

Dunescape Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
62-1675-0012-00-1	121 N Thompson Street	11/02/22	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$514,988	\$105,622	\$39,610	1.00	1.00	\$105,622	\$2.42
62-1690-0005-00-8	10 W Mechanic Street	11/05/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$512,830	\$91,780	\$39,610	1.00	1.00	\$91,780	\$2.11
Totals:			\$1,146,000			\$1,146,000	\$1,027,818	\$197,402	\$79,220	2.00	2.00		
										Average	Average	Average	
										per FF=>	per Net Acre=>	per SqFt=>	\$2.27

Final Conclusion \$98701/Site