

2025 BETHANY COMMERCIAL/I

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
02-019-020-00	911 AND 915 E MONROE RD	05/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000
02-030-001-10	950 E MONROE RD	07/15/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000
05-110-012-00	108 N NEWTON ST	06/29/23	\$29,500	WD	03-ARM'S LENGTH	\$29,500
06-009-009-10	8421 E PIERCE	02/27/23	\$725,000	WD	03-ARM'S LENGTH	\$725,000
13-019-011-10	8071 N LUMBERJACK RD	02/16/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000
42-150-124-10	422 W CHESTNUT ST	06/09/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000
01-001-006-00	239 W LINCOLN RD	08/26/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000
12-028-023-11	7975 N SMITH	08/18/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000
13-601-016-00	N LUMBERJACK (6000) RD	12/22/23	\$4,000	WD	03-ARM'S LENGTH	\$4,000
13-601-018-00	N LUMBERJACK (6000) RD	12/05/23	\$4,000	WD	03-ARM'S LENGTH	\$4,000
Totals:			\$1,335,500			\$1,335,500

INDUSTRIAL LAND ANALYSIS

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$129,000	61.43	\$225,278	\$28,803	\$44,081	3.00	3.00	\$9,601
\$67,400	52.66	\$122,290	\$34,668	\$28,958	1.89	1.89	\$18,343
\$15,100	51.19	\$29,451	\$914	\$865	0.05	0.05	\$18,280
\$205,000	28.28	\$467,535	\$335,905	\$78,440	21.70	21.70	\$15,479
\$27,000	20.77	\$64,516	\$105,971	\$40,487	3.24	3.24	\$32,707
\$29,700	45.69	\$68,108	\$4,573	\$7,681	0.44	0.44	\$10,300
\$5,600	18.67	\$17,300	\$30,000	\$17,300	1.00	1.00	\$30,000
\$0	0.00	\$27,981	\$10,000	\$27,981	2.32	2.32	\$4,310
\$1,800	45.00	\$2,768	\$4,000	\$2,768	0.16	0.16	\$25,000
\$1,400	35.00	\$2,249	\$4,000	\$2,249	0.13	0.13	\$30,769
\$482,000		\$1,027,476	\$558,834	\$250,810	33.93	33.93	
Sale. Ratio =>	36.09			Average	Average		Average Used 16,500
Std. Dev. =>	18.91			per FF=>	per Net Acre=>	16,468.26	