

Forest Brook Preserve Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-2505-0005-00-0	19182 WHITE PINE DR	01/22/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$134,493
13-2505-0006-00-0	19163 WHITE PINE DR	09/15/20	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$134,493
13-2505-0008-00-0	19105 WHITE PINE DR	06/02/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$134,493
13-2505-0010-00-0	19086 WHITE PINE DR	01/15/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$134,493
13-2505-0010-00-0	19086 WHITE PINE DR	11/02/21	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$134,493
13-2505-0011-00-0	19102 WHITE PINE DR	08/13/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$134,493
13-2505-0018-00-0	13428 TRILLIUM LN	10/02/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$134,493
13-2505-0022-00-0	13555 TRILLIUM LN	05/05/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$134,493
<b>Totals:</b>			<b>\$868,000</b>			<b>\$868,000</b>	<b>\$1,075,944</b>

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Final Conclusion \$854/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$110,000	\$134,493	127.0	168.0	\$866	130.00	
\$87,500	\$134,493	127.0	118.0	\$689	116.00	
\$100,000	\$134,493	127.0	140.0	\$787	42.00	
\$119,000	\$134,493	127.0	192.0	\$937	84.00	
\$122,500	\$134,493	127.0	192.0	\$965	84.00	
\$122,000	\$134,493	127.0	196.0	\$961	94.00	
\$92,000	\$134,493	127.0	95.0	\$724	98.00	
\$115,000	\$134,493	127.0	122.0	\$906	68.00	
<b>\$868,000</b>	<b>\$1,075,944</b>	<b>1,016.0</b>				
	<b>Average</b>					
	<b>per FF=&gt;</b>	<b>\$854</b>				