

S2W1 - Section 2 West Side 1, Subs 5600 3230 3232 3250 8200 6820 8800 8600 3100 1000

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual
18-3100-0026-00-8	2983 WINDSOR DR	03/24/22	\$243,500	\$185,948	\$57,552
18-3230-0008-01-0	2671 PADDOCK CIRCLE	08/25/20	\$489,000	\$425,951	\$63,049
18-3232-0014-00-4	2580 TANBARK TR	01/13/22	\$300,000	\$287,651	\$12,349
18-3232-0018-00-0	1510 MANOR DR	07/01/20	\$317,000	\$298,847	\$18,153
18-6820-0021-00-1	1361 SUSAN DR	08/22/22	\$250,000	\$221,924	\$28,076
18-8800-0014-00-1	2834 SANDRA TERRACE	09/26/22	\$420,000	\$357,245	\$62,755
Totals:			\$2,019,500	\$1,777,566	\$241,934

Final Conclusion \$294/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$0	84.0	135.0	\$685	84.00
\$0	303.4	195.0	\$208	303.37
\$0	112.0	100.0	\$110	112.00
\$0	103.0	132.0	\$176	103.00
\$0	100.0	110.0	\$281	100.00
\$0	119.4	342.5	\$526	119.42
\$0	821.8			
Average per FF=>	\$294			