

## 2025 ARCADA COMMERCIAL LAND VALUES

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres
02-019-020-00	05/16/23	\$210,000	\$210,000	\$129,000	61.43	\$225,278	\$28,803	\$44,081	3.00
02-030-001-10	07/15/22	\$128,000	\$128,000	\$67,400	52.66	\$122,290	\$34,668	\$28,958	1.89
04-007-026-05	02/07/23	\$400,000	\$400,000	\$0	0.00	\$328,256	\$141,121	\$69,377	5.13
05-106-004-00	09/20/23	\$22,500	\$22,500	\$8,500	37.78	\$16,797	\$7,606	\$1,903	0.11
05-110-012-00	06/29/23	\$29,500	\$29,500	\$15,100	51.19	\$29,451	\$914	\$865	0.05
06-009-009-10	02/27/23	\$725,000	\$725,000	\$205,000	28.28	\$467,535	\$335,905	\$78,440	21.70
13-019-011-10	02/16/24	\$130,000	\$130,000	\$27,000	20.77	\$64,516	\$105,971	\$40,487	3.24
42-150-124-10	06/09/23	\$65,000	\$65,000	\$29,700	45.69	\$68,108	\$4,573	\$7,681	0.44
01-001-006-00	08/26/22	\$30,000	\$30,000	\$5,600	18.67	\$17,300	\$30,000	\$17,300	1.00
12-028-023-11	08/18/22	\$10,000	\$10,000	\$0	0.00	\$27,981	\$10,000	\$27,981	2.32
13-601-016-00	12/22/23	\$4,000	\$4,000	\$1,800	45.00	\$2,768	\$4,000	\$2,768	0.16
13-601-018-00	12/05/23	\$4,000	\$4,000	\$1,400	35.00	\$2,249	\$4,000	\$2,249	0.13
<b>Totals:</b>		<b>\$1,758,000</b>	<b>\$1,758,000</b>	<b>\$490,500</b>		<b>\$1,372,529</b>	<b>\$707,561</b>	<b>\$322,090</b>	<b>39.17</b>
				<b>Sale. Ratio =&gt;</b>	<b>27.90</b>			<b>Average</b>	<b>Average</b>
				<b>Std. Dev. =&gt;</b>	<b>20.03</b>			<b>per FF=&gt;</b>	<b>per Net A</b>

Total Acres	Dollars/Acre	
3.00	\$9,601	201
1.89	\$18,343	201
5.13	\$27,509	201
0.11	\$69,145	201
0.05	\$18,280	201
21.70	\$15,479	201
3.24	\$32,707	201
0.44	\$10,300	201
1.00	\$30,000	201
2.32	\$4,310	201
0.16	\$25,000	202
0.13	\$30,769	201
<b>39.17</b>		

**18,062.01**

**USED 18,100**