

Pine Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-050-010-003-00	51166 MAPLE RD	02/12/21	\$122,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$121,775
14-050-225-016-00	51008 MAPLE	09/02/20	\$86,000	WD	03-ARM'S LENGTH	\$86,000
14-050-225-019-00	MAPLE RD	09/17/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000
14-050-225-022-00	MAPLE RD	10/29/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000
14-050-225-028-00	MAPLE RD	05/23/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
14-050-225-029-00	51130 MAPLE RD	06/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
14-050-225-030-00	MAPLE RD	05/27/21	\$172,500	WD	03-ARM'S LENGTH	\$157,500
Totals:			\$929,500			\$914,275

Final Conclusion \$1158/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$124,036	\$69,279	\$71,540	75.0	0.0	\$924	75.00
\$76,214	\$45,031	\$35,245	35.0	0.0	\$1,287	35.00
\$148,801	\$110,689	\$70,490	70.0	0.0	\$1,581	70.00
\$121,042	\$64,623	\$95,665	95.0	0.0	\$680	95.00
\$99,231	\$106,294	\$75,525	75.0	0.0	\$1,417	75.00
\$134,068	\$76,422	\$70,490	70.0	0.0	\$1,092	70.00
\$132,111	\$100,914	\$75,525	75.0	0.0	\$1,346	75.00
\$835,503	\$573,252	\$494,480	495.0			
		Average				
		per FF=>	\$1,158			

Other Parcels in Sale

14-050-225-031-50

