

Cottages at Stones Throw Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-1000-0014-00-0	16160 STONES THROW LN	09/24/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000
13-1000-0016-00-2	16120 STONES THROW LN	08/04/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000
<b>Totals:</b>			<b>\$305,000</b>			<b>\$305,000</b>

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Final Conclusion \$1309/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$113,025	\$185,000	\$113,025	137.0	151.0	\$1,350	137.00
\$79,200	\$120,000	\$79,200	96.0	181.0	\$1,250	96.00
<b>\$192,225</b>	<b>\$305,000</b>	<b>\$192,225</b>	<b>233.0</b>			
	<b>Average</b>					
	<b>per FF=&gt;</b>		<b>\$1,309</b>			