

Summerhill Cottages Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
13-7350-0006-00-5	17674 SUMMERHILL LN	07/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$41,648	\$50,000
13-7350-0010-00-2	17708 THUNDER RD	04/23/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$49,320	\$59,000
13-7350-0042-00-1	11142 STRAWBERRY FLDS	09/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$49,320	\$70,000
13-7350-0048-00-0	11131 ABBEY LN	04/01/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$46,580	\$42,000
13-7350-0049-00-6	11133 ABBEY LN	04/01/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$48,224	\$42,000
13-7350-0050-00-4	11135 ABBEY LN	04/01/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$47,128	\$42,000
13-7350-0053-00-3	17661 SUMMERHILL LN	05/10/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$52,608	\$40,000
13-7350-0057-00-9	17666 PENNY LN	09/08/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$38,141	\$57,500
Totals:			\$402,500			\$402,500	\$372,969	\$402,500

Final Conclusion \$554/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$41,648	76.0	127.0	\$658	76.00
\$49,320	90.0	202.0	\$656	90.00
\$49,320	90.0	96.0	\$778	90.00
\$46,580	85.0	105.0	\$494	85.00
\$48,224	88.0	98.0	\$477	88.00
\$47,128	86.0	98.0	\$488	86.00
\$52,608	96.0	114.0	\$417	96.00
\$38,141	116.0	125.0	\$496	116.00
\$372,969	727.0			
Average				
per FF=>	\$554			