

2023 CADES COVE, PRAIRIE RIVER SHORES, PRAIRIE RIVER HOMESTEAD HEIGHTS 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-H60-000-032-00	09/08/21	\$8,700	WD	\$8,700	\$2,500	28.74	\$7,500	\$8,700	\$7,500	100.0	159.0	\$87
150-P75-000-008-00	12/09/20	\$216,000	WD	\$216,000	\$101,800	47.13	\$201,286	\$50,220	\$35,506	177.5	243.2	\$283
Totals:		\$224,700		\$224,700	\$104,300		\$208,786	\$58,920	\$43,006	277.5		
					Sale. Ratio =>	46.42			Average			
					Std. Dev. =>	13.01			per FF=>			\$212

USED 200 FF