

Waterways 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	
62-8500-0001-00-9	227 N Townsend Street	06/12/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$376,813	\$31,629	\$73,442	1.00	1.00	\$31,629	\$0.73	
62-8500-0005-00-4	225 N Townsend Street	10/11/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$376,813	\$95,629	\$73,442	1.00	1.00	\$95,629	\$2.20	
62-8500-0009-00-0	223 N Townsend Street	11/06/20	\$335,000	WD	03-ARM'S LENGTH	\$334,000	\$376,813	\$30,629	\$73,442	1.00	1.00	\$30,629	\$0.70	
Totals:			\$1,069,000			\$1,068,000	\$1,130,439	\$157,887	\$220,326	3.00	3.00			
										Average	Average	Average		
										per FF=>	per Net Acre=	52,629.00	per SqFt=>	\$1.21

Final Conclusion \$52629/Site