

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

Ziegenfus, Angel, Sandy & Brown Lakes

FF Rates

Calculated FF	\$899
Applied FF	\$900

401 & 402 Sales 04/01/18 - 03/31/22

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Time Adj. SP	Time Adj. Land			
						Resid	FF	Depth	\$/FF
41-08-20-126-013	10717 NE NUGENT	08/13/19	\$300,000	\$300,000	\$331,500	\$76,863	100.0	0.0	\$696
41-08-34-426-051	8781 NE LINCOLN LAKE	08/16/19	\$240,000	\$240,000	\$265,200	\$126,425	100.0	0.0	\$1,144
41-08-34-276-005	8829 NE LINCOLN LAKE	12/22/20	\$148,500	\$148,500	\$148,500	\$69,322	112.0	0.0	\$619
41-08-20-126-006	10626 NE NUGENT	04/09/21	\$320,000	\$320,000	\$320,000	\$106,741	110.0	0.0	\$970
Totals:			\$1,008,500	\$1,008,500		\$379,351	422.0		
			Average						
			per FF=>						\$899