

Land Value Estimate

<b>Parcel A:</b>		
750 square feet @ \$90 per square foot		= \$ 67,500
<b>Parcel B:</b>		
2,000 square feet @ \$90 per square foot		= \$180,000
	<b>Taken Together</b>	= \$247,500
<b>Less Adjustment for</b>		
1. Size	50%	= \$123,750
2. Site Inutility	50%	= \$ 61,875
3. Market Acceptability	25%	= \$ 46,406
<b>Indicated Value</b>	<b>\$46,406 (R)</b>	<b>= \$ <u>46,400</u></b>

After adjusting the available market information for size, functional characteristics, and site adaptability, we conclude the market value estimate of both parcels of land combined to be \$46,400.

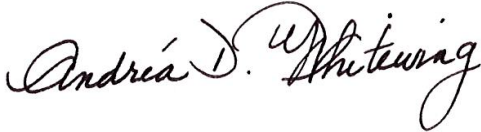
Based upon the forgoing discussion, a final value estimate as of February 21, 2023 is estimated to be:

**FORTY-SIX THOUSAND FOUR HUNDRED DOLLARS  
(\$46,400)**

Respectfully submitted,



C. Glenn Crowe, Certified General Appraiser



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