

Fillmore Com Land Value 2023

PN	Address	Class	Unit	Sale Date	Sale Terms	Sale Price	Adj Sale Price	Libert/Prge	Average	Land Size 1	Land size 2	Frontage	Prior LV	V/Value	Other Value	1 Bid# Val	Adj Sale Price	Adj Land Value	Land Value	Land Sft.	\$/Sq Ft
09-008-012-00	3393 M 40 HWY	201	9	9/15/2021	03-ARMS LE	1,000,000	910,000	4674/258	3.56	155,074	0	605,544	162,827	86,909	0	761,935	910,000	146,463	146,463	155,073.6	0.94
10-012-002-00	3404 12TH ST	201	10	11/16/2020	03-ARMS LE	735,000	735,000	4551/596	4.301	187,340	0	586.2	196,707	66,265	0	471,306	735,000	196,900	196,900	187,340	1.05
55-150-026-00	202 N MAIN ST	201	56	3/10/2021	03-ARMS LE	190,000	190,000	4591/575	0.14	6,098	0	66	6,403	2,662	0	137,503	190,000	8,300	8,300	6,098.4	1.36
55-006-046-00	219 CLARK ST	201	56	6/11/2020	03-ARMS LE	187,500	172,500	4476/152	1.16	50,530	0	125	53,056	5,197	0	96,623	172,500	59,093	59,093	50,529.6	1.17
20-351-037-00	3288 JACK WILS	201	20	1/8/2021	03-ARMS LE	87,500	87,500	4565/578	0.14	6,097	0	0	4,573	2,060	0	51,465	87,500	6,887	6,887	6,097	1.13
20-351-037-00	3288 JACK WILS	201	20	8/7/2020	03-ARMS LE	81,000	81,000	4502/534	0.14	6,097	0	0	4,573	2,060	0	51,465	81,000	6,376	6,376	6,097	1.05
24-030-009-00	2701 12TH ST	201	24	12/21/2021	03-ARMS LE	656,250	656,250	4721/449	4.97	216,493	0	1980	227,318	61,022	0	484,772	656,250	192,957	192,957	216,493	0.89
24-036-010-10	124TH AVE	201	24	11/24/2021	03-ARMS LE	125,000	125,000	4703/460	3.034	132,159	7260	220	138,767	0	0	0	0	125,000	125,000	132,159.4	1.07

Mid/Hi Commercial per sqft

Use: \$ 1.07

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PN	Address	Class	Unit	Sale Date	Sale Terms	Sale Price	Adj Sale Price	Use/Per/Type	Acres	Land Sqr 1	Land Area 2	Frontage	Depth	Volume	Other Value	CF/Bldg Value	Adj Sale Price	Adj Land Value	Land Value	Land Sqr	Sqr Ft
53-02-06-200-104	844 WASHINGTON AVE STE 4	201	53	2/18/2022	03-ARM'S LENGTH	425000	425000	4732/771	0.78	33,977	0	0	118,819	76,807	0	340,943	425,000	103,957	103,957	33,977	3.06
53-02-06-427-701	1012 WASHINGTON AVE	201	53	5/18/2021	03-ARM'S LENGTH	217500	217500	4631/47	0.34	20,639	9,813	0	51,488	15,597	0	319,483	217,500	29,210	29,210	14,832	1.97
20-10-09-56-20	3277 BLUE STAR HWY	201	20	1/10/2022	03-ARM'S LENGTH	179000	179000	4720/99	3.13	136,342	0	259	374,841	4,680	8,587	3,290	145,000	330,409	330,409	136,342	2.42
20-145-001-00	3513 COMMERCIAL BLVD	201	20	10/4/2021	03-ARM'S LENGTH	179000	179000	4689/762	0.18	6,986	0	90	89,711	6,403	0	156,674	179,000	17,889	17,889	6,986	2.56
17-024-066-00	493 12TH ST	201	17	9/24/2021	03-ARM'S LENGTH	149000	149000	4680/869	0.652	28,394	0	90	89,709	39,265	0	75,784	149,000	67,127	67,127	28,394	2.36

Prime Commercial per sqft Use: \$ 2.48

Fillmore Ind Land Value 2023

Use: \$25,250 per Acre

PN	Address	Class	Class Type	Land Table	Elr Table	Unit	School Dist	Use Code	Sale Date	Sale Term	Sale Price	Adj Sale P	Confident	User/Paper	Average	Land Description 1	Land Size 1	Land Description 2	Land Size 2	Land Description 3	Frontage	Photo ID	4/1/2020	0.00%	4-Bldg Value	C/I Bldg Value	Land Value	Used for Allocation	Land Size 1	\$/Sq Ft	\$/Sq Ft	Comments			
01-035-037-11	1234 LINCOLN RD LINCOLN MO	301 Industrial	INDU	ALL-I		1	3030	22110	4/16/2021	01-ANNU'S LENGTH	42500	42500	No	456/478	2.82	INDUSTRIAL	12343	INDU	51234	0	1669	3175	1374	0	0	41775	6623127	\$11,273.38	66231	13564.39	0.69	396.6701			
09-068-017-00	4567 WILSON ST WILSON MO	301 Industrial	INDU	INDU		10	3000	20008	12/29/2020	01-ANNU'S LENGTH	18000	18000	Yes	456/478	4.075	INDUSTRIAL	177524	INDU	8745	0	245	10815	16641	0	0	9513	8104728	\$28,599.43	8050	12839	0.67	356.8052			
10-021-011-20	1000 MAIN ST MAIN MO	301 Industrial	INDU	INDU		54	3020	20008	12/29/2021	01-ANNU'S LENGTH	370000	370000	No	471/451	15.04	INDUSTRIAL	304844	INDUSTRIAL	35058	0	34	39285	10798	0	0	20566	3348616	\$16,609.11	31468	86348	0.39	101.1118			
54-031-34-00	742 E ALLEGAN ALLEGAN MO	301 Industrial	INDU	XOT-C		55	3010	24600	11/24/2020	01-ANNU'S LENGTH	15000	15000	No	458/753	1.88	INDUSTRIAL	38572		0	15	19775	2051	0	0	0	69374	2710189	\$16,833.27	701259	110336.3	0.82	216.8312			
55-029-078-00	701 ALBANY ST ALBANY MO	301 Industrial	INDU	INDU		55	3010	24613	12/7/2021	01-ANNU'S LENGTH	12500	12500	Yes	470/725	0.79	INDUSTRIAL	35972		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Land \$25,250 per Acre