

Triple Acres Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-010-200-002-00	65103 BEN CLANTON	08/27/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$34,316
14-010-200-021-00	65411 BEN CLANTON DR	10/07/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$15,100
14-010-200-031-00	65400 BEN CLANTON	08/12/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$9,438
14-010-200-039-00	65234 BEN CLANTON DR	08/13/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	\$12,080
<b>Totals:</b>			<b>\$96,500</b>			<b>\$96,500</b>	<b>\$70,934</b>

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Final Conclusion \$234/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$35,575	\$9,891	65.5	0.0	\$543	65.50
\$14,000	\$15,100	100.0	245.0	\$140	100.00
\$10,000	\$9,438	62.5	0.0	\$160	62.50
\$12,500	\$12,080	80.0	0.0	\$156	80.00
<b>\$72,075</b>	<b>\$46,509</b>	<b>308.0</b>			
	<b>Average</b>				
	<b>per FF=&gt;</b>	<b>\$234</b>			