\$0.09	\$22,140	\$33,045	4070		SPAULDING LAND VA
25-11-4-25-1014-000	1079 W MOORE	08/13/21	\$54,720	\$9,600	\$18,720	\$46,118	\$10,118	0.68	0.68	\$67,821	\$0.54	\$9,850	\$14,485	4075		SPAULDING LAND VA
25-11-4-01-4023-000	1165 CONRAD	11/08/21	\$35,000	\$17,000	\$40,811	\$919	\$6,730	0.76	0.76	\$1,209	\$0.16	\$6,300	\$8,289	4055		SPAULDING LAND VA
25-11-4-23-1022-000	2084 ZEROS	05/20/21	\$37,000	\$27,000	\$50,866	(\$2,557)	\$11,309	0.76	0.76	(\$3,364)	\$0.22	\$6,660	\$8,763	4075		SPAULDING LAND VA
25-11-4-25-3029-000	1890 EASTWOOD	11/30/20	\$40,000	\$26,700	\$59,055	(\$7,746)	\$11,309	0.76	0.76	(\$10,192)	\$0.19	\$7,200	\$9,474	4075		SPAULDING LAND VA
25-11-4-23-1009-000	2091 HOULIHAN	05/28/21	\$42,000	\$35,100	\$66,776	(\$12,872)	\$11,904	0.80	0.80	(\$16,090)	\$0.18	\$7,560	\$9,450	4075		SPAULDING LAND VA
25-11-4-13-2001-001	1570 EVON	12/18/20	\$65,000	\$37,500	\$84,364	(\$6,716)	\$12,648	0.85	0.85	(\$7,901)	\$0.15	\$11,700	\$13,765	4075		SPAULDING LAND VA
25-11-4-13-2001-001	1570 EVON	12/14/21	\$82,000	\$43,500	\$84,364	\$10,284	\$12,648	0.85	0.85	\$12,099	\$0.15	\$14,760	\$17,365	4075		SPAULDING LAND VA
25-11-4-14-1005-000	4720 EAST	10/12/20	\$67,000	\$37,700	\$83,280	(\$2,590)	\$13,690	0.92	0.92	(\$2,815)	\$0.16	\$12,060	\$13,109	4075		SPAULDING LAND VA
25-11-4-13-4120-000	4835 COLE	05/22/20	\$75,000	\$38,400	\$87,199	\$2,681	\$14,880	1.00	1.00	\$2,681	\$0.17	\$13,500	\$13,500	4075		SPAULDING LAND VA
25-11-4-24-3023-000	5841 EAST	10/29/21	\$151,000	\$39,600	\$88,422	\$77,458	\$14,880	1.00	1.00	\$77,458	\$0.17	\$27,180	\$27,180	4070		SPAULDING LAND VA
25-11-4-26-3007-000	2590 W CURTIS	09/04/20	\$115,000	\$37,600	\$88,720	\$41,160	\$14,880	1.00	1.00	\$41,160	\$0.17	\$20,700	\$20,700	4070		SPAULDING LAND VA
25-11-4-14-3006-001	2960 HOULIHAN	04/16/21	\$137,900	\$52,600	\$118,775	\$34,050	\$14,925	1.01	1.01	\$33,713	\$0.13	\$24,822	\$24,576	4070		SPAULDING LAND VA
25-11-4-25-1027-000	6363 COLE	04/21/21	\$145,000	\$51,700	\$118,389	\$41,714	\$15,103	1.05	1.05	\$39,728	\$0.13	\$26,100	\$24,857	4070		SPAULDING LAND VA
25-11-4-23-1026-000	2015 HOULIHAN	10/15/21	\$75,000	\$41,700	\$93,461	(\$3,313)	\$15,148	1.06	1.06	(\$3,125)	\$0.16	\$13,500	\$12,736	4070		SPAULDING LAND VA
25-11-4-25-3030-000	1810 W CURTIS	08/14/20	\$110,000	\$32,600	\$72,654	\$52,494	\$15,148	1.06	1.06	\$49,523	\$0.21	\$19,800	\$18,679	4075		SPAULDING LAND VA
