

2025 Wetlands Land Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj Sale\$	Assd when Sold	Asd/Adj Sale	Cur Appraisal	Ratio	TOTAL Land	M&B	Wetland				
										Residual	Acres	M&B Value	Residual Value	Wetland Acres	Rate per Acre	Rate per SqFt
4708-35-100-009	10/21/2022	\$70,050	WD	03-ARMS LENGTH	\$70,050	\$18,900	\$740,050	37,800	0.02553881	70,050	2.50	32,000	38,050	4.50	\$8,455.56	\$0.19
4708-35-100-007	10/21/2022	\$121,420	WD	03-ARMS LENGTH	\$121,420	\$33,800	\$121,420	67,600	0.27837259	121,420	1.00	17,100	104,320	9.00		
4708-34-400-007	10/21/2022	\$106,000	WD	03-ARMS LENGTH	\$106,000	\$62,800	\$106,000	125,600	0.59245283	106,000	10.00	71,740	34,260	9.50	\$7,490.81	\$0.17
4708-35-100-014	10/21/2022	\$191,470	WD	03-ARMS LENGTH	\$191,470	\$82,100	\$191,470	164,200	0.4287878	191,470	9.00	60,714	130,756	31.00	\$4,217.94	\$0.10
					488940	\$197,600	\$488,940	395,200	0.40413957	488,940	20.50	162,554	326,386	54.00	6,044	0.14

Acreage	Rate/Acre	Total	Acreage	Rate/Acre	Total	Acreage	Rate/Acre	Total	Acreage	Rate/Acre	Total		
1	9,166	9,166	3	8,759	26,277	10	7,377	73,770	30	4,367	131,010	Comm & Indust	.14sqft
1.5	9,064	13,596	4	8,556	34,224	15	6,624	99,360	40	2,862	114,480		
2	8,962	17,924	5	8,353	41,765	20	5,872	117,440	50	1,351	67,550		
2.5	8,861	22,153	7	7,947	55,629	25	5,119	127,975	100	982	98,200		

* Rates have been interpolated from documented sales data.