

Edgeview Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
10-037-00-009-00	266 GREENVIEW CIR	03/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,300	41.50	\$182,651	\$37,349	\$0	1.0	0.0	0.00	0.00	\$37,349
10-037-00-017-00	214 GREENVIEW CIR	11/12/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$98,100	43.03	\$196,182	\$31,818	\$0	1.0	0.0	0.00	0.00	\$31,818
10-037-00-020-00	224 GREENVIEW CIR	10/01/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$98,100	48.33	\$196,182	\$6,818	\$0	1.0	0.0	0.00	0.00	\$6,818
10-037-00-034-00	328 WOODSIDE CIR	11/09/22	\$192,900	WD	03-ARM'S LENGTH	\$192,900	\$85,300	44.22	\$170,673	\$22,227	\$0	1.0	0.0	0.00	0.00	\$22,227
10-037-00-034-00	328 WOODSIDE CIR	03/30/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$85,300	42.67	\$170,673	\$29,227	\$0	1.0	0.0	0.00	0.00	\$29,227
10-037-00-052-00	388 WOODSIDE CIR	05/20/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$94,000	46.77	\$188,009	\$12,991	\$0	1.0	0.0	0.00	0.00	\$12,991
<b>Totals:</b>			<b>\$1,244,800</b>			<b>\$1,244,800</b>	<b>\$552,100</b>		<b>\$1,104,370</b>	<b>\$140,430</b>	<b>\$0</b>	<b>6.0</b>		<b>0.00</b>	<b>0.00</b>	
								<b>Sale. Ratio =&gt;</b>	<b>44.35</b>	<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>2.62</b>	<b>per FF=&gt;</b>			<b>\$23,405</b>	<b>per Net Acre=&gt;</b>		<b>#DIV/0!</b>

Site use \$23,405 \$23,400