

ARCADA RURAL RESIDENTIAL LAND ANALYSIS 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Soldsd/Adj. Sa
01-005-046-00	4433 RIVERVIEW DF	12/28/21	\$140,000	WD	03-ARM'S LEN	\$140,000	\$46,900 33.50
01-009-007-19	3902 W HARRISON I	09/30/22	\$81,750	WD	03-ARM'S LEN	\$81,750	\$44,800 54.80
01-009-007-21	4080 W HARRISON I	09/30/22	\$55,000	WD	03-ARM'S LEN	\$55,000	\$29,300 53.27
01-009-010-00	N ALGER (4000) RD	10/08/21	\$55,000	WD	03-ARM'S LEN	\$55,000	\$28,300 51.45
01-010-012-00	4996 N ALGER RD	10/12/21	\$152,440	WD	03-ARM'S LEN	\$152,440	\$58,700 38.51
01-014-006-00	3942 N BEGOLE RD	07/28/22	\$160,000	WD	03-ARM'S LEN	\$160,000	\$55,100 34.44
01-014-012-10	1692 W TYLER RD	07/29/22	\$185,000	WD	03-ARM'S LEN	\$185,000	\$74,000 40.00
01-014-014-10	3465 N JEROME RD	11/18/22	\$158,000	WD	03-ARM'S LEN	\$158,000	\$51,600 32.66
01-016-005-30	3892 N ELY HWY	02/24/23	\$85,000	WD	03-ARM'S LEN	\$85,000	\$23,600 27.76
01-016-005-45	3736 N LUCE RD	05/14/21	\$398,000	WD	03-ARM'S LEN	\$398,000	\$116,100 29.17
01-016-009-00	N ELY HWY (3000)	11/18/22	\$50,500	WD	03-ARM'S LEN	\$50,500	\$23,100 45.74
01-024-021-01	2291 N STATE RD	01/03/22	\$150,000	WD	03-ARM'S LEN	\$150,000	\$70,000 46.67
01-025-010-30	1246 N JEROME RD	10/07/21	\$27,000	WD	03-ARM'S LEN	\$27,000	\$8,100 30.00
01-030-001-03	1823 N ELY HWY	12/16/21	\$130,000	WD	03-ARM'S LEN	\$130,000	\$63,200 48.62
01-034-017-21	2220 W WASHINGTONI	07/07/21	\$115,000	WD	03-ARM'S LEN	\$115,000	\$56,400 49.04
01-034-019-00	2172 W WASHINGTONI	07/08/22	\$191,000	WD	03-ARM'S LEN	\$191,000	\$52,500 27.49
Totals:						\$2,133,690	\$801,700
						Sale. Ratio =>	37.57
						Std. Dev. =>	9.70

Cur. Appraisal	Land Residualist.	Land Vall.	Net Acres	Total Acres	Dollars/Acre	FF Area	Land Table	Rate Group 1
\$100,023	\$60,437	\$20,460	3.40	3.40	\$17,776	4010	ARCADA RESIDENTAL	
\$88,207	\$4,249	\$10,706	1.06	1.06	\$4,008	4010	ARCADA RESIDENTAL	
\$58,635	\$55,000	\$58,635	7.65	7.65	\$7,190	4010	ARCADA RESIDENTAL	
\$57,117	\$36,283	\$38,400	9.00	9.00	\$4,031	4010	ARCADA RESIDENTAL	
\$121,974	\$40,568	\$10,102	1.29	1.29	\$31,448	4010	ARCADA RESIDENTAL	
\$148,490	\$37,210	\$25,700	5.00	5.00	\$7,442	4010	ARCADA RESIDENTAL	
\$161,593	\$45,607	\$22,200	2.00	2.00	\$22,804	4010	ARCADA RESIDENTAL	
\$104,968	\$70,932	\$17,900	3.00	3.00	\$23,644	4010	ARCADA RESIDENTAL	
\$52,440	\$47,248	\$14,688	1.92	1.92	\$24,608	4010	ARCADA RESIDENTAL	
\$230,229	\$239,181	\$71,410	21.95	21.95	\$10,897	4010	ARCADA RESIDENTAL	
\$39,000	\$50,500	\$39,000	10.00	10.00	\$5,050	4010	ARCADA RESIDENTAL	
\$139,816	\$25,340	\$15,156	2.04	2.04	\$12,422	4010	ARCADA RESIDENTAL	
\$16,691	\$18,803	\$8,494	1.01	1.01	\$18,562	4010	ARCADA RESIDENTAL	
\$126,400	\$24,645	\$21,045	3.55	3.55	\$6,942	4010	ARCADA RESIDENTAL	
\$116,129	\$12,051	\$13,180	2.10	2.10	\$5,739	4010	ARCADA RESIDENTAL	
\$161,889	\$45,061	\$15,950	2.50	2.50	\$18,024	4010	ARCADA RESIDENTAL	
\$1,723,601	\$813,115	\$403,026	77.47	77.47				
	Average	Average						
	per FF=>	per Net Acr	10,495.46					

USED 10,500 PER ACRE