

Land Table 3

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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page			
10-082-00-074-00	439 EVART ST	10/07/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$46,200	57.75	\$92,304	\$5,646	\$17,950	50.0	75.0	0.09	0.09	\$113	\$65,651	\$1.51	50.00		BL 694/93			
10-083-00-034-00	134 MOSSER ST	12/20/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,700	50.27	\$75,385	\$17,565	\$17,950	50.0	150.0	0.17	0.17	\$351	\$102,122	\$2.34	50.00		BL 691/2381			
10-082-00-148-00	139 COBB ST	05/28/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$51,300	49.81	\$102,640	\$15,905	\$15,545	43.3	118.0	0.12	0.12	\$367	\$135,940	\$3.12	43.30		BL 690/658			
10-076-00-020-01	230 ROBERTSON ST	09/07/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,800	48.00	\$153,673	\$29,662	\$23,335	65.0	150.0	0.22	0.22	\$456	\$132,420	\$3.04	65.00		BL 691/298			
10-083-00-091-00	1003 WILCOX ST	02/01/23	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$33,600	44.80	\$67,271	\$32,500	\$24,771	69.0	300.0	0.48	0.48	\$471	\$68,421	\$1.57	69.00		BL 694/2477			
10-089-00-010-00	322 WHALEY ST	04/07/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,200	44.77	\$116,406	\$40,519	\$26,925	75.0	276.0	0.48	0.48	\$540	\$85,303	\$1.96	75.00		BL 689/2308			
10-082-00-126-00	120 HERSEY ST	08/09/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$66,800	46.71	\$133,514	\$27,436	\$17,950	50.0	125.0	0.14	0.14	\$549	\$191,860	\$4.40	50.00		BL 693/2083			
10-082-00-148-00	139 COBB ST	12/16/21	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$51,300	44.03	\$102,640	\$29,405	\$15,545	43.3	118.0	0.12	0.12	\$679	\$251,325	\$5.77	43.30		BL 691/2331			
10-082-00-116-00	611 CEDAR ST	08/22/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,700	42.96	\$107,404	\$35,546	\$17,950	50.0	65.0	0.08	0.08	\$711	\$473,947	\$10.88	50.00		BL 693/2122			
Totals:			\$1,007,500			\$1,007,500	\$475,600		\$951,237	\$234,184	\$177,921	495.6		1.88	1.88									
								Sale. Ratio =>	47.21			Average			Average			Average						
								Std. Dev. =>	4.56			per FF=>	\$473			per Net Acre=>	124,301.49			per SqFt=>	\$2.85			
												USED	\$	473										