

**COMM/IND LAND - IRVING - 2026 ROLL**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>Date</u>	<u>Adj.Sale Price</u>	<u>improvement</u>	<u>acreage</u>	<u>sqft</u>	<u>net acres</u>	<u>Land Resid</u>	<u>FF</u>	<u>\$/FF</u>	<u>\$/acre</u>
55-001-097-00	321 n michigan	3/3/2023	\$22,000	\$0	0.20	8712	0.200	\$22,000	66.00	\$333.33	\$110,000.00
41-046-001-00	118 w main st	9/11/2024	\$103,000.00	\$74,019	0.129	5619	0.129	\$28,981	56.00	\$517.52	\$224,658.91
56-006-042-00	325 clark	5/5/2023	\$69,000	\$0	1.34	58414	1.340	\$69,000	160.00	\$431.25	\$51,492.54
							1.669	\$119,981	282.00	<b>\$425.46</b>	<b>\$71,887.96</b>
										<i>Used \$425/FF for 2026</i>	
12-031-012-52	12125 M-89	6/9/2021	\$247,250	\$164,486	\$3	119964	2.7540	\$82,764	160.00	\$517.28	<b>\$30,052.29</b>
08-031-022-00	2275 MCCANN RD	10/1/2020	\$240,000	\$98,436	\$10	426888	9.2460	\$141,564	LARGE	N/A	<b>\$15,310.84</b>
13-013-008-00	vacant M-43	7/19/2023	\$645,000	0	\$9	353228	8.1090	\$645,000			<b>\$79,541.25</b> state hwy comm