4004 SECTION 31, 32 (DRY)/ATKINS/BOOTH 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	Other Parcels in Sale	Land Table
28-031-1008-000	4410 ATKINS	11/16/22	$331,000	WD	03-ARM'S LENGTH	$331,000	$123,000	37.16	$314,330	$134,307	$117,637	342.0	1522.8	14.79	14.79	$393	$9,081	$0.21	180.02	4004	5582/089		4004 SEC 31,32(I
28-031-1026-000	4488 ATKINS	04/07/22	$135,000	WD	03-ARM'S LENGTH	$135,000	$65,500	48.52	$166,866	$37,202	$69,068	147.6	320.3	1.00	1.00	$252	$37,202	$0.85	136.00	4004	5515/468		4004 SEC 31,32(I
28-031-3005-300	4255 PECK	08/05/21	$245,000	WD	03-ARM'S LENGTH	$245,000	$77,500	31.63	$210,901	$82,924	$48,825	117.1	334.5	0.77	0.77	$708	$107,974	$2.48	100.00	4004	5416/596		4004 SEC 31,32(I
28-031-3015-000	4270 W WATER	11/02/21	$310,500	WD	03-ARM'S LENGTH	$310,500	$98,000	31.56	$257,324	$160,384	$107,208	297.0	1101.6	7.50	7.50	$540	$21,385	$0.49	98.00	4004	5458/589		4004 SEC 31,32(I
28-031-3037-000	4460 MOSES	12/01/22	$209,999	WD	03-ARM'S LENGTH	$209,999	$60,000	28.57	$155,093	$92,139	$37,233	89.3	200.0	0.45	0.45	$1,032	$206,128	$4.73	96.94	4004	5587/758		4004 SEC 31,32(I
28-032-4004-000	4137 ATKINS	09/02/22	$230,000	WD	03-ARM'S LENGTH	$230,000	$83,500	36.30	$216,786	$85,305	$72,091	154.0	470.0	1.09	1.09	$554	$78,477	$1.80	101.46	4004	5565/755		4004 SEC 31,32(I
28-032-4011-000	3146 BEACH	12/13/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$53,600	38.29	$139,007	$44,507	$43,514	93.0	133.0	0.40	0.40	$479	$112,108	$2.57	130.00	4004	5479/508		4004 SEC 31,32(I
28-032-4024-000	3026 BEACH	09/14/21	$211,347	WD	03-ARM'S LENGTH	$211,347	$95,800	45.33	$252,027	$19,384	$60,064	128.3	329.4	0.76	0.76	$151	$25,640	$0.59	100.00	4004	5445/508		4004 SEC 31,32(I
28-145-0006-000	3333 N RANGE (N OF W	02/10/22	$166,000	WD	03-ARM'S LENGTH	$166,000	$61,700	37.17	$160,778	$52,488	$47,266	101.0	204.0	0.47	0.47	$520	$112,154	$2.57	100.00	4004	5493/638		4004 SEC 31,32(I
28-320-0002-000	3240 N RANGE (N OF W	06/14/22	$199,000	WD	03-ARM'S LENGTH	$199,000	$76,200	38.29	$200,754	$45,046	$46,800	100.0	200.0	0.46	0.46	$450	$98,139	$2.25	100.00	4004	5537/380		4004 SEC 31,32(I
28-343-0016-000	3132 HIDDEN VALLEY	07/07/21	$220,000	WD	03-ARM'S LENGTH	$220,000	$87,400	39.73	$241,054	$21,415	$42,469	101.8	223.0	0.58	0.58	$210	$36,859	$0.85	113.51	4004	5401/936		4004 SEC 31,32(I
28-345-0016-000	3205 BERKSHIRE	06/07/21	$252,500	WD	03-ARM'S LENGTH	$252,500	$81,800	32.40	$183,675	$115,618	$46,793	100.0	199.9	0.46	0.46	$1,156	$251,891	$5.78	100.00	4004	5378/784		4004 SEC 31,32(I
28-507-0007-000	3130 N RANGE (N OF W	05/21/21	$170,000	WD	03-ARM'S LENGTH	$170,000	$73,500	43.24	$188,832	$47,353	$66,185	141.4	200.0	0.92	0.92	$335	$51,583	$1.18	200.00	4004	5373/380		4004 SEC 31,32(I
28-507-0013-000	3192 N RANGE (N OF W	05/26/22	$220,000	WD	03-ARM'S LENGTH	$220,000	$63,200	28.73	$190,913	$75,887	$46,800	100.0	200.0	0.46	0.46	$759	$165,331	$3.80	100.00	4004	5534/303		4004 SEC 31,32(I
28-507-0014-000	3200 N RANGE (N OF W	05/31/22	$260,000	WD	03-ARM'S LENGTH	$260,000	$70,500	27.12	$184,224	$126,829	$51,053	109.1	200.0	0.55	0.55	$1,163	$232,288	$5.33	119.00	4004	5533/288		4004 SEC 31,32(I
28-570-0018-000	3315 RICHARDS	08/05/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$92,400	39.32	$246,376	$21,099	$32,475	77.9	184.9	0.34	0.34	$271	$62,056	$1.42	80.02	4004	5553/054		4004 SEC 31,32(I
28-570-0020-000	3333 RICHARDS	12/17/21	$250,000	WD	03-ARM'S LENGTH	$250,000	$79,400	31.76	$244,881	$37,596	$32,477	77.9	185.0	0.34	0.34	$483	$110,576	$2.54	80.00	4004	5472/909		4004 SEC 31,32(I
28-768-0024-000	4124 ATKINS	01/07/22	$145,000	WD	03-ARM'S LENGTH	$145,000	$56,800	39.17	$145,160	$57,158	$57,318	122.5	300.0	0.69	0.69	$467	$82,958	$1.90	100.00	4004	5487/315		4004 SEC 31,32(I
28-768-0040-000	4247 ATKINS	09/12/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$77,800	33.11	$198,328	$92,781	$56,109	134.6	294.5	1.01	1.01	$690	$91,500	$2.10	150.00	4004	5565/357		4004 SEC 31,32(I
28-768-0063-000	4425 ATKINS	04/22/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$98,800	41.17	$289,738	$44,063	$93,801	126.0	2147.5	8.70	8.70	$350	$5,065	$0.12	25.00	4004	5523/284		4004 SEC 31,32(I
28-875-0003-000	4487 ATKINS	10/26/21	$155,000	WD	03-ARM'S LENGTH	$155,000	$71,100	45.87	$181,130	$45,161	$71,291	152.3	356.1	1.07	1.07	$296	$42,405	$0.97	130.33	4004	5451/873		4004 SEC 31,32(I
		Totals:	**$4,560,346**			**$4,560,346**	**$1,647,500**		**$4,368,177**	**$1,438,646**	**$1,246,477**	**2,812.8**		**42.78**	**42.78**								
							Sale. Ratio =>	**36.13**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**5.99**			**per FF=>**	**$511**		**per Net Acre=>**	**33,626.58**		**per SqFt=>**	**$0.77**					

