

2023 VILLAGE, OAKSHADE # 2 SHAWNEE VIEW 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	Dollars/FF
150-S50-000-185-00	10/30/20	\$22,000	WD	\$22,000	\$10,200	46.36	\$20,360	\$22,000	\$20,360	67.9	188.0	\$324
150-S55-000-001-00	09/08/20	\$24,900	WD	\$24,900	\$10,000	40.16	\$19,969	\$24,900	\$19,969	114.1	173.7	\$218
150-S55-000-002-00	06/05/20	\$22,000	QC	\$22,000	\$10,100	45.91	\$20,217	\$22,000	\$20,217	144.4	219.0	\$152
Totals:		\$68,900		\$68,900	\$30,300		\$60,546	\$68,900	\$60,546	326.4		
						Sale. Ratio =>	43.98	Average				
						Std. Dev. =>	3.46	per FF=>		\$211		

USED 200 FF