



There are a number of division lines that will work. This is the one that I came up with.

EQUAL VALUE DIVISION			
Total Value of Property			
Land		\$115,600.00	
House 1		\$99,800.00	
House 2		\$109,800.00	
Garage		\$ 8,400.00	
Total		\$333,600.00	
1/2 Property Value of property = \$333,600.00/2 = \$166,800.00			
Computed area = 363,543 sq. ft. = 8.3458 ac. \$115,600.00/8.3458 ac. = \$13,851 per. ac.			
1 ST Tract Value			
House 1	\$99,800.00	\$166,800.00	\$58,600.00/\$13,851= 4.23 ac.
Garage	<u>\$8,400.00</u>	<u>-\$108,200.00</u>	
	\$108,200.00	\$58,600.00	
Land 4.23ac	<u>\$58,590</u>		
	\$166,790		
2 nd Tract Value			
House 2	\$109,800.00	\$166,800.00	\$57,000.00/\$13,851= 4.12 ac.
		<u>-\$109,800.00</u>	
		\$57,000.00	
Land 4.12 ac	<u>\$57,066</u>		
	\$166,866		