

Timer Lane Estates Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-7700-0007-00-1	10520 MARQUETTE DR	04/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$396,612
13-7700-0009-00-3	10572 MARQUETTE DR	08/10/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$396,612
13-7700-0011-00-8	10612 MARQUETTE DR	08/25/20	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$751,082
13-7710-0018-00-0	16469 TIMBER LN	02/28/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$396,612
13-7710-0028-00-5	16478 CIRCLE CT	06/01/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$396,612
13-7710-0049-00-2	16363 TIMBER LN	06/22/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$396,612
13-7710-0049-00-2	16363 TIMBER LN	11/16/22	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$396,612
<b>Totals:</b>			<b>\$4,289,000</b>			<b>\$4,289,000</b>	<b>\$3,130,754</b>

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Final Conclusion \$4073/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$235,000	\$396,612	138.0	92.0	\$1,703	142.00
\$525,000	\$396,612	138.0	94.0	\$3,804	135.00
\$485,530	\$396,612	138.0	96.0	\$3,518	139.00
\$685,000	\$396,612	138.0	218.0	\$4,964	111.00
\$430,000	\$396,612	138.0	260.0	\$3,116	105.00
\$775,000	\$396,612	138.0	194.0	\$5,616	107.00
\$799,000	\$396,612	138.0	194.0	\$5,790	107.00
<b>\$3,934,530</b>	<b>\$2,776,284</b>	<b>966.0</b>			
	<b>Average</b>				
	<b>per FF=&gt;</b>	<b>\$4,073</b>			