25-11-4-01-3196-000	1540 HUNTINGTON	11/19/21	\$76,000	\$16,100	\$38,356	\$46,942	\$9,298	1.10	1.10	\$42,675	\$0.24	\$13,680	\$12,436	4055		SPAULDING LAND VA
25-11-4-13-4105-000	1470 HOULIHAN	05/13/21	\$122,500	\$57,900	\$130,783	\$7,222	\$15,505	1.14	1.14	\$6,335	\$0.12	\$22,050	\$19,342	4070		SPAULDING LAND VA
25-11-4-24-3011-000	5920 COLE	06/25/21	\$20,500	\$12,800	\$25,254	\$10,796	\$15,550	1.15	1.15	\$9,388	\$0.62	\$3,690	\$3,209	4075		SPAULDING LAND VA
25-11-4-14-1004-001	2450 EVON	07/15/20	\$130,000	\$59,000	\$133,097	\$13,256	\$16,353	1.33	1.33	\$9,967	\$0.12	\$23,400	\$17,594	4070		SPAULDING LAND VA
25-11-4-12-1004-000	4245 S WASHINGTON	05/01/20	\$74,000	\$30,300	\$77,918	\$6,442	\$10,360	1.34	1.34	\$4,807	\$0.13	\$13,320	\$9,940	4055		SPAULDING LAND VA
25-11-4-23-4001-002	5940 EAST	09/17/21	\$125,000	\$35,100	\$78,222	\$63,444	\$16,666	1.40	1.40	\$45,317	\$0.21	\$22,500	\$16,071	4070		SPAULDING LAND VA
25-11-4-01-4037-000	4162 S WASHINGTON	03/17/21	\$74,000	\$37,400	\$94,947	(\$10,189)	\$10,758	1.43	1.43	(\$7,125)	\$0.11	\$13,320	\$9,315	4055		SPAULDING LAND VA
25-11-4-01-4002-000	1105 CONRAD	05/27/21	\$94,000	\$46,400	\$111,293	(\$5,118)	\$12,175	1.75	1.75	(\$2,925)	\$0.11	\$16,920	\$9,669	4055		SPAULDING LAND VA
25-11-4-12-4007-002	4460 SHERIDAN	11/09/21	\$83,500	\$34,000	\$80,357	\$16,577	\$13,434	2.06	2.06	\$8,047	\$0.17	\$15,030	\$7,296	4055		SPAULDING LAND VA
25-11-4-24-4004-005	1390 W MOORE	09/27/21	\$175,000	\$69,500	\$157,937	\$34,526	\$17,463	2.18	2.18	\$15,838	\$0.11	\$31,500	\$14,450	4070		SPAULDING LAND VA
25-11-4-24-4026-000	5720 SHERIDAN	06/04/21	\$100,000	\$43,500	\$84,672	\$31,422	\$16,094	2.34	2.34	\$13,428	\$0.19	\$18,000	\$7,692	4075		SPAULDING LAND VA
25-11-4-24-4041-001	SHERIDAN	10/18/21	\$10,000	\$10,700	\$21,427	\$10,000	\$21,427	3.00	3.00	\$3,333	\$1.00	\$1,800	\$600	4000		SPAULDING LAND VA
25-11-4-24-1006-001	5360 SHERIDAN RD.	09/03/21	\$145,000	\$67,900	\$129,614	\$64,401	\$49,015	12.94	12.94	\$4,977	\$0.38	\$26,100	\$2,017	4075		SPAULDING LAND VA
<b>Totals:</b>			<b>\$3,586,420</b>	<b>\$1,471,600</b>	<b>\$3,260,781</b>	<b>\$831,669</b>	<b>\$506,030</b>	<b>53.31</b>	<b>53.31</b>		<b>\$0.18</b>		<b>\$19,155.97</b>			
			<b>Sale. Ratio =&gt;</b>				<b>Average</b>	<b>Average</b>		<b>Average</b>						
			<b>Std. Dev. =&gt;</b>				<b>per FF=&gt;</b>	<b>per Net</b>	<b>15,600.62</b>	<b>per SqFt=&gt;</b>						