

2024 Elba Ashley Acre Rate Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
41-100-123-00	209 STERLING ST	07/27/22	\$28,200	WD	03-ARM'S LENGTH
41-150-023-01	503 OAK ST	09/30/22	\$25,000	WD	03-ARM'S LENGTH
41-200-262-00		10/13/21	\$5,300	WD	03-ARM'S LENGTH
41-200-265-00	210 WALLACE ST	07/19/21	\$139,900	WD	03-ARM'S LENGTH
41-300-299-00	312 QUARTERLINE RD	12/03/21	\$130,000	WD	03-ARM'S LENGTH
41-300-306-00	206 S QUARTERLINE RD	06/05/23	\$90,000	WD	03-ARM'S LENGTH
41-600-399-00	618 OAK ST	07/25/22	\$27,000	QC	03-ARM'S LENGTH
Totals:			\$445,400		

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41-100-164-00	315 NEW ST	06/07/22	\$40,000	WD	03-ARM'S LENGTH
41-100-056-00	219 N STERLING ST	11/10/21	\$25,000	WD	03-ARM'S LENGTH
41-150-021-00	302 OAK ST	05/13/22	\$40,000	WD	03-ARM'S LENGTH
41-300-322-00	213 ANN ST	01/16/22	\$0	LC	03-ARM'S LENGTH
41-600-383-00		05/13/22	\$500	QC	03-ARM'S LENGTH
41-150-004-10		08/14/23	\$250,000	WD	03-ARM'S LENGTH
41-700-006-00	504 E SECTIONLINE RD	08/03/21	\$145,900	WD	03-ARM'S LENGTH
41-100-233-00	208 W PINE ST	12/16/22	\$135,000	WD	03-ARM'S LENGTH
41-100-067-50	310 STERLING ST	09/14/23	\$105,000	WD	03-ARM'S LENGTH
41-100-153-00	113 NEW ST	06/14/21	\$100,000	WD	03-ARM'S LENGTH

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$28,200	\$19,700	69.86	\$43,946	\$7,663	\$23,409
\$25,000	\$22,500	90.00	\$50,048	\$8,470	\$33,518
\$5,300	\$6,100	115.09	\$14,880	\$5,300	\$14,880
\$139,900	\$64,700	46.25	\$146,063	\$13,925	\$20,088
\$130,000	\$65,500	50.38	\$134,788	\$7,488	\$12,276
\$90,000	\$52,500	58.33	\$103,354	\$5,060	\$18,414
\$27,000	\$17,200	63.70	\$38,016	\$13,536	\$24,552
\$445,400	\$248,200		\$531,095	\$61,442	\$147,137
	Sale. Ratio =>	55.73		Average	
	Std. Dev. =>	24.35		per FF=>	

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\$40,000	\$39,700	99.25	\$85,666	(\$23,490)	\$22,176
\$25,000	\$34,200	136.80	\$68,174	(\$23,918)	\$19,256
\$40,000	\$60,100	150.25	\$129,023	(\$66,847)	\$22,176
\$0	\$29,500	#DIV/0!	\$66,414	(\$44,238)	\$22,176
\$500	\$5,500	1100.00	\$11,088	\$500	\$11,088
\$250,000	\$76,000	30.40	\$149,716	\$121,784	\$21,500
\$145,900	\$47,200	32.35	\$92,868	\$69,040	\$16,008
\$135,000	\$0	0.00	\$105,854	\$41,422	\$12,276
\$105,000	\$38,200	36.38	\$75,418	\$59,219	\$29,637
\$100,000	\$37,100	37.10	\$73,799	\$46,397	\$20,196

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Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
125.9	120.0	0.36	0.36	\$61	\$21,052	\$0.48
200.2	120.0	0.58	0.58	\$42	\$14,629	\$0.34
80.0	132.0	0.24	0.24	\$66	\$21,901	\$0.50
108.0	132.0	0.33	0.33	\$129	\$42,584	\$0.98
66.0	132.0	0.20	0.20	\$113	\$37,440	\$0.86
99.0	132.0	0.30	0.30	\$51	\$16,867	\$0.39
132.0	132.0	0.40	0.40	\$103	\$33,840	\$0.78
811.1		2.41	2.41			
		Average			Average	
\$76		per Net Acre=>	25,473.47		per SqFt=>	\$0.58

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132.0	132.0	0.40	0.40	(\$178)	(\$58,725)	(\$1.35)
125.9	120.0	0.36	0.36	(\$190)	(\$65,709)	(\$1.51)
132.0	132.0	0.40	0.40	(\$506)	(\$167,118)	(\$3.84)
132.0	264.0	0.40	0.20	(\$335)	(\$110,595)	(\$2.54)
66.0	132.0	0.20	0.20	\$8	\$2,500	\$0.06
0.0	0.0	2.00	2.00	#DIV/0!	\$60,892	\$1.40
104.6	200.0	0.39	0.39	\$660	\$177,026	\$4.06
66.0	132.0	0.20	0.20	\$628	\$207,110	\$4.75
159.3	88.0	0.40	0.40	\$372	\$148,048	\$3.40
132.0	132.0	0.40	0.40	\$351	\$115,993	\$2.66

2024 Ashley Residential Acre Rates

25,500 2024 Elba Ashley Residential Acre Rate

4,200 2024 Large Elba Over Ten Acre Residential Rate

1 Acre	25,500	25,500
1.5 Acre	25,500	38,250
2 Acre	25,500	51,000
2.5 Acre	25,500	63,750
3 Acre	25,500	76,500
4 Acre	25,500	102,000
5 Acre	25,500	127,500
7 Acre	25,500	178,500
10 Acre	25,500	255,000
15 Acre	4,200	63,000
20 Acre	4,200	84,000
25 Acre	4,200	105,000
30 Acre	4,200	126,000
35 Acre	4,200	147,000
40 Acre	4,200	168,000
50 Acre	4,200	210,000
100 Acre	4,200	420,000