

Downtown Residential Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
62-0340-0144-00-7	17 W Mechanic Street	07/19/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$531,913	\$63,623	\$85,536	66.0	132.0	\$964	66.00
62-0340-0220-01-3	16 N Townsend Street	02/26/21	\$413,500	WD	03-ARM'S LENGTH	\$413,500	\$381,160	\$117,876	\$85,536	66.0	132.0	\$1,786	66.00
<b>Totals:</b>			<b>\$923,500</b>			<b>\$923,500</b>	<b>\$913,073</b>	<b>\$181,499</b>	<b>\$171,072</b>	<b>132.0</b>			
										Average per FF=>		<b>\$1,375</b>	

Final Conclusion \$1375/FF