

Vacant Land Analysis Using Extraction Method

04/01/18 - 03/31/22

Created 7/13/2022

Time Adj. Factor /Mo 1.015

Time Adj. Date 4/1/2020

Blue, Deer, Morgan Lakes

FF Rates

Calculated FF	\$1,353
Applied FF	\$1,400

401 & 402 Sales 04/01/18 - 3/3/22

Parcel Number	Sale Date	Adj. SP	Time Adj. SP	Land Residual(LR)	Time Adj. LR	Est. Land Value	FF	\$/FF
41-08-23-226-014	07/30/18	\$299,900	\$389,870	\$123,974	\$161,166	\$165,000	110.0	1,465
41-08-24-151-002	10/05/18	\$255,000	\$320,025	\$151,198	\$189,753	\$204,000	136.0	1,395
41-08-24-301-003	09/19/18	\$124,000	\$157,480	\$52,085	\$66,148	\$135,240	90.2	734
41-08-24-327-011	12/23/20	\$285,728	\$285,728	\$146,477	\$146,477	\$124,500	83.0	1,765
41-08-24-327-014	09/02/21	\$310,000	\$310,000	\$123,797	\$123,797	\$133,500	89.0	1,391
<b>Totals:</b>		<b>\$1,274,628</b>	<b>\$1,463,103</b>	<b>\$597,531</b>	<b>\$687,342</b>	<b>\$762,240</b>	<b>508.2</b>	
<b>Average per FF=&gt;</b>		<b>\$1,353</b>						