

Walden 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
62-8370-0007-00-5	22 Walden Way	09/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$33,400	\$40,000	\$33,400	1.00	1.00	\$40,000	\$0.92
62-8370-0008-00-1	20 Walden Way	10/18/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$33,400	\$40,000	\$33,400	1.00	1.00	\$40,000	\$0.92
62-8370-0015-00-8	21 Walden Way	09/26/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$33,400	\$34,000	\$33,400	1.00	1.00	\$34,000	\$0.78
62-8370-0016-00-4	17 Walden Way	09/19/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$33,400	\$34,000	\$33,400	1.00	1.00	\$34,000	\$0.78
62-8370-0018-00-7	8 Walden Way	07/15/20	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$33,400	\$27,500	\$33,400	1.00	1.00	\$27,500	\$0.63
62-8370-0018-00-7	8 Walden Way	06/10/21	\$33,500	WD	03-ARM'S LENGTH	\$33,500	\$33,400	\$33,500	\$33,400	1.00	1.00	\$33,500	\$0.77
<b>Totals:</b>			<b>\$209,000</b>			<b>\$209,000</b>	<b>\$200,400</b>	<b>\$209,000</b>	<b>\$200,400</b>	<b>6.00</b>	<b>6.00</b>		
										<b>Average</b>	<b>Average</b>	<b>Average</b>	
										<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>	
											<b>34,833.33</b>		<b>\$0.80</b>

Final Conclusion \$34833/site