

Kissman Sub Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-4200-0009-00-5	12555 ED-BERTH DR	09/14/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$274,265
13-4200-0011-00-0	12589 ED-BERTH DR	09/26/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$395,916
<b>Totals:</b>			<b>\$649,000</b>			<b>\$649,000</b>	<b>\$670,181</b>

---

Final Conclusion \$20,6321

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$19,305	\$34,570	0.92	1.92	\$20,984	\$0.48
\$6,484	\$12,400	0.33	1.33	\$19,648	\$0.45
<b>\$25,789</b>	<b>\$46,970</b>	<b>1.25</b>	<b>3.25</b>		
<b>Average</b>	<b>Average</b>		<b>Average</b>		
<b>per FF=&gt;</b>	<b>per Net Acre:</b>	<b>20,631.20</b>	<b>per SqFt=&gt;</b>	<b>\$0.47</b>	