**Neighborhood characteristics**

Built Up: Over 75%

Growth Rate: Slow

Demand/Supply: In Balance

Land Use Change:

Life Cycle: Decline

Predominant Occupancy:

Property Values: Declining

**Class Counts**

*R*  763

*F 0*

*C 2*

V 10

U 0

A 0

E 5

O 1

N 0

**NBHD: 001.0**

**Neighborhood type:** Mixed Residential and Commercial  **Valuation area:** Caney

**Neighborhood boundaries:** The City of Caney, excluding the commercial.

Median is probably best formula here.

**\* \* \* \* \* \* \* \* \* \* \* \* \* Land \* \* \* \* \* \* \* \* \* \* \* \***

**Ag land Acre FF SqFt**

Parcel count: 0 1043 0 150

Min : 0 0.7 0 5,000

**Median 0 5.24 0 12,000**

Max: 0 11.73 0 100,000

**Median market value: $9850** \* includes any FF land value

**Median mkt val/acre: $36,250**

**1043 total parcels in this nbhd**

895  *with improvements*

**148** *vacant parcels*

**Building**

**Total Bldg SqFt Total Land SqFt Rent/ SqFt Age**

**Median**

**LBCS Functions or LBCS Structure (Count by QRef)**

Mini Storage Warehouse

Manufacturing Auto Service

Office Retail (Convenience Stores, Single Tenant)

Apartments Restaurants (and Bars & Clubs)

Banks Mobile Home Parks

Vacant Land AR/AU

All Other Land Uses Hotel/Motel

Downtown Row

**Land Sales**

**Sale Price Land Price / SqFt**

**Min**

**Max**

Valid Sales Count for NBHD: ??

**Improved Sales**

**Sale Price SP / SqFt**

**Min**

**Max**

Valid Sales Count for NBHD: ??

**Count by Inv Class**

A+

A

A-

B+

B

B-

C+

C

C-

D+

D

D-

**\*\* \* \* \* \* \* \* \* NBHD Sales information \* \* \* \* \* \* \* \***

. SPSF Sale Price Phys Func .

Avg

Median Valid Sales Count for NBHD: ??