

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt			
003-032-049-30	3801 SUTTON RD	12/18/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$20,400	37.09	\$40,824	\$55,000	\$40,824	4.86	4.86	\$11,317	\$0.26			
003-215-012-00	CARRIAGE HILL DRIVE	04/09/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$6,700	19.14	\$13,354	\$35,000	\$13,354	1.81	1.81	\$19,369	\$0.44			
003-215-013-00	4122 CARRIAGE HILL DRIVE	01/08/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$8,200	22.16	\$16,421	\$37,000	\$16,421	2.29	4.10	\$16,150	\$0.37			
003-215-047-00	2253 EQUESTRIAN TRAIL	02/18/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$20,800	26.84	\$41,600	\$77,500	\$41,600	3.25	3.25	\$23,846	\$0.55			
<b>Totals:</b>			<b>\$204,500</b>			<b>\$204,500</b>	<b>\$56,100</b>		<b>\$112,199</b>	<b>\$204,500</b>	<b>\$112,199</b>	<b>12.21</b>	<b>14.02</b>					
								<b>Sale. Ratio =&gt;</b>	<b>27.43</b>					<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>7.85</b>					<b>per Net Acre=&gt;</b>	<b>16,751.31</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.38</b>

Metamora / Carriage Hills Estates Vacant Land Sales  
**Use \$16,700 per acre.**