

2023 OAK GROVE, KHRONES PEN, BEECHWOOD,FOREST BEACH OAKLANDS BACKLOT 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
14-130-115-034-00	11/08/21	\$84,000	WD	\$84,000	\$49,600	59.05	\$98,235	\$28,290	\$42,525	81.0	75.0	\$349
14-130-245-019-01	09/24/21	\$22,500	WD	\$22,500	\$6,300	28.00	\$12,500	\$22,500	\$12,500	50.0	100.0	\$450
Totals:		\$106,500		\$106,500	\$55,900		\$110,735	\$50,790	\$55,025	131.0		
					Sale. Ratio =>	52.49			Average			
					Std. Dev. =>	21.95			per FF=>			\$388

USED 400 FF