

2022 RESIDENTIAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
002 010 012 07	11/24/20	\$290,000	WD	\$290,000	\$129,900	44.79	\$252,630	\$69,614	\$32,244	339.4	90.0	\$205
002 024 005 02	10/04/19	\$116,000	WD	\$116,000	\$51,600	44.48	\$102,239	\$26,721	\$12,960	205.7	100.0	\$130
002 024 005 02	09/18/20	\$128,000	WD	\$128,000	\$59,800	46.72	\$118,555	\$22,405	\$12,960	205.7	100.0	\$109
002 024 005 10	10/28/20	\$134,000	WD	\$134,000	\$62,300	46.49	\$123,352	\$26,182	\$15,534	221.9	190.0	\$118
002 050 009 00	07/26/19	\$115,000	WD	\$115,000	\$52,300	45.48	\$103,554	\$39,998	\$28,552	237.9	162.0	\$168
041 075 023 00	06/11/20	\$57,000	WD	\$57,000	\$28,900	50.70	\$57,084	\$7,561	\$7,645	63.7	132.0	\$119
041 075 026 00	08/26/19	\$115,000	WD	\$115,000	\$47,900	41.65	\$94,638	\$33,286	\$12,924	107.7	145.0	\$309
041 100 032 00	08/28/20	\$122,000	WD	\$122,000	\$56,900	46.64	\$110,748	\$25,186	\$13,934	116.1	150.0	\$217
041 120 016 00	04/14/20	\$56,500	WD	\$56,500	\$29,300	51.86	\$58,613	\$1,617	\$3,730	67.8	132.0	\$24
041 120 026 20	05/31/19	\$30,000	WD	\$30,000	\$12,800	42.67	\$25,056	\$14,439	\$9,495	135.6	132.0	\$106
041 130 008 00	06/12/20	\$153,900	WD	\$153,900	\$63,200	41.07	\$121,921	\$41,653	\$9,674	138.2	109.0	\$301
041 130 018 00	06/22/20	\$99,000	WD	\$99,000	\$43,400	43.84	\$85,741	\$23,248	\$9,989	105.1	123.0	\$221
041 130 020 00	04/22/19	\$90,000	WD	\$90,000	\$39,700	44.11	\$79,486	\$28,984	\$18,470	194.4	210.0	\$149
041 130 024 00	10/30/20	\$100,000	WD	\$100,000	\$42,000	42.00	\$82,971	\$22,981	\$5,952	49.6	123.0	\$463
041 150 025 00	07/22/20	\$6,000	WD	\$6,000	\$3,400	56.67	\$6,798	\$6,000	\$6,798	71.6	100.0	\$84
041 150 046 00	04/30/19	\$9,500	WD	\$9,500	\$3,800	40.00	\$7,526	\$9,500	\$7,526	88.5	200.0	\$107
041 170 002 00	06/09/20	\$112,500	WD	\$112,500	\$50,600	44.98	\$100,093	\$28,373	\$15,966	133.1	127.0	\$213
041 180 080 00	10/30/20	\$84,500	WD	\$84,500	\$43,700	51.72	\$84,195	\$3,707	\$3,402	48.6	123.0	\$76
041 220 023 00	11/19/20	\$70,897	WD	\$70,897	\$34,700	48.94	\$68,385	\$6,913	\$4,401	36.7	100.0	\$189
041 777 040 00	01/03/20	\$43,000	LC	\$43,000	\$23,700	55.12	\$46,789	\$3,059	\$6,848	80.6	130.0	\$38
041 777 053 91	06/02/20	\$138,650	WD	\$138,650	\$81,400	58.71	\$159,071	\$17,210	\$37,631	431.9	266.7	\$40
041 777 120 00	08/19/20	\$105,000	WD	\$105,000	\$50,200	47.81	\$97,393	\$14,221	\$6,614	69.6	263.0	\$204

**Totals:                    \$2,176,447                    \$2,176,447                    \$1,011,500                    \$1,986,838                    \$472,858                    \$283,249                    3,149.6**

**Sale. Ratio =>                    46.47**

**Std. Dev. =>                    5.13**

**Average**

**per FF=>**

**\$150**

USED 150 FF BEST