

Blue Bird Manor Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
14-050-510-010-00	RYAN RD	07/15/21	\$5,500	WD	03-ARM'S LENGTH	\$5,500	\$5,500	\$5,500
14-050-510-011-00	RYAN RD	10/15/21	\$9,800	MLC	03-ARM'S LENGTH	\$9,800	\$8,500	\$9,800
14-050-510-012-00	RYAN RD	10/07/20	\$7,000	MLC	03-ARM'S LENGTH	\$7,000	\$8,500	\$7,000
<b>Totals:</b>			<b>\$22,300</b>			<b>\$22,300</b>	<b>\$22,500</b>	<b>\$22,300</b>

Final Conclusion

Lots 1, 2 & 3	\$8,500
Lot 4	\$30,740
Lot 5	\$29,150
Lots 6 & 10	\$5,500
Lots 7 & 9	\$14,900
Lot 8	\$14,000
Lots 11 & 12	\$8,400

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
\$5,500	1.00	1.00	\$5,500	\$0.13	Unit 10
\$8,500	1.00	1.00	\$9,800	\$0.22	Unit 11
\$8,500	1.00	1.00	\$7,000	\$0.16	Unit 12
<b>\$22,500</b>	<b>3.00</b>	<b>3.00</b>			
<b>Average per FF=&gt;</b>	<b>Average per Net Acre=&gt;</b>	<b>7,433.33</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.17</b>	