

CORRECTED BUILDING ATTRIBUTES AND LAND VALUES

STANDARD LOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S: Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S: Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Front			
07-410-006-00	2330 FOREST TRAIL CIR	5/18/2021	\$510,000	WD	03-ARM'S I	\$510,000	\$296,400	58.12	\$592,847	-2,847	\$80,000	123	195	0.55	0.55	-\$23	-\$5,167	\$0	123
		Totals:	\$510,000			\$510,000	\$296,400		\$592,847	-2,847	\$80,000	123		0.55	0.55				
							Sale. Ratio =>	58.12			Average per FF=>			Average per Net Acre=>	-\$5,167		Average per Sqft=>	\$0	

PRIME LOT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of S: Adj. Sale \$	Cur. Asmnt.	Asd/Adj. S: Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqF	Actual Front			
07-410-019-00	2348 FOREST TRAIL CIR	4/22/2022	\$598,000	WD	03-ARM'S I	\$598,000	\$292,800	48.96	\$585,685	\$152,315	\$140,000	165	115	0.44	0.44	\$923	\$349,346	\$8	165
		Totals:	\$598,000			\$598,000	\$292,800		\$585,685	\$152,315	\$140,000	165		0.44	0.44				
							Sale. Ratio =>	48.96			Average per FF=>			Average per Net Acre=>	\$349,346		Average per Sqft=>	\$8	