

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front		
003-300-001-00	4757 NORTHWAY	08/17/21	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$122,600	52.19	\$254,060	\$11,623	\$30,783	93.0	178.0	0.20	0.14	\$125	\$58,407	\$1.34	93.00		
003-300-007-00	4795 NORTHWAY DR	10/08/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$120,700	32.62	\$379,149	\$91,281	\$100,430	96.0	71.3	0.16	0.16	\$951	\$581,408	\$13.35	96.00		
003-350-006-00	188 CURELLA DR	05/06/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,300	61.50	\$58,500	\$20,000	\$58,500	50.0	415.0	0.48	0.48	\$400	\$42,017	\$0.96	50.00		
003-400-029-00	92 CURELLA DR	09/24/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$137,400	38.17	\$425,668	\$27,932	\$93,600	80.0	110.0	0.20	0.20	\$349	\$138,277	\$3.17	80.00		
003-650-022-00	304 SPRINGER LANE	11/09/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$96,800	38.72	\$221,612	\$63,805	\$35,417	107.0	164.0	0.18	0.08	\$596	\$346,766	\$7.96	107.00		
Totals:			\$1,234,900			\$1,234,900	\$489,800		\$1,338,989	\$214,641	\$318,730	426.0		1.22	1.06						
								Sale. Ratio =>	39.66	Average			Average		Average						
								Std. Dev. =>	11.86	per FF=>			\$504	per Net Acre=>		176,224.14	per SqFt=>		\$4.05		

Parcels removed out of range of study.

003-400-031-00	64 CURELLA DR	07/30/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,200	39.62	\$288,505	(\$17,665)	\$60,840	52.0	135.0	0.16	0.16	(\$340)	(\$109,720)	(\$2.52)	52.00
003-400-030-00	72 CURELLA DR	08/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$62,500	17.86	\$202,964	\$212,556	\$65,520	56.0	120.0	0.15	0.15	\$3,796	\$1,380,234	\$31.69	56.00

2023 Front Foot property values Elk Lake.
USE \$504 front foot value.