



CONCLUSION

In the final analysis of the subject property, similar weight was given to all of the sales. The following is the adjustment table with the concluded opinion of value via the Sales Approach.

	SUBJECT	1	2	3	4
Date	Current	Jun-25	Jun-24	Aug-23	Feb-23
Sale Price		\$475,000	\$478,000	\$395,000	\$900,000
SIZE - SF	79,224	96,154	66,081	85,247	226,773
Unit Price (\$ / SF)		\$4.94	\$7.23	\$4.63	\$3.97

TRANSACTION ADJUSTMENTS

Property Rights	Fee Simple	Similar 0% \$4.94	Similar 0% \$7.23	Similar 0% \$4.63	Similar 0% \$3.97
Financing Terms	Cash	Cash 0% \$4.94	Cash 0% \$7.23	Cash 0% \$4.63	Cash 0% \$3.97
Conditions of Sale	Arm's Length	Normal 0% \$4.94	Normal 0% \$7.23	Normal 0% \$4.63	Normal 0% \$3.97
Market Conditions	Current	Jun-25 3% \$5.09	Jun-24 8% \$7.81	Aug-23 12% \$5.19	Feb-23 15% \$4.56

PROPERTY ADJUSTMENTS

Location	Average	Inferior 5%	Similar 0%	Similar 0%	Similar 0%
Size - SF	79,224	96,154 0%	66,081 0%	85,247 0%	226,773 15%
Physical Features	Average	Inferior 5%	Similar 0%	Similar 0%	Inferior 5%
Utilities	All available	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Zoning	M-1	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Total Adjustment		10%	0%	0%	20%
Adjusted \$ / SF		\$5.60	\$7.81	\$5.19	\$5.48
Adjusted Mean \$ / SF					\$6.02

A value generally in line with the mean is well supported.

Concluded
Unit Value

\$6.00





CONCLUSION

Based on the provided plat exhibit and county deed records, the area to be abandoned is estimated to contain 0.302 acre (13,143 SF) and is located along the northeast line of the larger parcel. Given the small size and narrow shape of the proposed right-of-way abandonment, it has limited utility as a stand-alone tract. The highest and best use of the proposed abandonment is for use in conjunction with the larger parcel; thus, the value of the area to be abandoned is based on a pro-rata share of the larger parcel. Additionally, it is noted that the area being abandoned is improved with an existing 15-inch sanitary sewer line. According to the plat exhibit provided, a public utility easement over the abandoned area will be maintained for access to and service, maintenance, and operation of the existing/future utility infrastructure. The rights to be purchased, encumbered with the public utility easement, are estimated to be 25% of the fee simple value of the subject property. Please refer to the *Land Valuation* section of the report for the analysis of the land value.

The computation of the value of the area to be abandoned is presented below:

Calculations of the Right-Of-Way Abandonment								
Land Value								
ROW Abandonment -	13,143 SF	x	\$6.00 /SF	x	25%	=	\$19,715	
Total Value of the R.O.W. Abandonment							Rd.	\$19,800

The opinion of value in this report is for real property interest, or real estate which includes the physical land and site improvements within the acquisition. This report does not include a value opinion for personal property or trade fixtures

This appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to the opinion that the subject property has a market value of:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	January 8, 2026	\$19,800

