

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale
02 110 001 025 04 5 3	11200 WEST ST	11/16/23	\$77,320	WD	03-ARM'S LENGTH	\$77,320	\$21,600	27.94
02 125 001 003 02 5 3	1700 E MOSHERVILLE RD	06/27/23	\$100,000	QC	03-ARM'S LENGTH	\$100,000	\$48,000	48.00
02 125 001 011 02 5 3	1760 E MOSHERVILLE RD	04/29/24	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$23,600	67.43
<b>Totals:</b>			<b>\$212,320</b>			<b>\$212,320</b>	<b>\$93,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.90</b>
							<b>Std. Dev. =&gt;</b>	<b>19.75</b>

**MOSHERVILLE LAND \$172 CALCULATED, \$120 FRONT FOOT APPLIED**

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$43,147	\$43,028	\$8,855	73.8	132.0	0.25	0.25	\$583	\$172,112	\$3.95
\$96,022	\$26,787	\$22,809	190.1	118.0	0.89	0.89	\$141	\$29,963	\$0.69
\$47,910	\$13,562	\$26,472	220.6	141.0	1.25	1.25	\$61	\$10,824	\$0.25
<b>\$187,079</b>	<b>\$83,377</b>	<b>\$58,136</b>	<b>484.5</b>		<b>2.40</b>	<b>2.40</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>\$172</b>		<b>per Net Acre=&gt;</b>	<b>34,783.90</b>		<b>per SqFt=&gt;</b>	<b>\$0.80</b>

Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1
82.50	006	1862-0839	4005 MOSHERVILLE	0	1	7/18/2019	401	MOSHERVILLE
330.00	006	1855-0097	4005 MOSHERVILLE	0	1	7/5/2019	401	MOSHERVILLE
387.00	006	1870-0306	4005 MOSHERVILLE	1	0	6/12/2019	401	MOSHERVILLE

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