

Woodgate by the Lake Condos Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
43-8600-0011-00-8	2594 CHERRYWOOD CT	12/10/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$146,370
43-8600-0015-00-3	2604 CHERRYWOOD CT	04/28/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$161,899
43-8600-0027-00-1	2634 CHERRYWOOD CT	06/17/21	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$145,958
Totals:			\$407,800			\$407,800	\$454,227

Final Conclusion \$24400/site

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$15,200	\$0	1.00	1.00	\$15,200
\$20,700	\$0	1.00	1.00	\$20,700
\$37,300	\$0	1.00	1.00	\$37,300
\$73,200	\$0	3.00	3.00	
	Average per FF=>	Average per Net Acre=>	24,400.00	Average per SqFt=>