

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
018-503-054-00	8829 SECOND ST	12/23/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$48,600	39.84
018-506-116-00	8828 SECOND ST	01/19/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$42,600	22.66
018-508-147-00	7431 N CRYSTAL RD	06/23/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,200	35.17
018-530-048-00	8636 THIRD ST	11/27/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,800	29.88
018-550-022-00	8791 PHELPS DR	05/17/24	\$200,000	OTH	03-ARM'S LENGTH	\$200,000	\$87,000	43.50
Totals:			\$800,000			\$800,000	\$271,200	
							Sale. Ratio =>	33.90
							Std. Dev. =>	8.23

VESTABURG LAND \$417 FRONT FOOT CALCULATED, \$175 FRONT FOOT APPLIED

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$110,802	\$25,758	\$14,560	91.0	132.0	0.28	0.28	\$283	\$93,326	\$2.14
\$156,775	\$47,065	\$15,840	99.0	132.0	0.30	0.30	\$475	\$156,883	\$3.60
\$95,625	\$45,495	\$21,120	132.0	132.0	0.40	0.40	\$345	\$113,738	\$2.61
\$114,774	\$71,066	\$15,840	132.0	132.0	0.40	0.40	\$538	\$177,665	\$4.08
\$169,817	\$48,986	\$18,803	117.5	186.0	0.42	0.42	\$417	\$115,806	\$2.66
\$647,793	\$238,370	\$86,163	571.5		1.80	1.80			
		Average			Average			Average	
		per FF=>	\$417		per Net Acre=>	132,501.39		per SqFt=>	\$3.04

Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Class	Rate Group 1	Rate Group 2
91.00	00040	2024R-11662	VESTABURG PLATS	0	1	6/23/2020	401	FRONT FOOT	
99.00	00040	2024R-00535	VESTABURG PLATS	0	1	10/23/2006	401	FRONT FOOT	
132.00	00040	2023R-06918	VESTABURG PLATS	0	1	10/23/2006	401	FRONT FOOT	
132.00	00040	2024R-10866	VESTABURG PLATS	0	1	6/24/2020	401	FRONT FOOT	EXCESS FRONTAGE
99.00	00001	2024R-05137	VESTABURG PLATS	0	1	6/25/2020	401	FRONT FOOT	
