

Forest Brook Preserve Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-2505-0010-00-0	19086 WHITE PINE DR	11/02/21	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$108,458
13-2505-0022-00-0	13555 TRILLIUM LN	05/05/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$108,458
Totals:			\$237,500			\$237,500	\$216,916

Final Conclusion \$935/acre

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$122,500	\$108,458	127.0	192.0	\$965	84.00
\$115,000	\$108,458	127.0	122.0	\$906	68.00
\$237,500	\$216,916	254.0			
	Average				
	per FF=>	\$935			