LIMITED/ESMT LOTS SELLING FOR COMPARABLE VALUES OF
STANDARD LOTS IN SUBDIVISION. USED OVERALL FF RATE FOR
BOTH STANDARD AND LIMITED/ESMT LOTS FOR 2024
*MOVED FEW PARCELS ON RATE TABLE TO ACREAGE TABLES
AND REMOVED UNUSED RATES. LEFT NO FRONTAGE RATE SAME FOR 2024

INCREASE IN STANDARD FF RATE IS APPROXIMATELY 9.2%
INCREASED SITE NO UTILITY RATE IN NEIGHBORHOOD BY 9.2%

2024 4004 STANDARD & LIMITED FF USED: $511 **REG ACREAGE USED: $33,626**

2023 NO FRONTAGE RATE: $1,977
2024 4004 NO FRONTAGE RATE USED: $1,977

2023 NO UTILITY SITE RATE: $21,733
2024 4004 NO UTILITY SITE RATE USED: $23,732

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	Other Parcels in Sale	Land Table
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28-031-3015-000	4270 W WATER	11/02/21	$310,500	WD	03-ARM'S LENGTH	$310,500	$98,000	31.56	$257,324	$160,384	$107,208	297.0	1101.6	7.50	7.50	$540	$21,385	$0.49	98.00	4004	5458/589		4004 SEC 31,32(I
28-768-0063-000	4425 ATKINS	04/22/22	$240,000	WD	03-ARM'S LENGTH	$240,000	$98,800	41.17	$289,738	$44,063	$93,801	126.0	2147.5	8.70	8.70	$350	$5,065	$0.12	25.00	4004	5523/284		4004 SEC 31,32(I
		Totals:	**$881,500**			**$881,500**	**$319,800**		**$861,392**	**$338,754**	**$318,646**	**765.0**		**30.99**	**30.99**								
							Sale. Ratio =>	**36.28**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**4.82**			**per FF=>**	**$443**		**per Net Acre=>**	**10,931.07**		**per SqFt=>**	**$0.25**					

2024 4004 EXCESS/LIMITED ACREAGE USED: $10,931