

2023 DRAGON VIEW, HUSS, HAPPY HOLLOW EASTERDAYS LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
150-010-300-005-11	01/21/22	\$90,000	WD	\$90,000	\$39,200	43.56	\$78,400	\$90,000	\$78,400	98.0	235.5	0.53	0.53	\$918	\$169,811
150-E10-000-007-00	06/03/21	\$100,000	WD	\$100,000	\$73,000	73.00	\$144,698	\$477	\$45,175	50.2	116.5	0.13	0.13	\$10	\$3,560
150-E10-000-010-00	12/27/21	\$120,000	WD	\$120,000	\$55,600	46.33	\$116,882	\$47,679	\$44,561	49.5	111.3	0.13	0.13	\$963	\$372,492
150-E10-000-022-99	06/05/20	\$169,900	WD	\$169,900	\$86,200	50.74	\$168,262	\$41,596	\$39,958	138.3	92.0	0.33	0.33	\$301	\$126,432
150-H16-000-011-00	03/03/22	\$90,000	WD	\$90,000	\$40,700	45.22	\$85,051	\$22,949	\$18,000	40.0	60.0	0.06	0.06	\$574	\$417,255
150-H16-000-013-00	09/17/20	\$71,500	PTA	\$71,500	\$30,400	42.52	\$60,230	\$29,270	\$18,000	40.0	60.0	0.06	0.06	\$732	\$532,182
150-H16-000-014-00	08/28/20	\$78,000	WD	\$78,000	\$37,900	48.59	\$75,208	\$26,792	\$24,000	40.0	60.0	0.06	0.06	\$670	\$487,127
150-H16-000-036-00	01/27/21	\$109,000	WD	\$109,000	\$48,900	44.86	\$106,239	\$36,761	\$34,000	40.0	60.0	0.06	0.06	\$919	\$668,382
150-H16-000-038-00	07/30/20	\$99,000	WD	\$99,000	\$45,600	46.06	\$90,527	\$36,473	\$28,000	40.0	60.0	0.06	0.06	\$912	\$663,145
150-H16-000-044-00	07/02/20	\$85,000	WD	\$85,000	\$42,200	49.65	\$82,884	\$28,116	\$26,000	40.0	60.0	0.06	0.06	\$703	\$511,200
150-H16-000-048-00	08/19/20	\$73,000	WD	\$73,000	\$40,500	55.48	\$80,342	\$18,658	\$26,000	40.0	60.0	0.06	0.06	\$466	\$339,236
150-H16-000-062-00	09/25/20	\$107,000	PTA	\$107,000	\$46,700	43.64	\$91,849	\$43,151	\$28,000	40.0	60.0	0.06	0.06	\$1,079	\$784,564
150-H16-000-065-00	08/27/21	\$112,000	WD	\$112,000	\$40,700	36.34	\$80,626	\$49,374	\$18,000	40.0	60.0	0.06	0.06	\$1,234	\$897,709
Totals:		\$1,304,400		\$1,304,400	\$627,600		\$1,261,198	\$471,296	\$428,094	696.0		1.62	1.62		
				Sale. Ratio =>		48.11		Average				Average			Average
				Std. Dev. =>		8.76		per FF=>		\$677		per Net Acre=>	291,643.56		per SqFt=>

USED 700 FF