

Harbor Pointe 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	Other Parcels in Sale
62-2200-0001-00-7	501 N Whitaker	08/05/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$807,515	\$224,973	\$157,488	1.00	1.00	\$224,973	62-2500-0019-00-2
62-2200-0002-00-3	501 N Whitaker	03/17/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$539,831	\$87,657	\$157,488	1.00	1.00	\$87,657	62-2500-0013-00-4
62-2201-0012-00-7	501 N Whitaker	07/06/21	\$460,000	WD	03-ARM'S LENGTH	\$456,500	\$539,831	\$74,157	\$157,488	1.00	1.00	\$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	\$157,488	1.00	1.00	\$126,761	62-2500-0024-00-6
62-2202-0026-00-6	501 N Whitaker	05/12/22	\$789,900	WD	03-ARM'S LENGTH	\$789,900	\$697,864	\$249,524	\$157,488	1.00	1.00	\$249,524	62-2500-0033-00-5
Totals:			\$3,134,900			\$3,131,400	\$3,155,768	\$763,072	\$787,440	5.00	5.00		
										Average	Average	Average	
										per FF=>	per Net Acre	per SqFt=>	152,614.40

Final Conclusion \$152614/Site