

Commercial Cannibas Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
13-0012-0004-02-9	10168 W US 12	03/15/23	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$143,710	\$776,290
13-0015-0011-20-8	11539 O'BRIEN CT	06/22/23	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$1,069,335	\$730,665
13-0015-0011-22-4	11449 O'BRIEN CT	09/11/23	\$827,500	WD	03-ARM'S LENGTH	\$727,500	\$326,416	\$401,084
<b>Totals:</b>			<b>\$3,547,500</b>			<b>\$3,447,500</b>	<b>\$1,539,461</b>	<b>\$1,908,039</b>

Final Conclusion

0 - 1 Acres \$440752/Acre

1.01 - 4.0 Acres \$221414/Acre

4.01 - Up \$142178/Acre

<b>Est. Land Value</b>	<b>Net Acres</b>	<b>Total Acres</b>	<b>Dollars/Acre</b>
\$0	5.46	5.46	\$142,178
\$0	3.30	3.30	\$221,414
\$0	0.91	0.91	\$440,752
<b>\$0</b>	<b>9.67</b>	<b>9.67</b>	
<b>Average per FF=&gt;</b>	<b>Average per Net Acre=&gt;</b>	<b>197,315.31</b>	<b>Average per SqFt=&gt;</b>