

North Park/North Park 1 Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
14-020-400-001-50	1410 BARRON LAKE RD	05/07/21	\$135,000	\$121,642	\$33,583	\$20,225	109.3	140.0	\$307	155.00
14-020-400-050-00	2683 ALANE ST	02/02/22	\$148,000	\$138,008	\$43,775	\$33,783	182.6	198.0	\$240	237.00
14-020-490-060-00	1430 ALMAN ST	04/23/21	\$147,000	\$97,780	\$66,988	\$17,768	96.0	225.0	\$697	98.00
<b>Totals:</b>			<b>\$430,000</b>	<b>\$357,430</b>	<b>\$144,346</b>	<b>\$71,776</b>	<b>388.0</b>			
							<b>Average</b>			
							<b>per FF=&gt;</b>		<b>\$372</b>	

Final Conclusion \$372/FF