

Vacant Land Analysis Using Extraction Method

04/01/18 - 03/31/22

Created 7/13/2022

Time Adj./Mo 1.015

Time Adj. Date 4/1/2020

Pinecrest

FF Rates

| | |
|-----------------------|----------|
| Calculated Site Value | \$70,749 |
| Applied Site Value | \$70,000 |

401 Sales 04/01/18 - 03/31/22

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Time Adj. SP | Land Residual | Time Adj. Land Residual |
|-------------------------|---------------------|-----------|------------------|------------------|--------------|------------------|-------------------------|
| 41-08-31-353-007 | 8430 NE PUMA | 04/04/19 | \$218,000 | \$218,000 | \$253,970 | \$54,592 | \$63,600 |
| 41-08-31-353-014 | 8635 NE WILDCAT RUN | 05/24/19 | \$235,000 | \$235,000 | \$270,250 | \$63,384 | \$72,892 |
| 41-08-31-353-020 | 9735 NE WILDCAT RUN | 06/04/19 | \$250,000 | \$250,000 | \$283,750 | \$66,745 | \$75,756 |
| Totals: | | | \$703,000 | \$703,000 | | \$184,721 | \$212,247 |
| Average | | | | | | | |
| Site Value => | | | \$70,749 | | | | |

no adjustments for being on 10 mile vs inside the development.

No adjustments for cul-de-sac