

River Bluff Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-6800-0001-00-3	16975 RIVER BLUFF DR	02/16/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$50,663
13-6800-0009-00-4	17154 RIVER BLUFF DR	12/29/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,248
13-6800-0012-00-5	17206 RIVER BLUFF DR	01/21/21	\$86,700	WD	03-ARM'S LENGTH	\$86,700	\$66,315
13-6800-0016-00-1	17270 RIVER BLUFF DR	08/22/22	\$100,750	WD	03-ARM'S LENGTH	\$100,750	\$73,980
Totals:			\$324,450			\$324,450	\$228,206

Final Conclusion \$0.70/Sq Ft

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$62,000	\$50,663	2.53	2.53	\$24,525	\$0.56
\$75,000	\$37,248	1.86	1.86	\$40,344	\$0.93
\$86,700	\$66,315	3.31	3.31	\$26,193	\$0.60
\$100,750	\$73,980	2.93	2.93	\$34,409	\$0.79
\$324,450	\$228,206	10.63	10.63		
	Average per FF=>	Average per Net Acre=>	30,536.47	Average per SqFt=>	\$0.70