

2023 RAINBOW PRK LAND VALUE

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
14-130-305-049-00	02/04/21	\$125,000	WD	\$125,000	\$68,200	54.56	\$134,466	\$70,534	\$80,000	200.0	600.0	\$353
14-130-305-083-00	06/26/20	\$136,250	WD	\$136,250	\$52,900	38.83	\$104,447	\$57,803	\$26,000	65.0	150.0	\$889
14-130-305-084-00	12/18/20	\$40,000	WD	\$40,000	\$12,000	30.00	\$24,000	\$40,000	\$24,000	60.0	150.0	\$667
14-130-305-097-00	12/27/21	\$56,000	WD	\$56,000	\$12,000	21.43	\$24,000	\$56,000	\$24,000	60.0	150.0	\$933
Totals:		\$357,250		\$357,250	\$145,100		\$286,913	\$224,337	\$154,000	385.0		
						Sale. Ratio =>	40.62	Average				
						Std. Dev. =>	14.15	per FF=>		\$583		

USED 580 FF