

BETHANY 2025 RESIDENTIAL LAND VALUES

Parcel Number	Sale Date	Sale Price	nf. Adj. Sale	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	and Residust.	Land Valu	Net Acres	Total Acres
02-002-009	02/02/24	\$143,000	\$143,000	\$53,700	37.55	\$117,093	\$43,617	\$17,710	1.64	1.64
02-009-007	10/31/23	\$165,000	\$165,000	\$94,900	57.52	\$209,629	(\$25,711)	\$18,918	1.74	1.74
02-014-003	02/28/24	\$365,000	\$365,000	\$105,100	28.79	\$231,249	\$160,181	\$26,430	3.82	3.82
02-018-044	12/22/23	\$287,000	\$287,000	\$88,700	30.91	\$190,484	\$141,146	\$44,630	5.90	1.00
02-021-007	02/26/24	\$375,000	\$375,000	\$161,900	43.17	\$358,502	\$34,568	\$18,070	1.73	1.73
02-030-041	08/27/24	\$106,000	\$106,000	\$64,400	60.75	\$127,163	(\$6,013)	\$15,150	4.46	1.00
Totals:		\$1,441,000	\$1,441,000	\$568,700		\$1,234,120	\$347,788	\$140,908	19.29	10.93
					Sale. Ratio =>	39.47	Average		Average	
					Std. Dev. =>	13.44	per FF=>		per Net Acr	18,029.45

USED 18,000

Dollars/Acre

\$26,596

(\$14,776)

\$41,932

\$23,923

\$19,982

(\$1,348)

**Average
per SqFt=>**

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