

Lake Breeze Estates Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
43-4800-0001-00-3	2514 AUSTIN TRAIL	03/14/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$210,000	\$75,000
43-4800-0009-00-4	2694 AUSTIN TRAIL	03/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$136,500	\$145,000
Totals:			\$220,000			\$220,000	\$346,500	\$220,000

Final Conclusion \$1048/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$210,000	105.0	150.0	\$714	105.00
\$136,500	105.0	150.0	\$1,381	105.00
\$346,500	210.0			
Average				
per FF=>	\$1,048			