

S2E1 - Section 2 East Side 1, Subs 4610 4600 4220 4230 7100

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
18-4220-0008-00-6	1065 JEAN ANN DR	07/06/22	\$272,500	\$97,200	35.67	
18-4600-0024-00-2	1110 WEDGEWOOD RD	07/12/21	\$201,000	\$68,300	33.98	
18-4600-0030-00-2	1036 WEDGEWOOD RD	06/25/21	\$232,900	\$79,000	33.92	
18-4600-0033-00-1	990 WEDGEWOOD RD	07/27/22	\$193,000	\$71,700	37.15	
18-4600-0034-00-8	980 WEDGEWOOD RD	06/25/21	\$176,900	\$62,800	35.50	
18-4600-0058-00-4	1139 FAIRLAWN RD	06/21/21	\$285,000	\$100,800	35.37	
18-4600-0064-00-4	1070 FAIRLAWN RD	03/04/22	\$185,000	\$67,100	36.27	
18-7100-0012-00-9	1028 CARLEY LN	04/29/22	\$265,000	\$88,500	33.40	
18-7100-0023-00-1	1049 CARLEY LN	07/19/21	\$237,500	\$80,000	33.68	
Totals:			\$2,048,800	\$715,400		
					Sale. Ratio =>	34.92
					Std. Dev. =>	1.30

Final Conclusion \$317/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$234,465	\$38,035	\$0	96.0	138.0	\$396	96.00
\$181,063	\$19,937	\$0	80.0	125.0	\$249	80.00
\$214,706	\$18,194	\$0	80.0	125.0	\$227	80.00
\$164,629	\$28,371	\$0	80.0	125.0	\$355	80.00
\$167,722	\$9,178	\$0	80.0	125.0	\$115	80.00
\$256,326	\$28,674	\$0	80.0	125.0	\$358	80.00
\$154,872	\$30,128	\$0	80.0	125.0	\$377	80.00
\$181,016	\$83,984	\$0	180.0	114.0	\$467	180.00
\$225,433	\$12,067	\$0	90.0	128.0	\$134	90.00
\$1,780,232	\$268,568	\$0	846.0			
			Average			
			per FF=>		\$317	