

2023 LAND VALUE MAGICIAN LK PRK CHANNEL

| Parcel Number | Sale Date | Sale Price | Instr. | Inf. Adj. Sale \$ | Prev. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Dollars/FF |
|-------------------|-----------|--------------------|--------|--------------------|--------------------------|---------------|--------------------|--------------------|--------------------|--------------|-------|----------------|
| 14-130-120-005-00 | 09/14/21 | \$445,000 | WD | \$445,000 | \$108,000 | 24.27 | \$214,632 | \$336,538 | \$106,170 | 101.0 | 340.0 | \$3,332 |
| 14-130-120-014-00 | 09/27/21 | \$364,000 | WD | \$364,000 | \$132,000 | 36.26 | \$261,892 | \$234,708 | \$132,600 | 68.0 | 263.0 | \$3,452 |
| 14-130-166-008-01 | 07/09/21 | \$229,500 | WD | \$229,500 | \$65,500 | 28.54 | \$131,010 | \$229,500 | \$131,010 | 106.1 | 152.0 | \$2,163 |
| 14-130-235-001-00 | 10/08/21 | \$370,000 | WD | \$370,000 | \$135,000 | 36.49 | \$267,670 | \$244,680 | \$142,350 | 73.0 | 142.0 | \$3,352 |
| 14-130-265-039-00 | 08/24/20 | \$223,900 | WD | \$223,900 | \$132,600 | 59.22 | \$263,837 | \$114,863 | \$154,800 | 86.0 | 224.0 | \$1,336 |
| 14-130-280-050-00 | 07/09/21 | \$229,500 | WD | \$229,500 | \$65,500 | 28.54 | \$131,010 | \$229,500 | \$131,010 | 106.1 | 152.0 | \$2,163 |
| Totals: | | \$1,861,900 | | \$1,861,900 | \$638,600 | | \$1,270,051 | \$1,389,789 | \$797,940 | 540.2 | | |
| | | | | | Sale. Ratio => | 34.30 | | | Average | | | |
| | | | | | Std. Dev. => | 12.55 | | | per FF=> | | | \$2,573 |

USED 2600 FF