

Land Branch Township Commercial Sales Analysis + 4.76%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table
002-015-008-04	7414 E US10	09/03/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$187,700	39.52	\$375,332	412	EMERSON LAKE
002-017-013-01	6117 E US 10	12/03/24	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$142,800	71.40	\$285,502	200	COMMERCIAL
002-022-009-02		11/04/24	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$110,000	44.00	\$58,568	200	COMMERCIAL
Totals:						\$925,000	\$440,500		\$719,402		

Sale. Ratio => 47.62
 Std. Dev. => 17.26

50 minus 47.82 x 2 = 4.76%