

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual Est.	Land Value
110-004-301-006-00	186 NEW TRAIL	05/29/19	\$220,000	WD	03-ARM'S LENGTH	\$175,000	\$72,400	41.37	\$180,881	\$58,913	\$64,794
110-009-200-009-00	76 E M-61	11/12/19	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,200	42.46	\$46,804	\$22,696	\$12,500
110-009-200-011-00	82 E M-61	09/11/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$22,200	76.55	\$32,519	\$8,981	\$12,500
110-009-300-002-06	476 WHITE RD	05/25/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,900	44.39	\$164,808	\$35,692	\$20,500
110-170-000-009-00	228 ARBUTUS ST	08/25/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$46,200	36.09	\$111,780	\$41,220	\$25,000
110-275-000-103-00	873 RIVERS TERRACE	08/17/21	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$31,800	63.60	\$66,087	\$18,493	\$34,580
110-275-000-109-00	691 RIVERS TERRACE	09/13/19	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$45,000	45.45	\$101,662	\$13,588	\$16,250
110-276-000-125-00	551 RIVERS TERRACE	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,100	42.48	\$110,971	\$47,279	\$33,250
110-276-000-127-00	547 RIVERS TERRACE	09/25/20	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$11,400	36.77	\$18,750	\$31,000	\$16,250
Totals:			\$919,000			\$874,000	\$386,200		\$834,262	\$277,862	\$235,624
								Sale. Ratio =>	44.19	Average	
								Std. Dev. =>	13.46	per FF=>	

Effec. Fron	Depth	Net Acre	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group
405.3	1083.5	10.12	10.12	\$145	\$5,819	\$0.13	405.26	4500	1154/159		FORMERLY SMALLWOOD LAKE	401	1
50.0	196.0	0.23	0.23	\$454	\$100,871	\$2.32	50.00	4500	1167/514		FORMERLY SMALLWOOD LAKE	401	1
50.0	200.0	0.23	0.23	\$180	\$39,048	\$0.90	50.00	4500	1191/858		FORMERLY SMALLWOOD LAKE	401	1
82.0	355.9	0.67	0.67	\$435	\$53,272	\$1.22	82.00	4500	1212/327		FORMERLY SMALLWOOD LAKE	401	1
100.0	100.0	0.23	0.23	\$412	\$179,217	\$4.11	100.00	4500	1250/993		FORMERLY SMALLWOOD LAKE	401	1
133.0	446.0	0.68	0.33	\$139	\$27,156	\$0.62	133.00	4500	1220/282	110-275-000-104-00	FORMERLY SMALLWOOD LAKE	401	1
65.0	223.0	0.33	0.33	\$209	\$40,805	\$0.94	65.00	4500	1162/759		FORMERLY SMALLWOOD LAKE	401	1
133.0	155.0	0.47	0.47	\$355	\$99,956	\$2.29	133.00	4500	1206/845		FORMERLY SMALLWOOD LAKE	401	1
65.0	161.0	0.24	0.24	\$477	\$129,167	\$2.97	65.00	4500	1190/83		FORMERLY SMALLWOOD LAKE	402	1
1,083.3		13.21	12.86										
\$257		Average per Net	21,040.59	Average per SqFt=>	\$0.48								

Used \$250/ff \$250/ff in 2022

Included sales from 2019 to get more data.

There was no change in land value for 2023



