

Market Value Conclusion, Widgeon Woods S/D, Phase Two

Legal Description	Size (acres)	Comparative features (to Key Lot)	Elements of Comparison (applied to Key Lot value/acre)				View amenity	Lot Value Conclusion	
			Size	Topography	Attributes	Shape			
Key Lot Lt.5, Blk.2	1.225	Very gradual east slope down, partial cleared	1.225	gradual slope	typical	irreg. typcl.	double frntage	none	\$30,000
Block 1									
Lot 1	1.274	Very gradual north slope down, similar tree cover					corner		\$31,000
Lot 2	1.314	Very gradual north slope down, similar tree cover							\$30,000
Lot 3	1.349	Level, similar tree cover							\$30,000
Lot 4	1.310	Mostly level, similar tree cover							\$30,000
Lot 5	1.215	Mostly level, similar tree cover							\$29,000
Lot 6	1.215	Gradual west slope down, similar tree cover							\$29,000
Lot 7	1.215	Very gradual west slope down, similar tree cover					corner		\$30,000
Block 2									
Lot 1	1.241	Very gradual rolling, SE slope down, similar trees							\$30,500
Lot 2	1.241	Very gradual rolling, SE slope down, similar trees							\$30,000
Lot 3	1.597	Very gradual rolling, SE slope down, similar trees							\$31,500
Lot 4	1.225	Very gradual east slope down, similar trees							\$30,000
Lot Key 5	1.225	Key lot							\$30,000
Lot 6	1.225	Very gradual east slope down, similar trees					corner		\$30,000
Block 3									
Lot 1	1.200	Gradual northwest slope down, similar tree cover							\$29,500
Lot 2	1.200	Ridge along east, southeast slope down to ridge toe							\$32,000
Lot 3	1.148	Mostly level, similar tree cover							\$30,000
Lot 4	1.148	Ridge along east, southeast slope down to ridge toe							\$32,500
Lot 5	1.148	Ridge along east, top of ridge at southeast							\$34,000
Lot 6	1.148	Very gradual SE slope, top of ridge at SE lot bndry.							\$34,500
Lot 7	1.495	Includes ridge, toe of slope at road frontage & bndry.							\$34,000
Lot 8	1.495	Ridge intersects NW corner, mostly level							\$31,000
Lot 9	1.495	Includes small knoll, slopes west, south, east down							\$33,000



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			Size	Topography	Attributes	Shape		Road frontage	View amenity
Key Lot Lt.5, Blk.2	1.225	Very gradual east slope down, partial cleared	1.225	gradual slope	typical	irreg. typcl.	double frontage	none	\$30,000
Block 4									
Lot 1	1.450	Gradual SE ridge slope, top of slope at east lt boundary	--	+				+++	\$39,000
Lot 2	1.350	Gradual SE ridge slope, top of slope at SE lot boundary	--	+			corner	++	\$35,000
Lot 3	1.269	Gradual SE ridge slope, mid ridge along NW boundary						+	\$34,000
Lot 4	1.205	Very gradl. SE slope, includes slope to wetlands along east bndry.						+	\$32,500
Lot 5	1.240	Very gradl. SE slope, includes slope to wetlands along east bndry.						+	\$33,500
Lot 6	1.240	Very gradl. SE slope, includes slope to wetlands along east bndry.						++	\$36,500
Lot 7	1.240	Mostly level, includes slope to wetlands along SE boundary						++	\$35,000
Lot 8	1.322	Very gradl. SE slope, includes slope to wetlands along SE bndry.						++	\$35,000
Lot 9	1.322	Mostly level, includes all slope to wetlands along east bndry.						+	\$32,000
Lot 10	1.323	Mostly level, includes all slope to wetlands along east bndry.						+	\$32,000
Lot 11	1.200	Level, includes slope to wetlands along east bndry. & NE corner	+				-(flag lot)	+	\$29,500
Lot 12	1.200	Mostly level, similar tree cover	+						\$30,000
Lot 13	1.200	Very gradual SE slope down, similar tree cover	+				corner		\$30,000
Lot 14	2.267	Mostly level, very gradual east slope down	--				corner		\$50,000
Block 5									
Lot 1	1.277	Mostly level, similar tree cover					corner		\$31,000
Lot 2	1.277	Mostly level, similar tree cover							\$30,000
Lot 3	1.785	Mostly level, similar tree cover	--						\$32,000
Lot 4	1.277	Very gradual northwest slope down, similar tree cover					corner		\$31,500
Lot 5	1.277	Very gradual northwest slope down, similar tree cover							\$30,500
Lot 6	1.749	Gradual SE slope, includes ridge, top & toe of slope along SE	--						\$37,000
Lot 7	1.495	Gradual SE slope, includes ridge, top & toe of slope along SE	--				-(flag lot)		\$35,000
Lot 8	1.495	Gradual SE slope, includes ridge along SE lot boundary	--						\$35,000
Lot 9	1.304	Very gradual northeast slope down, similar tree cover					corner		\$30,500

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