

### 4001 AMBER/CRANBRY/LINDS/WEXFORD 2026 LAND RATES

All sales with (-) land residuals removed.

All sales in 4001 neighborhood are improved.  
 \*2025 rates were established by including sales within area and the vacant land sales North of West Water. Current appraisal values are showing slightly higher than what the sales are indicating.  
 Reverted back to ff rate established from 4001 sales for 2026 land values which is 17.2% less than 2025 rates.  
 \*Decreased acreage rate by 17.2% for 2026 to be consistent.

#### SUBDIVISION LOT 2026 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
28-092-0019-000	3267 DRIFTWOOD	07/10/23	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$124,300	42.50	\$296,848	\$40,384	\$44,732	75.9	142.5	0.28	0.28	\$532	\$145,266	\$3.33	85.00
28-092-0019-000	3267 DRIFTWOOD	01/26/24	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$124,300	40.42	\$296,848	\$55,384	\$44,732	75.9	142.5	0.28	0.28	\$729	\$199,223	\$4.57	85.00
28-093-0066-000	3311 LARCHWOOD	05/26/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,200	44.07	\$318,080	\$25,947	\$44,027	74.7	138.0	0.27	0.27	\$347	\$96,457	\$2.21	85.00
28-210-0030-000	3211 FANONE	01/17/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$142,400	44.50	\$315,517	\$50,237	\$45,754	77.7	133.6	0.29	0.29	\$647	\$172,636	\$3.96	94.85
28-210-0038-000	3160 FANONE	08/01/23	\$325,100	WD	03-ARM'S LENGTH	\$325,100	\$144,600	44.48	\$346,151	\$26,782	\$47,833	81.2	138.5	0.32	0.32	\$330	\$84,220	\$1.93	100.00
28-680-0002-000	3023 LINDSAY	09/20/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,200	47.71	\$363,361	\$51,458	\$74,819	127.0	188.3	0.78	0.78	\$405	\$66,141	\$1.52	180.00
<b>Totals:</b>			<b>\$1,885,100</b>			<b>\$1,885,100</b>	<b>\$830,000</b>		<b>\$1,936,805</b>	<b>\$250,192</b>	<b>\$301,897</b>	<b>512.6</b>		<b>2.21</b>	<b>2.21</b>				
							<b>Sale. Ratio =&gt;</b>	<b>44.03</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>		
							<b>Std. Dev. =&gt;</b>	<b>2.42</b>			<b>per FF=&gt;</b>	<b>\$488</b>		<b>per Net Acre=&gt;</b>	<b>113,106.69</b>		<b>per SqFt=&gt;</b>	<b>\$2.60</b>	

2025 4001 SUBDIVISION LOT FF RATE: \$589

**4001 SUBDIVISION LOT FF RATE FOR 2026 USED: \$488**

2025 4001 ACREAGE PER ACRE RATE: \$28,425

**(-17.2%) 4001 ACREAGE PER ACRE RATE FOR 2026 USED: \$23,536**