

4002 CHARMWOOD AREA 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	% SALE IF I	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					
28-163-0005-000	3217 CHARMWO	07/20/21	\$200,000	WD	03-ARM'S LENGT	\$200,000	\$72,900	36.45	\$174,883	20% =	\$40,000	\$56,401	86.9	167.6	0.51	0.51	\$460	\$78,740	\$1.81	132.00	4002	5403/473		4002 CHARMWO					
28-163-0025-000	4440 CAMBRIDGI	03/30/23	\$210,000	WD	03-ARM'S LENGT	\$210,000	\$74,200	35.33	\$170,436	20% =	\$42,000	\$64,900	100.0	200.0	0.46	0.46	\$420	\$91,503	\$2.10	100.00	4002	5616/747		4002 CHARMWO					
28-165-0004-000	4685 KINGSBURY	05/31/22	\$197,000	WD	03-ARM'S LENGT	\$197,000	\$89,200	45.28	\$205,391	20% =	\$39,400	\$63,355	97.6	301.0	0.64	0.64	\$404	\$61,466	\$1.41	92.76	4002	5532/445		4002 CHARMWO					
28-165-0014-000	4680 BUCKINGH#	07/01/21	\$210,000	WD	03-ARM'S LENGT	\$210,000	\$76,600	36.48	\$184,569	20% =	\$42,000	\$62,007	95.5	275.0	0.61	0.61	\$440	\$68,404	\$1.57	97.26	4002	5402/942		4002 CHARMWO					
28-166-0004-000	4609 BUCKINGH#	01/24/22	\$230,000	WD	03-ARM'S LENGT	\$230,000	\$123,800	53.83	\$294,093	20% =	\$46,000	\$70,253	108.2	218.0	0.54	0.54	\$425	\$85,502	\$1.96	107.52	4002	5493/794		4002 CHARMWO					
28-166-0019-000	4603 HUNTINGT	04/16/21	\$215,000	WD	03-ARM'S LENGT	\$215,000	\$83,200	38.70	\$199,990	20% =	\$43,000	\$66,207	102.0	328.7	0.70	0.70	\$422	\$61,429	\$1.41	92.76	4002	5359/497		4002 CHARMWO					
28-166-0020-000	4602 HUNTINGT	02/02/22	\$219,900	WD	03-ARM'S LENGT	\$219,900	\$83,300	37.88	\$200,174	20% =	\$43,980	\$65,875	101.5	325.4	0.69	0.69	\$433	\$63,463	\$1.46	92.76	4002	5493/596		4002 CHARMWO					
28-202-0009-000	3302 E CHARMW	08/19/21	\$195,000	WD	03-ARM'S LENGT	\$195,000	\$95,900	49.18	\$226,448	20% =	\$39,000	\$73,656	113.5	257.6	0.59	0.59	\$344	\$65,990	\$1.51	100.00	4002	5416/037		4002 CHARMWO					
28-875-0008-000	3378 CHARMWO	10/07/22	\$169,000	WD	03-ARM'S LENGT	\$169,000	\$63,800	37.75	\$146,933	20% =	\$33,800	\$58,157	89.6	88.0	0.37	0.37	\$377	\$91,599	\$2.10	182.50	4002	5572/045		4002 CHARMWO					
Totals:			\$1,845,900			\$1,845,900	\$762,900		\$1,802,917		\$369,180	\$580,811	894.9		5.11	5.11													
						Sale. Ratio =>	41.33							Average				Average											
						Std. Dev. =>	6.60							per FF=>	\$413			per Net Acre=>	72,204.19			Average							
																		per SqFt=>	\$1.66										

2024 4002 STANDARD FF RATE USED: \$413
 2024 4002 CUL-D-SAC/CURVE FF RATE USED: \$413