

Wildwood 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		
10-036-00-225-00	225 WILDWOOD DR	09/21/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,400	47.35	\$146,787	\$68,213	\$60,000	1.0	0.0	0.00	0.00	\$68,213	#DIV/0!	#DIV/0!	1.00	30	693/2929		
10-036-00-229-00	229 WILDWOOD DR	02/11/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,400	47.75	\$152,854	\$67,146	\$60,000	1.0	0.0	0.00	0.00	\$67,146	#DIV/0!	#DIV/0!	1.00	30	692/697		
10-036-00-229-00	229 WILDWOOD DR	04/07/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$76,400	47.78	\$152,854	\$67,046	\$60,000	1.0	0.0	0.00	0.00	\$67,046	#DIV/0!	#DIV/0!	1.00	30	692/2278		
10-036-00-263-00	263 WILDWOOD DR	05/07/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$82,000	51.90	\$163,981	\$54,019	\$60,000	1.0	0.0	0.00	0.00	\$54,019	#DIV/0!	#DIV/0!	1.00	30	690/228		
10-036-00-307-00	307 WILDWOOD DR	01/09/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,100	39.59	\$174,278	\$105,722	\$60,000	1.0	0.0	0.00	0.00	\$105,722	#DIV/0!	#DIV/0!	1.00	42	694/1660		
10-036-00-327-00	327 WILDWOOD DR	07/11/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,700	47.21	\$179,468	\$70,532	\$60,000	1.0	0.0	0.00	0.00	\$70,532	#DIV/0!	#DIV/0!	1.00	42	693/1207		
<b>Totals:</b>			<b>\$1,042,900</b>			<b>\$1,042,900</b>	<b>\$485,000</b>		<b>\$970,222</b>	<b>\$432,678</b>	<b>\$360,000</b>	<b>6.0</b>		<b>0.00</b>	<b>0.00</b>								
								Sale. Ratio =>	46.50					Average			Average						
								Std. Dev. =>	4.01					per FF=>	\$72,113	Average		per Net Acre=>	#DIV/0!	Average		per SqFt=>	#DIV/0!

Site Value        \$72,113  
 Use                \$72,100