

2024 Timber River Ranch LV

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
14-300-017-00	10575 PINE DR	02/22/23	\$340,000	03-ARM'S LENGTH	\$340,000	\$85,900	25.26	\$307,991	\$64,609	\$32,600	100.0	\$326
14-400-033-00	10400 RIVER VIEW DR	02/14/22	\$136,900	03-ARM'S LENGTH	\$136,900	\$55,500	40.54	\$150,884	\$30,026	\$44,010	135.0	\$222
Totals:			\$476,900		\$476,900	\$141,400		\$458,875	\$94,635	\$76,610	235.0	
							Sale. Ratio =>	29.65	Average			
							Std. Dev. =>	10.80	per FF=>			\$403
Acreage Use Rural Values											400 FF	