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Oakridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
06 305 001 019	6422 OAK RIDGE DR	02/28/22	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$11,300
06 380 001 001	6248 OAK RIDGE DR	10/29/21	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$17,500
<b>Totals:</b>						<b>\$56,500</b>	<b>\$28,800</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	Actual Front	ECF Area	Liber./Page
52.56	\$22,500	\$21,500	\$22,500	75.0	\$287	75.00	OAK 1820/0730	
50.00	\$45,930	\$35,000	\$34,965	167.7	\$209	167.72	OAK 1811/638	
50.97	\$68,430	\$56,500	\$57,465	242.7				
			Average					
1.81			per FF=>		\$233			

Other Parcels in Sale

Land Table Class Rate Group 1

	Land Table	Class	Rate	Group 1
06 380 001 002	OAKRIDGE	402	OAKRIDGE LF	
	OAKRIDGE	402	OAKRIDGE LF	

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