

S2E2 - Section 2 East Side 2, Subs 8750 8751 8780 8781 0200

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
18-8751-0041-00-7	990 WESTWOOD DR	04/29/22	\$433,000	\$165,100	38.13
18-8751-0043-00-0	960 WESTWOOD DR	11/30/21	\$392,000	\$133,000	33.93
18-8780-0005-00-4	1033 HEIGHTS DR	06/24/22	\$455,000	\$150,400	33.05
<b>Totals:</b>			<b>\$1,280,000</b>	<b>\$448,500</b>	
				<b>Sale. Ratio =&gt;</b>	<b>35.04</b>
				<b>Std. Dev. =&gt;</b>	<b>2.71</b>

Final Conclusion \$309/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$417,094	\$15,906	\$0	100.0	152.9	\$159	100.00
\$388,470	\$3,530	\$0	120.0	152.9	\$29	120.00
\$375,668	\$79,332	\$0	100.0	150.0	\$793	100.00
<b>\$1,181,232</b>	<b>\$98,768</b>	<b>\$0</b>	<b>320.0</b>			
	<b>Average</b>					
	<b>per FF=&gt;</b>		<b>\$309</b>			