

4001 AMBER/CRANBRY/LINDS/WEXFORD 2024 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	ECF Area	Liber/Page	ther Parcels in Sa	Land Table	
28-090-0015-00C	3273 AMBERWOOD	06/01/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$97,800	38.96	\$251,750	\$44,933	\$43,096	73.9	135.0	0.26	0.26	\$608	\$170,848	\$3.92	85.00	4001	5378/800		4001 AMBER/CR.	
28-091-0005-00C	4249 CONIFER	06/15/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$122,700	44.14	\$318,835	\$10,073	\$48,025	82.4	150.0	0.33	0.33	\$122	\$30,804	\$0.71	95.00	4001	5388/101		4001 AMBER/CR.	
28-093-0060-00C	4302 CONIFER	11/22/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$119,100	37.69	\$309,443	\$54,358	\$45,094	77.3	139.6	0.29	0.29	\$703	\$188,743	\$4.33	90.00	4001	5458/048		4001 AMBER/CR.	
28-093-0066-00C	3311 LARCHWOOD	09/02/22	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$123,900	41.51	\$304,427	\$40,268	\$43,578	74.7	138.0	0.27	0.27	\$539	\$149,695	\$3.44	85.00	4001	5562/825		4001 AMBER/CR.	
28-093-0067-00C	3305 LARCHWOOD	08/30/21	\$262,100	WD	03-ARM'S LENGTH	\$262,100	\$110,400	42.12	\$286,449	\$21,852	\$43,585	74.8	138.1	0.27	0.27	\$292	\$81,234	\$1.86	85.00	4001	5431/884		4001 AMBER/CR.	
28-093-0083-00C	4312 JUNIPER	01/25/22	\$310,001	WD	03-ARM'S LENGTH	\$310,001	\$124,600	40.19	\$323,145	\$38,825	\$49,026	84.1	148.5	0.34	0.34	\$462	\$113,856	\$2.61	100.00	4001	5494/581		4001 AMBER/CR.	
28-210-0014-00C	3268 FANONE	10/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$106,700	39.52	\$267,117	\$49,654	\$44,122	75.7	133.6	0.28	0.28	\$656	\$179,906	\$4.13	90.00	4001	5445/089		4001 AMBER/CR.	
28-210-0021-00C	3330 FANONE	07/27/21	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$96,200	37.87	\$237,512	\$63,386	\$44,242	75.9	133.1	0.28	0.28	\$835	\$228,007	\$5.23	90.86	4001	5411/228		4001 AMBER/CR.	
28-210-0042-00C	3188 FANONE	12/28/22	\$319,600	WD	03-ARM'S LENGTH	\$319,600	\$123,100	38.52	\$301,532	\$64,844	\$44,127	75.7	139.4	0.28	0.28	\$857	\$234,942	\$5.39	86.30	4001	5593/280		4001 AMBER/CR.	
28-680-0004-00C	3039 LINDSAY	01/20/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$125,700	42.61	\$306,905	\$45,568	\$52,331	89.8	188.0	0.39	0.39	\$508	\$117,443	\$2.70	90.00	4001	5597/055		4001 AMBER/CR.	
28-680-0010-00C	3097 LINDSAY	03/14/22	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$115,900	40.95	\$306,680	\$31,793	\$52,331	89.8	188.0	0.39	0.39	\$354	\$81,941	\$1.88	90.00	4001	5511/223		4001 AMBER/CR.	
28-680-0010-00C	3097 LINDSAY	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,400	46.33	\$306,680	\$23,793	\$52,331	89.8	188.0	0.39	0.39	\$265	\$61,322	\$1.41	90.00	4001	5591/864		4001 AMBER/CR.	
28-680-0016-00C	3155 LINDSAY	03/02/23	\$306,250	WD	03-ARM'S LENGTH	\$306,250	\$135,100	44.11	\$329,749	\$31,974	\$52,331	89.8	188.0	0.39	0.39	\$356	\$82,407	\$1.89	90.00	4001	5621/427		4001 AMBER/CR.	
28-680-0017-00C	3163 LINDSAY	10/11/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$115,800	41.36	\$280,223	\$55,250	\$52,331	89.8	188.0	0.39	0.39	\$616	\$142,397	\$3.27	90.00	4001	5578/845		4001 AMBER/CR.	
28-680-0045-00C	3022 LINDSAY	10/19/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$103,000	38.43	\$292,784	\$30,689	\$52,331	89.8	188.0	0.39	0.39	\$342	\$79,095	\$1.82	90.00	4001	5448/931		4001 AMBER/CR.	
28-873-0007-00C	3088 WEXFORD CIRCLE	11/28/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,800	41.55	\$314,180	\$51,440	\$52,470	90.0	189.0	0.39	0.39	\$572	\$131,897	\$3.03	90.00	4001	5583/645		4001 AMBER/CR.	
28-873-0027-00C	3105 WEXFORD CIRCLE	08/16/22	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$132,900	38.63	\$324,446	\$75,174	\$52,470	90.0	189.0	0.39	0.39	\$835	\$192,754	\$4.43	90.00	4001	5561/414		4001 AMBER/CR.	
Totals:			\$4,920,451			\$4,920,451	\$2,009,100		\$5,059,857	\$733,874	\$823,821	1,413.1		5.70	5.70									
							Sale. Ratio =>	40.83			Average		Average				Average							
							Std. Dev. =>	2.48			per FF=>	\$519	per Net Acre=>	128,862.86			per SqFt=>	\$2.96						

4001 2024 SUBD LOT FF RATE DECREASED BY APPROXIMATELY 11% FROM 2023 FF RATE
INCREASED MAIN ROADS AND SIDE ROADS FOR PARCELS IN NEIGHBORHOOD

2023 4001 SUBD LOT FF RATE: \$519
2024 4001 SUBD LOT FF RATE USED: \$519

2 VACANT NON-CONDO LOTS SOLD W WATER AND NORTH W/VALUE OF \$30,748 PER ACRE
1 SALE IS A SUBDIVISION LOT AND 1 SALE IS ON A MAIN ROAD
2023 PER ACRE RATE FOR 4001 WAS \$28,139. ONLY 1 PARCEL ON ACREAGE TABLE
IN 4001 NEIGHBORHOOD AND IS AT END OF SUBDIVISION STREET. SINCE SUBD FF RATE
DECREASED, 2023 ACREAGE RATE WAS DECREASED FOR 2024 ACREAGE RATE.

2023 4001 ACREAGE RATE: \$28,139
2024 4001 ACREAGE RATE -11% USED: \$25,044