

4510 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst when Sold	Asst/Adj. Sale	Our Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table	Use Code	Class	
41.16-21.301-017	11256 HEADWATERS CT NE	02/07/25	\$602,000	WD	03-ARMS LENGTH	\$602,000	\$280,400	46.58	\$609,688	\$63,615	\$71,303	0.0	0.0	1.20	1.20	#DIV/0!	\$53,101	\$1.22	0.00	4510-HEADWATERS	RES-1 FAMILY	401	
Totals:										\$602,000	\$280,400			Average		Average	Average	Average	Average	\$1.22			
										Sale Ratio ->				per FF->		per Net Acre->		per SqrFt->					
										#DIV/0!				#DIV/0!									