

2024 Bannister Commercial Front Foot Rate Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41-200-262-00		10/13/21	\$5,300	WD	03-ARM'S LENGTH	\$5,300
41-600-399-00	618 OAK ST	07/25/22	\$27,000	QC	03-ARM'S LENGTH	\$27,000
41-100-123-00	209 STERLING ST	07/27/22	\$28,200	WD	03-ARM'S LENGTH	\$28,200
03-300-085-00		04/16/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000
03-300-089-00	307 BROWNELL ST	04/16/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000
Totals:			\$72,500			\$72,500

2024 Bannister Commercial Front Foot Rate Not Used

03-300-006-00	209 N THIRD ST	09/12/22	\$3,500	QC	09-FAMILY	\$3,500
03-300-006-00	209 N THIRD ST	10/28/21	\$3,500	QC	03-ARM'S LENGTH	\$3,500
03-300-088-00		04/16/21	\$0	WD	03-ARM'S LENGTH	\$0
03-300-090-00	305 E BROWNELL ST	04/16/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000
03-300-055-00	115 N FIRST ST	02/16/22	\$95,400	WD	03-ARM'S LENGTH	\$95,400
03-600-013-00	219 SHORT	09/19/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000
03-600-003-00	102 E MAIN ST	05/26/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$6,100	115.09	\$12,240	\$5,300	\$12,240	80.0	132.0
\$17,200	63.70	\$38,167	\$13,385	\$24,552	132.0	132.0
\$19,700	69.86	\$41,325	\$8,019	\$21,144	125.9	120.0
\$2,200	36.67	\$4,222	\$6,000	\$4,222	64.0	132.0
\$4,000	66.67	\$8,452	\$848	\$3,300	50.0	124.0
\$49,200		\$104,406	\$33,552	\$65,458	451.8	
Sale. Ratio =>	67.86			Average		
Std. Dev. =>	28.26			per FF=>	\$74	

2024 Elba Bannister Commercial Front Foot Rate

\$74

2024 Bannister Commercial Front Foot Rate Not Used

\$8,900	254.29	\$15,105	(\$1,278)	\$10,327	156.5	86.1
\$7,700	220.00	\$15,105	(\$1,278)	\$10,327	156.5	86.1
\$2,900	#DIV/0!	\$5,412	\$0	\$5,412	82.0	124.0
\$16,700	92.78	\$28,215	(\$5,859)	\$4,356	66.0	124.0
\$31,200	32.70	\$68,064	\$31,558	\$4,222	64.0	132.0
\$28,300	28.88	\$59,356	\$44,148	\$5,504	83.4	198.0
\$44,200	40.18	\$118,394	\$595	\$8,989	136.2	132.0

2024 Bannister Commercial Front Foot Rate Used

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.24	0.24	\$66	\$21,901	\$0.50	80.00	4100
0.40	0.40	\$101	\$33,463	\$0.77	132.00	4100
0.36	0.36	\$64	\$22,030	\$0.51	132.00	4100
0.19	0.19	\$94	\$31,915	\$0.73	62.00	4120
0.14	0.14	\$17	\$5,972	\$0.14	50.00	4120
1.34	1.34					
Average per Net Acre=>	25,113.77	Average per SqFt=>		\$0.58		

2024 Bannister Commercial Front Foot Rate Not Used

0.38	0.38	(\$8)	(\$3,399)	(\$0.08)	190.00	4120
0.38	0.38	(\$8)	(\$3,399)	(\$0.08)	190.00	4120
0.23	0.23	\$0	\$0	\$0.00	82.00	4120
0.19	0.19	(\$89)	(\$31,165)	(\$0.72)	66.00	4120
0.19	0.19	\$493	\$167,862	\$3.85	62.00	4120
0.30	0.30	\$529	\$147,160	\$3.38	66.00	4120
0.40	0.40	\$4	\$1,488	\$0.03	132.00	4120

2024 Bannister Commercial Acre Rates

15,100 2024 Bannister Residentail 1 Acre Rate

15,100

1 Acre	15,100	15,100
1.5 Acre	15,100	22,650
2 Acre	15,100	30,200
2.5 Acre	15,100	37,750
3 Acre	15,100	45,300
4 Acre	15,100	60,400
5 Acre	15,100	75,500
7 Acre	15,100	105,700
10 Acre	15,100	151,000
15 Acre	15,100	226,500
20 Acre	15,100	302,000
25 Acre	15,100	377,500
30 Acre	15,100	453,000
40 Acre	15,100	604,000
50 Acre	15,100	755,000
100 Acre	15,100	1,510,000