

Valuation of .21 Acres of Street ROW in the W.B. Pruitt Addition

Based on SCAD Data

<u>SCAD Account</u>		<u>Value</u>	<u>Acerage</u>	<u>Sq. Ft.</u>	<u>Value/Sq. Ft</u>	<u>Valuation</u>
1026	\$	4,500.00	0.172	7,492.32	\$0.60	
3121	\$	1,880.00	0.432	18,817.92	\$0.10	
3124	\$	2,300.00	0.53	23,086.80	\$0.10	
1408	\$	57,500.00	0.33	14,374.80	\$4.00	
TOT: \$		66,180.00	1.464	63,771.84	\$1.04	
AVG: \$		16,545.00	0.366	15,942.96	\$1.04	\$9,493.03
AVG less 1408 \$		4,340.00	\$ 0.57	24,698.52	\$0.18	\$1,607.41
AVG of Like Property \$		2,090.00	0.481	20,952.36	\$0.10	\$912.47