

Marcellus East Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-050-475-004-05	HEMLOCK LAKE	04/01/21	\$6,000	OTH	03-ARM'S LENGTH	\$6,000
14-050-475-010-00	53240 HEMLOCK LAKE	03/26/21	\$179,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$177,500
Totals:			\$185,000			\$183,500

Final Conclusion \$38/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$8,040	\$6,000	\$8,040	120.0	0.0	\$50	120.00
\$177,898	\$7,642	\$8,040	240.0	0.0	\$32	240.00
\$185,938	\$13,642	\$16,080	360.0			
	Average					
	per FF=>		\$38			

Other Parcels in Sale

14-050-475-011-00
