

Cottage at Stones Throw Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-1000-0007-01-0	16300 STONES THROW LN	03/10/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500
13-1000-0014-00-0	16160 STONES THROW LN	09/24/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000
Totals:			\$327,500			\$327,500

Final Conclusion \$1489/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$68,475	\$142,500	\$68,475	83.0	142.0	\$1,717	83.00
\$113,025	\$185,000	\$113,025	137.0	151.0	\$1,350	137.00
\$181,500	\$327,500	\$181,500	220.0			
		Average per FF=>			\$1,489	