

Section 1 East Side Sub Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual
18-3140-0016-00-1	3041 BLUFFWOOD PLACE	06/15/21	\$375,000	\$355,140	\$31,060
18-3160-0046-00-2	3120 BLUFFWOOD PLACE	04/08/22	\$386,000	\$312,159	\$84,264
18-3160-0048-00-5	3140 BLUFFWOOD PLACE	06/22/20	\$309,100	\$298,751	\$17,909
18-3180-0062-00-2	281 S BLUFFWOOD TERRACE	04/04/22	\$469,000	\$395,927	\$83,923
18-3180-0071-00-1	350 S BLUFFWOOD TERRACE	07/30/21	\$411,250	\$360,427	\$61,673
18-6100-0007-00-0	2954 W BLUFFWOOD TERRACE	10/19/20	\$300,000	\$283,659	\$16,341
Totals:			\$2,250,350	\$2,006,063	\$295,170

Final Conclusion \$344/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$11,200	160.0	296.0	\$194	160.00
\$10,423	148.9	150.5	\$566	148.90
\$7,560	108.0	154.0	\$166	108.00
\$10,850	155.0	130.0	\$541	155.00
\$10,850	155.0	132.0	\$398	155.00
\$0	130.0	0.0	\$126	130.00
\$50,883	856.9			
Average per FF=>	\$344			