

2024 CHARLOTTE RESIDENTIAL LAND VALUE STUDY FOR R-01 THRU R-07 NEIGHBORHOODS BY FRONT FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
200-024-400-201-00	1986 S COCHRAN AVE	08/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,500	31.25	\$160,798	\$59,402	\$20,200	196.8
200-042-500-465-00	428 S SHELTON ST	11/18/21	\$136,900	WD	03-ARM'S LENGTH	\$136,900	\$49,600	36.23	\$139,696	\$25,874	\$28,670	85.1
200-075-603-110-00	208 W 1ST ST	07/07/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$43,100	38.31	\$114,753	\$21,467	\$23,720	70.4
200-056-800-285-00	614 S SHELTON ST	02/23/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$74,700	42.44	\$177,627	\$26,320	\$27,947	82.9
200-013-100-530-00	220 S LINCOLN ST	08/15/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$61,100	40.76	\$151,545	\$29,207	\$30,852	91.5
200-000-009-030-00	223 N OLIVER ST	04/07/22	\$161,240	WD	03-ARM'S LENGTH	\$161,240	\$61,000	37.83	\$161,608	\$19,114	\$19,482	57.8
200-075-605-105-00	412 W 3RD ST	12/23/22	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$34,900	38.82	\$90,320	\$22,796	\$23,216	68.9
200-076-600-080-00	133 PEARL ST	11/01/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,700	39.76	\$124,345	\$20,427	\$19,772	58.7
200-007-300-220-00	630 N COCHRAN AVE	04/28/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$55,400	41.97	\$130,767	\$33,706	\$32,473	96.4
200-053-500-160-00	402 W 4TH ST	10/04/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	34.97	\$143,467	\$25,265	\$23,732	70.4
200-066-663-010-00	528 FOOTE ST	06/25/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,900	35.79	\$141,038	\$41,873	\$37,911	112.5
200-087-005-040-00	511 MONROE ST	12/02/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$61,900	36.20	\$167,790	\$33,054	\$29,844	88.6
200-066-668-030-00	440 HIGH ST	04/02/21	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$39,600	34.17	\$111,550	\$39,869	\$35,519	105.4
200-053-500-360-00	1108 S SHELTON ST	05/24/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$86,600	38.49	\$220,784	\$32,180	\$27,964	83.0
200-066-659-070-00	408 MAPLE ST	08/15/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$52,400	37.46	\$134,530	\$37,684	\$32,314	95.9
200-041-600-070-00	522 PEARL ST	12/21/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$66,300	41.46	\$153,056	\$43,232	\$36,388	108.0
200-000-028-020-00	409 W LOVETT ST	04/22/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,800	36.82	\$134,724	\$32,729	\$10,453	81.0
200-000-012-050-00	236 N SHELTON ST	05/26/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,500	35.40	\$133,140	\$21,617	\$17,757	52.7
200-066-659-040-00	318 MAPLE ST	11/05/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$70,800	40.48	\$168,789	\$30,861	\$24,750	73.4
200-063-606-060-00	508 JOHNSON ST	10/08/21	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$33,000	34.02	\$91,276	\$28,631	\$22,907	68.0
200-066-653-035-00	915 N COCHRAN AVE	11/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,000	34.48	\$134,873	\$49,203	\$39,076	116.0
200-075-605-040-00	812 S CLINTON ST	02/17/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$23,000	35.38	\$58,318	\$28,822	\$22,140	65.7
200-061-616-090-00	205 E SHAW ST	06/24/22	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$85,800	38.22	\$215,894	\$35,154	\$26,548	78.8
200-075-605-110-00	408 W 3RD ST	10/14/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,800	35.06	\$77,410	\$30,806	\$23,216	68.9
200-042-500-394-00	201 W HENRY ST	07/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,300	35.19	\$151,247	\$35,380	\$26,627	79.0
200-078-004-010-01	415 PRAIRIE ST	07/29/21	\$137,150	WD	03-ARM'S LENGTH	\$137,150	\$52,200	38.06	\$129,315	\$29,144	\$21,309	63.2
200-087-008-010-00	902 E SHAW ST	09/22/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$49,500	33.22	\$140,152	\$32,325	\$23,477	69.7
200-076-600-030-00	441 W LAWRENCE AVE	03/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,600	38.16	\$175,969	\$31,533	\$22,502	66.8
200-000-012-080-00	226 N SHELTON ST	01/06/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$44,500	36.48	\$113,703	\$28,876	\$20,579	61.1
200-075-603-120-00	720 S BOSTWICK ST	10/14/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$47,700	36.00	\$124,866	\$26,384	\$18,750	55.6
200-061-616-020-00	311 E SHAW ST	10/15/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,500	31.50	\$90,559	\$32,625	\$23,184	68.8
200-012-400-050-00	629 FOREST ST	09/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,300	32.87	\$136,644	\$46,126	\$32,770	97.2
200-000-009-170-00	212 N WASHINGTON ST	01/07/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$50,900	36.88	\$129,656	\$27,166	\$18,822	55.9
200-000-014-130-00	217 N CLINTON ST	04/22/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$52,500	35.02	\$122,094	\$45,702	\$17,896	93.1
200-066-638-050-00	320 AMITY ST	03/02/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,200	39.48	\$144,915	\$31,386	\$21,301	63.2
200-075-603-110-00	208 W 1ST ST	06/27/22	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$46,500	36.90	\$114,753	\$34,967	\$23,720	70.4
200-061-611-040-00	531 S COCHRAN AVE	06/02/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,300	33.04	\$114,013	\$33,951	\$22,964	68.1
Totals:			\$5,300,090			\$5,300,090	\$1,954,100		\$5,025,984	\$1,204,858	\$930,752	2,988.7
								Sale. Ratio ==>	36.87			
								Std. Dev. ==>	2.80			
										Average per FF=>		\$403
										USE	\$	403