

Meadow view 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	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	
10-038-00-033-00	892 MEADOW VIEW CT	09/23/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,400	41.74	\$162,878	\$82,822	\$50,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	33	693/2802	
10-038-00-035-00	896 MEADOW VIEW CT	01/11/23	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$78,200	46.03	\$156,332	\$64,268	\$50,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	33	694/1701	
10-038-00-035-00	896 MEADOW VIEW CT	05/04/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,200	47.39	\$156,332	\$59,368	\$50,700	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	33	692/2879	
Totals:			\$529,900			\$529,900	\$237,800		\$475,542	\$206,458	\$152,100	0.0		0.00	0.00							
								Sale. Ratio =>	44.88	Average			Average		Average							
								Std. Dev. =>	2.95	per FF=>			#DIV/0!		per Net Acre=>		#DIV/0!		per SqFt=>		#DIV/0!	

Site Vaue \$68,819
Use \$68,800