

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Land Table
14-090-004-046-12	25148 KENNETH AVE	01/13/23	\$790,000	WD	31-SPLIT IMPROVED	\$790,000	\$393,570	312.0	985.0	\$1,261	COBERT LAKE
14-090-004-057-00	25088 KENNETH AVE	10/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$17,410	46.0	218.0	\$378	COBERT LAKE
14-090-012-047-00	69450 CHRISTIANN CRK	03/21/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$225,135	347.0	115.0	\$649	CHRISTIANNA CREEK
14-090-013-044-00	70715 ADAMSVILLE RD	08/26/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$143,072	250.0	758.0	\$572	CHRISTIANNA CREEK
14-090-013-047-00	70873 ADAMSVILLE RD	08/24/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$109,232	250.0	746.0	\$437	CHRISTIANNA CREEK
14-090-275-016-01	70294 SUNRISE DR	10/07/22	\$500,000	WD	20-MULTI PARCEL REF	\$500,000	\$207,701	227.0	178.0	\$915	CHRISTIANNA CREEK
14-090-335-012-00	69504 CHRISTIANN CRK	08/23/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$43,298	81.0	136.0	\$535	CHRISTIANNA CREEK
Totals:			\$3,667,000			\$3,667,000	\$1,139,418	1,513.0			

Average	COBERT LAKE &
per FF=>	\$753 CHRISTIANNA CREEK
USE ==>	\$750