

Summerhill Cottages Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-7350-0006-00-5	17674 SUMMERHILL LN	07/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000
13-7350-0010-00-2	17708 THUNDER RD	04/23/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000
13-7350-0022-00-1	17644 SUMMERHILL LN	07/07/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000
13-7350-0029-00-5	11133 STRAWBERRY FLDS	05/18/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000
13-7350-0042-00-1	11142 STRAWBERRY FLDS	08/26/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000
13-7350-0042-00-1	11142 STRAWBERRY FLDS	09/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000
13-7350-0048-00-0	11131 ABBEY LN	04/01/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
13-7350-0049-00-6	11133 ABBEY LN	04/01/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
13-7350-0050-00-4	11135 ABBEY LN	04/01/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
13-7350-0053-00-3	17661 SUMMERHILL LN	05/10/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000
13-7350-0056-00-2	17669 SUMMERHILL LN	04/28/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000
13-7350-0056-00-2	17669 SUMMERHILL LN	06/07/21	\$49,000	WD	03-ARM'S LENGTH	\$49,000
13-7350-0057-00-9	17666 PENNY LN	09/08/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500
13-7350-0058-00-5	17664 PENNY LN	11/17/20	\$49,800	WD	03-ARM'S LENGTH	\$49,800
13-7350-0100-00-1	17640 SUMMERHILL LN	10/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000
Totals:			\$773,300			\$773,300

Final Conclusion \$548/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$42,560	\$50,000	\$42,560	76.0	127.0	\$658	76.00	
\$50,400	\$59,000	\$50,400	90.0	202.0	\$656	90.00	
\$47,040	\$60,000	\$47,040	84.0	126.0	\$714	84.00	
\$48,160	\$70,000	\$48,160	86.0	178.0	\$814	86.00	
\$50,400	\$50,000	\$50,400	90.0	96.0	\$556	90.00	
\$50,400	\$70,000	\$50,400	90.0	96.0	\$778	90.00	
\$47,600	\$42,000	\$47,600	85.0	105.0	\$494	85.00	
\$49,280	\$42,000	\$49,280	88.0	98.0	\$477	88.00	
\$48,160	\$42,000	\$48,160	86.0	98.0	\$488	86.00	
\$53,760	\$40,000	\$53,760	96.0	114.0	\$417	96.00	
\$77,280	\$42,000	\$77,280	138.0	140.0	\$304	138.00	
\$77,280	\$49,000	\$77,280	138.0	140.0	\$355	138.00	
\$38,976	\$57,500	\$38,976	116.0	125.0	\$496	116.00	
\$44,800	\$49,800	\$44,800	80.0	106.0	\$623	80.00	
\$38,080	\$50,000	\$38,080	68.0	322.0	\$735	68.00	
\$764,176	\$773,300	\$764,176	1,411.0				
	Average						
	per FF=>		\$548				