				Emerson To	wnship Commercial I	and Analysis						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
02-030-001-10	950 E MONROE RD	07/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$67,400	\$124,657	\$41,139	\$37,796	1.89	\$21,767
16-024-003-50	8150 N MASON ROAD	05/11/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$8,900	\$3,500	\$15,000	\$15,000	1.99	\$7,538
05-017-003-00	4495 W CLEVELAND RD	08/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,400	\$85,509	\$19,238	\$39,747	2.00	\$9,619
04-007-026-05	4426 N State	02/07/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$170,900	\$342,057	\$115,989	\$58,046	5.13	\$22,610
13-021-006-00	N OSBORN (8000) RD	03/17/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$19,000	\$1,269,454	\$1,000,000	\$1,269,454	40.00	\$25,000
ACREAGE TABLE Rural Commercial			ACREAGE TABLE State Rd Commercial				Average per net acre			\$17,307		
ACRES	PRICE PER ACRE	TOTAL		ACRES	PRICE PER ACRE	TOTAL	Description: RURAL	COMMERCIAL				
1.00	\$17,300	\$17,300		1.00	\$17,300	\$17,300	Estimated Land Va	lues				
1.50	\$18,667	\$28,000		1.50	\$18,667	\$28,000		Land Value for each of t	nese sizes.			
2.00	\$14,000	\$28,000		2.00	\$14,000	\$28,000	1 Acre:	17,300 3 Acre:	29,866 10	Acre: 39,146	30 Acre:	50,107
2.50	\$11,946	\$29,866		2.50	\$13,440	\$33,250						
3.00	\$9,955	\$29 <i>,</i> 866		3.00	\$12,902	\$36 <i>,</i> 708	1.5 Acre:	28,000 4 Acre:	,	Acre: 49,976	40 Acre:	51,310
4.00	\$7,646	\$30,583		4.00	\$12,386	\$39,155	2 Acre:	28,000 5 Acre:	30,583 20	Acre: 50,107	50 Acre:	51,310
5.00	\$6,117	\$30,583		5.00	\$12,201	\$34,261	2.5 Acre:	29,866 7 Acre:	34,253 25	Acre: 50,107	100 Acre:	82,096
7.00	\$4,893	\$34,253		7.00	\$12,018	\$47,485	Description: STATE					
10.00	\$3,915	\$39,146		10.00	\$11,837	\$67 <i>,</i> 158						
15.00	\$3,132	\$46,976		15.00	\$11,660	\$99 <i>,</i> 730	Estimated Land Va	alues Land Value for each of tl				
20.00	\$2,505	\$50,107		20.00	\$11,485	\$131,643	Enter the Estimated	Land value for each of t	iese sizes.			
25.00	\$2,004	\$50,107		25.00	\$11,313	\$162,908	1 Acre:	17,300 3 Acre:	36,708 10	Acre: 67,158	30 Acre:	193,535
30.00	\$1,670	\$50,107		30.00	\$11,143	\$193,535	1.5 Acre:	28,000 4 Acre:	39,155 15	Acre: 99,730	40 Acre:	255,466
40.00	\$1,283	\$51,310		40.00	\$10,976	\$255,466	2 Acre:	28,000 5 Acre:	34,261 20	Acre: 131,643	50 Acre:	316,140
50.00	\$1,026	\$51,310		50.00	\$10,811	\$316,140	2.5 Acre:	33,250 7 Acre:	47,485 25	Acre: 162,908	100 Acre:	625,957
100.00	\$821	\$82,096		100.00	\$10,649	\$625,957						

Dollars/SqFt	ECF Area	Land Table	Class
\$0.50	2001	2022 COMMERCIAL RURAL RATES	201
\$0.17	2000	2022 COMMERCIAL RURAL RATES	201
\$0.22	2000	2022 COMMERCIAL RURAL RATES	201
\$0.52	2001	2022 COMMERCIAL RURAL RATES	201
\$0.57		2022 COMMERCIAL RURAL RATES	201