

RESIDENTIAL LAND VALUE STUDY FOR NEIGHBORHOOD R-07, R-08, R-09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front		
204-050-000-008-00	759 SKYVIEW TRL	03/28/2022	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$13,400	38.29	\$26,770	\$35,000	\$26,770	98.4	245.0	0.59	0.59	\$356	\$59,022	\$1.35	81.00		
204-050-000-011-00	779 SKYVIEW TRL	07/27/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,700	30.57		\$35,000		100.0	200.0	0.45	0.45	\$350	\$77,778	\$1.79	100.00		
204-050-000-014-00	829 SKYVIEW TRL	04/15/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,700	30.57	\$60,966	\$35,000	\$60,966	100.0	200.0	0.46	0.46	\$350	\$76,087	\$1.75	345.00		
204-050-000-017-00	910 SKYVIEW TRL	03/09/2022	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,800	28.00	\$19,599	\$35,000	\$19,599	72.1	122.0	0.33	0.33	\$486	\$106,707	\$2.45	117.00		
204-050-000-018-00	920 SKYVIEW TRL	04/15/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,100	28.86	\$60,966	\$35,000	\$60,966	100.0	200.0	0.41	0.41	\$350	\$85,366	\$1.96	345.00		
204-050-000-022-00	960 SKYVIEW TRL	07/27/2021	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$10,100	28.86	\$61,983	\$35,000	\$61,983	102.0	175.0	0.41	0.41	\$343	\$85,366	\$1.96	302.50		
204-050-000-022-00	960 SKYVIEW TRL	08/05/2021	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$11,400	30.00	\$22,860	\$38,000	\$22,860	102.0	175.0	0.41	0.41	\$373	\$92,233	\$2.12	102.50		
204-050-000-032-00	923 SKYVIEW TRL	03/23/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,000	31.43	\$48,404	\$35,000	\$48,404	131.0	190.0	0.57	0.57	\$267	\$61,404	\$1.41	314.00		
204-050-000-037-00	940 WHITETAIL CT	07/27/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$10,200	29.14		\$35,000		100.0	180.0	0.41	0.41	\$350	\$85,366	\$1.96	100.00		
204-050-000-047-00	933 WHITETAIL CT	01/12/2022	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,000	34.29	\$24,012	\$35,000	\$24,012	88.3	195.0	0.45	0.45	\$397	\$78,125	\$1.79	100.00		
204-050-000-047-00	933 WHITETAIL CT	01/31/2022	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$12,000	31.58	\$24,012	\$38,000	\$24,012	88.3	195.0	0.45	0.45	\$430	\$84,821	\$1.95	100.00		
204-050-000-050-00	760 SKYVIEW TRL	04/15/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$9,700	27.71	\$60,966	\$35,000	\$60,966	142.0	141.0	0.46	0.46	\$246	\$76,087	\$1.75	345.00		
204-050-000-055-00	710 SKYVIEW TRL	05/17/2021	\$38,000	PTA	03-ARM'S LENGTH	\$38,000	\$14,900	39.21	\$29,841	\$38,000	\$29,841	109.7	236.5	0.99	0.99	\$346	\$38,229	\$0.88	183.00		
204-050-000-056-00	700 SKYVIEW TRL	08/31/2020	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$114,000	356.25	\$30,865	\$32,000	\$30,865	113.5	253.0	1.06	1.06	\$282	\$30,103	\$0.69	183.00		
Totals:			\$496,000			\$496,000	\$260,000		\$471,244	\$496,000	\$516,298	\$1,447		\$7	\$7						
								Sale. Ratio =>	52.42			Average				Average				Average	
								Std. Dev. =>	81.00			per FF=>	\$343			per Net Acre=>	66,523.61			per SqFt=>	\$1.53

USE \$ 343

AVG SITE VALUE \$ 33,067

USE \$ 33,100 US THIS FOR R-09 CONDO SITES