

Royal Circle Sub #6765 Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
17-6765-0008-00-4	4274 SOUTH ROYAL CURVE	11/09/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000
17-6765-0014-00-4	4178 SOUTH ROYAL CURVE	07/08/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000
17-6765-0019-00-6	4132 SOUTH ROYAL CURVE	05/11/21	\$369,900	WD	03-ARM'S LENGTH	\$369,900
17-6765-0025-00-6	4305 SOUTH ROYAL CURVE	09/03/21	\$391,500	WD	03-ARM'S LENGTH	\$391,500
Totals:			\$1,481,400			\$1,481,400

Final Conclusion \$100/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$348,737	\$5,132	\$28,869	135.5	120.5	\$38	100.30
\$413,014	\$9,889	\$27,903	131.0	115.0	\$75	131.00
\$367,195	\$30,686	\$27,981	131.4	198.9	\$234	157.60
\$410,757	\$5,664	\$24,921	117.0	127.2	\$48	117.00
\$1,539,703	\$51,371	\$109,674	514.9			
	Average					
	per FF=>		\$100			