

4003 BROWNWOOD/MAYWOOD/EASTLAND/WESTLAND/MAES/MCPHERSON/STONYBROOK 2023 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 | |
|-----------------|-----------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------|----------------|--------------------|------------------|------------------|----------------|-------|--|
| 28-006-1015-101 | 2857 PARTRIDGE | 12/23/21 | \$329,900 | QC | 19-MULTI PARCEL ARM'S LENGTH | \$329,900 | \$165,600 | 50.20 | \$374,229 | \$2,866 | \$47,195 | 279.3 | 400.0 | |
| 28-150-0002-000 | 2486 BROWNWOOD | 11/12/21 | \$229,000 | WD | 03-ARM'S LENGTH | \$229,000 | \$76,800 | 33.54 | \$177,756 | \$117,997 | \$66,753 | 160.1 | 256.3 | |
| 28-150-0008-001 | 3120 BROWNWOOD | 09/03/20 | \$258,000 | WD | 03-ARM'S LENGTH | \$258,000 | \$77,700 | 30.12 | \$189,093 | \$131,714 | \$62,807 | 150.6 | 247.5 | |
| 28-385-0009-000 | 3220 STONYBROOK | 04/21/20 | \$214,900 | WD | 03-ARM'S LENGTH | \$214,900 | \$113,700 | 52.91 | \$257,844 | \$7,413 | \$51,231 | 122.9 | 380.2 | |
| 28-505-0001-000 | 4155 MAES | 10/21/20 | \$142,000 | WD | 03-ARM'S LENGTH | \$142,000 | \$59,000 | 41.55 | \$144,304 | \$47,034 | \$49,338 | 118.3 | 250.6 | |
| 28-505-0006-000 | 4201 MAES | 11/01/21 | \$185,000 | WD | 03-ARM'S LENGTH | \$185,000 | \$65,700 | 35.51 | \$148,443 | \$87,373 | \$50,816 | 121.9 | 297.0 | |
| 28-505-0012-000 | 4238 MAES | 11/23/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$45,600 | 30.40 | \$102,370 | \$67,581 | \$19,951 | 118.1 | 180.7 | |
| 28-510-0005-000 | 2956 MAYWOOD | 06/18/20 | \$202,000 | OTH | 03-ARM'S LENGTH | \$202,000 | \$84,000 | 41.58 | \$202,342 | \$55,113 | \$55,455 | 133.0 | 235.8 | |
| 28-510-0006-000 | 2951 MAYWOOD | 10/01/21 | \$249,000 | PTA | 03-ARM'S LENGTH | \$249,000 | \$125,300 | 50.32 | \$282,388 | \$8,566 | \$41,954 | 100.6 | 180.8 | |
| 28-512-0007-000 | 2780 MAYWOOD | 03/11/22 | \$269,900 | WD | 03-ARM'S LENGTH | \$269,900 | \$74,300 | 27.53 | \$167,268 | \$153,417 | \$50,785 | 121.8 | 390.3 | |
| 28-764-0059-000 | 2474 BROWNWOOD | 10/23/20 | \$210,500 | WD | 03-ARM'S LENGTH | \$210,500 | \$65,200 | 30.97 | \$163,576 | \$94,125 | \$47,201 | 113.2 | 256.3 | |
| 28-870-0008-000 | 2884 WESTLAND | 04/12/21 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$69,400 | 33.85 | \$155,639 | \$91,061 | \$41,700 | 100.0 | 200.0 | |
| 28-870-0008-000 | 2884 WESTLAND | 04/12/21 | \$225,500 | LC | 03-ARM'S LENGTH | \$225,500 | \$69,400 | 30.78 | \$155,639 | \$111,561 | \$41,700 | 100.0 | 200.0 | |
| Totals: | | | \$2,870,700 | | | \$2,870,700 | \$1,091,700 | | \$2,520,891 | \$975,821 | \$626,886 | 1,739.6 | | |
| | | | | | | | | Sale. Ratio => | 38.03 | | | | | |
| | | | | | | | | Std. Dev. => | 8.76 | | | | | |

Average
per FF=> \$561
*USED \$561 PER FF FOR 2023
STANDARD LOTS

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|-----------------|----------------|-----------|------------------|--------|------------------------------|------------------|------------------|----------------|------------------|-----------------|-----------------|--------------|-------|--|
| 28-006-1015-101 | 2857 PARTRIDGE | 12/23/21 | \$329,900 | QC | 19-MULTI PARCEL ARM'S LENGTH | \$329,900 | \$165,600 | 50.20 | \$374,229 | \$2,866 | \$47,195 | 195.0 | 400.0 | |
| 28-505-0012-000 | 4238 MAES | 11/23/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$45,600 | 30.40 | \$102,370 | \$67,581 | \$19,951 | 118.1 | 180.7 | |
| Totals: | | | \$479,900 | | | \$479,900 | \$211,200 | | \$476,599 | \$70,447 | \$67,146 | 313.1 | | |
| | | | | | | | | Sale. Ratio => | 44.01 | | | | | |
| | | | | | | | | Std. Dev. => | 14.00 | | | | | |

Average
per FF=> \$225
*USED \$225 FF FOR 2023
LIMITED/EASEMENT ACCESS

STANDARD LOTS INCREASED APPROXIMATELY 34.5%
2022 LIMITED/ESMT RATE: 169
IF USED 34.5% 34.5%
2023 LIMITED/ESMT RATE: \$227
USED VALUE FROM TWO LIMITED/ESMT SALES FOR 2023 RATE