

Timber Lane Estates Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
13-7700-0007-00-1	10520 MARQUETTE DR	04/08/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$562,074	\$235,000
13-7710-0018-00-0	16469 TIMBER LN	02/28/22	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$562,074	\$685,000
13-7710-0049-00-2	16363 TIMBER LN	06/22/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$562,074	\$775,000
13-7710-0049-00-2	16363 TIMBER LN	11/16/22	\$799,000	WD	03-ARM'S LENGTH	\$799,000	\$562,074	\$799,000
Totals:			\$2,494,000			\$2,494,000	\$2,248,296	\$2,494,000

Final Conclusion \$4518/FF

Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$562,074	138.0	92.0	\$1,703	140.00
\$562,074	138.0	218.0	\$4,964	111.00
\$562,074	138.0	194.0	\$5,616	107.00
\$562,074	138.0	194.0	\$5,790	107.00
\$2,248,296	552.0			
Average				
per FF=>	\$4,518			