

2024 CHARLOTTE RESIDENTIAL LAND VALUE STUDY FOR R-10

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
200-044-500-160-00	518 W 1ST ST	12/02/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$34,300	43.42	\$95,765	\$8,679	\$25,444	75.5
200-044-500-180-00	523 W 1ST ST	05/23/22	\$86,100	WD	03-ARM'S LENGTH	\$86,100	\$40,200	46.69	\$84,248	\$21,724	\$19,872	59.0
200-044-500-210-00	511 W 1ST ST	06/10/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,600	45.50	\$110,896	\$30,269	\$21,165	62.8
200-044-500-250-00	810 PEARL ST	08/02/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,200	51.03	\$170,567	\$19,951	\$25,518	75.7
200-044-500-410-00	803 PEARL ST	03/14/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$24,000	32.88	\$65,148	\$29,912	\$22,060	65.5
200-044-500-435-00	901 PEARL ST	08/26/22	\$96,050	WD	03-ARM'S LENGTH	\$96,050	\$45,100	46.95	\$92,025	\$25,884	\$21,859	64.9
200-044-500-510-00	520 W 3RD ST	11/24/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,300	40.29	\$119,630	\$12,537	\$27,167	80.6
200-044-500-590-00	517 W 3RD ST	08/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,100	44.73	\$135,125	\$40,707	\$25,832	76.7
200-044-500-730-00	536 W 4TH ST	11/18/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$25,600	33.25	\$70,081	\$31,020	\$24,101	71.5
200-044-500-780-00	525 W 4TH ST	02/25/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$30,300	37.88	\$84,877	\$16,829	\$21,706	64.4
200-044-500-790-00	521 W 4TH ST	12/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$45,100	50.11	\$94,470	\$17,236	\$21,706	64.4
Totals:			\$1,121,150			\$1,121,150	\$492,800		\$1,122,832	\$254,748	\$256,430	760.9
Sale. Ratio =>								43.95	Average			
Std. Dev. =>								6.20	per FF=>			
											USE	\$335