

Light Harbor Reserve Residential 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	
62-0900-0021-00-1	231 N Whittaker Street	09/01/21	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$540,840	\$108,925	\$80,765	1.00	1.00	\$108,925	
62-0900-0022-00-8	231 N Whittaker Street	07/30/21	\$674,150	WD	03-ARM'S LENGTH	\$674,150	\$596,387	\$158,528	\$80,765	1.00	1.00	\$158,528	
62-0900-0037-00-5	235 N Whittaker Street	08/22/22	\$645,000	WD	03-ARM'S LENGTH	\$595,000	\$556,585	\$119,180	\$80,765	1.00	1.00	\$119,180	
62-0900-0047-00-1	235 N Whittaker Street	09/03/21	\$700,000	WD	03-ARM'S LENGTH	\$600,000	\$607,241	\$73,524	\$80,765	1.00	1.00	\$73,524	
Totals:			\$2,588,150			\$2,438,150	\$2,301,053	\$460,157	\$323,060	4.00	4.00		
										Average	Average	Average	
										per FF=>	per Net Acrr	115,039.25	per SqFt=>

Final Conclusion \$115,039/Site