

Horsehoe Lake Vacant Land and Residual Analysis 04/01/20 - 03/31/22

Created: 6/29/2022

msm

Indicated FF Rate	FF Rate Usied
\$1,727	\$1,700

Horsehoe Lake Vacant Land & Residual Sales Analysis 04/01/22 - 03/31/22

Parcel Number	Street Address	Sale Date	SP	Land Resid	Est. Land Value	FF	Depth
41-08-02-326-009	13126 NE HORSESHOE	10/07/20	\$145,000	\$145,000	\$144,000	90.0	242.0
41-08-02-326-010	13148 NE HORSESHOE	08/04/20	\$755,000	\$183,049	\$176,000	100.0	0.0
Totals:			\$900,000	\$328,049	\$320,000	190	
				Average			
				per FF=>	\$1,727		