

Woodland Hill Estates Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-8790-0010-00-5	2365 FOREST HILLS LN	08/30/24	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$433,199
18-8790-0018-00-6	2280 FOREST HILLS LN	07/03/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$529,237
Totals:			\$1,159,900			\$1,159,900	\$962,436

Final Conclusion \$1.03/Sq Ft

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$166,701	\$0	3.56	3.56	\$46,774	\$1.07
\$30,763	\$0	0.84	0.84	\$36,798	\$0.84
\$197,464	\$0	4.40	4.40		
Average per FF=>		Average per Net Acre=>	44,878.18	Average per SqFt=>	\$1.03