

S2W2 - Section 2 West 2, Subs 9175 2100 2101 2102 2103 2104

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	\$210,644	\$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	\$320,579	\$12,349
18-3232-0018-00-0	1510 MANOR DR	07/01/20	\$317,000	\$329,129	\$18,153
18-6820-0021-00-1	1361 SUSAN DR	08/22/22	\$250,000	\$251,324	\$28,076
18-8800-0014-00-1	2834 SANDRA TERRACE	09/26/22	\$420,000	\$392,353	\$62,755
Totals:			\$2,019,500	\$1,929,980	\$241,934

Final Conclusion \$294/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$24,696	84.0	135.0	\$685	84.00
\$0	303.4	195.0	\$208	303.37
\$32,928	112.0	100.0	\$110	112.00
\$30,282	103.0	132.0	\$176	103.00
\$29,400	100.0	110.0	\$281	100.00
\$35,108	119.4	342.5	\$526	119.42
\$152,414	821.8			
Average per FF=>	\$294			