

Vacant Land Analysis Using Extraction Method

04/01/20 - 3/31/22

Created 7/13/2022  
 Time Adj./Mo 1.015  
 Time Adj. Date 4/1/2020

Country Aire Estates, Hidden Ponds, Holmden Estates, Lindy Farms,  
 Macclain Meadows, Meadowoak, North Rock, Countryside, Bailey Valley, Twincreek  
 No time Adj. Used

FF Rates

Calculated Site Value	\$46,398
Applied Site Value	\$45,000

401 Residual Sales Analysis 4/1/20 - 3/31/22

Parcel Number	Street Address	Sale Date	SP	Adj. SP	Land Resid	Est. Land Value
41-08-16-225-017	11670 NE LINDY	06/17/20	\$255,000	\$255,000	\$48,943	\$38,500
41-08-17-251-046	11150 NE ANGEL POND	07/01/20	\$299,900	\$299,900	\$49,095	\$35,000
41-08-07-326-005	11752 NE REDBERRY	10/08/21	\$315,000	\$315,000	\$41,925	\$35,000
41-08-08-152-003	12100 NE PINE CONE	11/10/21	\$247,000	\$247,000	\$37,617	\$35,000
41-08-03-405-006	12660 NE LINDY ANNE CT NE	11/19/21	\$385,000	\$385,000	\$54,410	\$35,000
<b>Totals:</b>			<b>\$1,501,900</b>	<b>\$1,501,900</b>	<b>\$231,990</b>	<b>\$178,500</b>
<b>Average</b>						
<b>Site Value =&gt;</b>			<b>\$46,398</b>			