

River Trace Estates Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
17-6750-0007-00-0	2275 AUTUMN RIDGE	09/14/20	\$532,000	WD	03-ARM'S LENGTH	\$531,700
17-6750-0015-00-2	2351 AUTUMN RIDGE	04/01/21	\$637,000	WD	03-ARM'S LENGTH	\$637,000
17-6750-0036-00-0	2143 WINTERS WAY	06/26/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000
17-6750-0038-00-2	2206 AUTUMN RIDGE	02/05/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000
Totals:			\$1,949,000			\$1,948,700

On River

17-6750-0011-00-7	2329 SPRING ARBOR	09/15/21	\$781,300	WD	03-ARM'S LENGTH	\$781,300
			\$781,300			\$781,300

Final Conclusion \$342/FF Off River
\$739/FF On River

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	
\$584,278	\$25,479	\$78,057	143.2	406.0	\$178	80.00	off
\$642,780	\$119,123	\$124,903	229.2	308.0	\$520	342.77	off
\$424,228	\$52,009	\$101,237	185.8	283.4	\$280	136.07	off
\$459,567	\$75,893	\$130,460	239.4	152.8	\$317	231.43	off
\$2,110,853	\$272,504	\$434,657	797.5				
	Average						
	per FF=>		\$342				

\$781,756	\$91,453	\$91,909	123.7	471.0	\$739	145.55	on
\$781,756	\$91,453	\$434,657	123.7				
		739/FF					