

Big Fish Lake Welcher Drive Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-050-007-031-00	51833 WELCHER RD	10/30/20	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$224,388
14-050-007-038-00	51857 WELCHER RD	10/29/20	\$280,500	WD	03-ARM'S LENGTH	\$279,500	\$462,696
14-050-007-041-00	51845 WELCHER RD	02/08/21	\$275,000	WD	03-ARM'S LENGTH	\$265,000	\$413,584
Totals:			\$638,000			\$627,000	\$1,100,668

Final Conclusion \$870/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$55,122	\$197,010	90.0	0.0	\$612	90.00
\$142,965	\$326,161	149.0	0.0	\$959	149.00
\$114,096	\$262,680	120.0	0.0	\$951	120.00
\$312,183	\$785,851	359.0			
	Average				
	per FF=>	\$870			