

Harbor Pointe Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual
62-2200-0001-00-7	501 N Whitaker	08/05/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$807,515	\$224,973
62-2201-0012-00-7	501 N Whitaker	07/06/21	\$460,000	WD	03-ARM'S LENGTH	\$456,500	\$539,831	\$74,157
62-2201-0015-00-6	501 N Whitaker	08/23/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$570,727	\$126,761
62-2202-0026-00-6	501 N Whitaker	05/12/22	\$789,900	WD	03-ARM'S LENGTH	\$789,900	\$697,864	\$249,524
<b>Totals:</b>			<b>\$2,664,900</b>			<b>\$2,661,400</b>	<b>\$2,615,937</b>	<b>\$675,415</b>

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Final Conclusion \$168853/Site

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
\$157,488	1.00	1.00	\$224,973	62-2500-0019-00-2
\$157,488	1.00	1.00	\$74,157	
\$157,488	1.00	1.00	\$126,761	62-2500-0024-00-6
\$157,488	1.00	1.00	\$249,524	62-2500-0033-00-5
<b>\$629,952</b>	<b>4.00</b>	<b>4.00</b>		
<b>Average</b>	<b>Average</b>		<b>Average</b>	
<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>168,853.75</b>	<b>per SqFt=&gt;</b>	