

Melville Sub Loveridge Road Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-050-300-003-00	LOVERIDGE ST	07/02/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000	\$53,948
14-050-300-009-00	14410 LOVERIDGE ST	07/28/20	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$76,318
<b>Totals:</b>			<b>\$144,000</b>			<b>\$144,000</b>	<b>\$130,266</b>

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Final Conclusion \$132/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$52	\$2,000	50.0	0.0	\$1	50.00
\$19,682	\$4,000	100.0	0.0	\$197	100.00
<b>\$19,734</b>	<b>\$6,000</b>	<b>150.0</b>			
	<b>Average</b>				
	<b>per FF=&gt;</b>	<b>\$132</b>			