

Camelot Place Condo Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
18-9500-0003-00-6	2502 DOVER LN	01/20/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$166,538	\$23,462
18-9500-0011-00-9	2510 DOVER LN	08/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$137,441	\$22,559
18-9500-0012-00-5	2511 DOVER LN	03/22/22	\$160,175	WD	03-ARM'S LENGTH	\$160,175	\$131,063	\$29,112
18-9501-0024-00-1	2543 DOVER LN	06/11/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$138,081	\$26,919
18-9502-0036-00-8	2533 ESSEX CT	09/29/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$160,761	\$24,239
18-9505-0079-00-3	2553 BRISTOL TERRACE	04/29/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$198,104	\$16,896
18-9505-0088-00-2	2533 BRISTOL TERRACE	06/29/22	\$243,000	WD	03-ARM'S LENGTH	\$242,600	\$213,539	\$29,061
<b>Totals:</b>			<b>\$1,318,175</b>			<b>\$1,317,775</b>	<b>\$1,145,527</b>	<b>\$172,248</b>

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Final Conclusion \$24606/Site

Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$0	1.00	0.00	\$23,462
\$0	1.00	0.00	\$22,559
\$0	1.00	0.00	\$29,112
\$0	1.00	0.00	\$26,919
\$0	1.00	0.00	\$24,239
\$0	1.00	0.00	\$16,896
\$0	1.00	0.00	\$29,061
<b>\$0</b>	<b>7.00</b>	<b>0.00</b>	
<b>Average per FF=&gt;</b>	<b>Average per Net Acre=&gt;</b>	<b>24,606.86</b>	<b>Average per SqFt=&gt;</b>