

# 4004 SEC 31,32(DRY)/ATKINS/BOOTH 2023 LAND RATES

## THRU STREETS

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
28-031-1024-000	4480 ATKINS	12/07/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$68,600	42.88	\$167,572	\$54,897	\$62,469	157.0
28-031-2002-101	4300 ATKINS	06/23/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$120,600	46.38	\$287,793	\$19,929	\$47,722	119.9
28-031-3015-000	4270 W WATER	11/02/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$98,000	31.56	\$210,214	\$191,528	\$91,242	297.0
28-032-4011-000	3146 BEACH	12/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$53,600	38.29	\$113,367	\$63,638	\$37,005	93.0
28-032-4024-000	3026 BEACH	09/14/21	\$211,347	WD	03-ARM'S LENGTH	\$211,347	\$95,800	45.33	\$204,772	\$57,655	\$51,080	128.3
28-032-4031-000	3081 BEACH	05/19/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$114,400	91.52	\$208,801	(\$9,672)	\$74,129	309.0
28-032-4031-010	3083 BEACH	05/19/20	\$125,000	WD	32-SPLIT VACANT	\$125,000	\$0	0.00	\$211,007	(\$47,936)	\$38,071	95.7
28-145-0006-000	3333 N RANGE	02/10/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$61,700	37.17	\$130,969	\$75,227	\$40,196	101.0
28-145-0017-000	3195 N RANGE	02/01/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$59,800	33.79	\$144,868	\$72,461	\$40,329	101.3
28-145-0021-000	3155 N RANGE	07/30/20	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$58,200	34.54	\$141,659	\$73,599	\$46,758	117.5
28-345-0016-000	3205 BERKSHIRE	07/20/20	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$78,400	38.72	\$150,040	\$92,254	\$39,794	100.0
28-345-0016-000	3205 BERKSHIRE	06/07/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$81,800	32.40	\$150,040	\$142,254	\$39,794	100.0
28-507-0007-000	3130 N RANGE	05/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,500	43.24	\$154,554	\$71,732	\$56,286	141.4
28-864-0008-000	3950 W WATER	08/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,100	40.69	\$153,454	\$42,944	\$36,398	91.5
28-768-0024-000	4124 ATKINS	01/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,800	39.17	\$119,237	\$74,508	\$48,745	122.5
28-875-0003-000	4487 ATKINS	10/26/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$71,100	45.87	\$148,677	\$66,951	\$60,628	152.3
<b>Totals:</b>			<b>\$2,928,347</b>			<b>\$2,928,347</b>	<b>\$1,157,400</b>		<b>\$2,697,024</b>	<b>\$1,041,969</b>	<b>\$810,646</b>	<b>2,227.3</b>
								<b>Sale. Ratio =&gt;</b>	<b>39.52</b>			
								<b>Std. Dev. =&gt;</b>	<b>17.49</b>			

Average  
per FF=> \$468  
\*USED \$468 FOR 2023  
THRU STREETS

## NO OUTLET STREETS

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
28-031-3005-300	4255 PECK	08/05/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,500	31.63	\$173,800	\$115,458	\$44,258	117.1
28-031-4008-000	4523 MOSES	09/20/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,700	54.83	\$192,976	\$31,018	\$43,994	156.4
28-343-0004-000	3153 HIDDEN VALLEY	04/28/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$83,500	74.55	\$185,852	(\$45,032)	\$28,820	76.2
28-343-0007-000	3175 HIDDEN VALLEY	03/24/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,800	38.90	\$174,092	\$54,389	\$28,481	75.3
28-343-0009-100	3199 HIDDEN VALLEY	10/23/20	\$155,000	OTH	11-FROM LENDING	\$155,000	\$108,100	69.74	\$215,106	(\$36,661)	\$23,445	162.0
28-343-0014-000	3152 HIDDEN VALLEY	03/05/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,500	43.95	\$209,573	\$34,175	\$28,748	76.1
28-343-0016-000	3132 HIDDEN VALLEY	07/07/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$87,400	39.73	\$196,598	\$61,899	\$38,497	101.8
28-345-0010-000	3265 YORKSHIRE	03/31/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,400	41.50	\$121,302	\$72,691	\$33,993	89.9
28-345-0010-000	3265 YORKSHIRE	08/04/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,400	55.33	\$121,302	\$32,691	\$33,993	89.9
28-570-0005-000	3354 RICHARDS	07/10/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,200	41.56	\$214,921	\$24,040	\$33,961	89.8
28-570-0020-000	3333 RICHARDS	11/12/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$78,400	36.81	\$198,423	\$44,016	\$29,439	77.9
28-570-0020-000	3333 RICHARDS	12/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,400	31.76	\$198,423	\$81,016	\$29,439	77.9

28-768-0038-000	4245 PECK	02/08/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$45,900	29.24	\$126,061	\$73,861	\$42,922	113.5
<b>Totals:</b>			<b>\$2,432,000</b>			<b>\$2,432,000</b>	<b>\$1,049,200</b>		<b>\$2,328,429</b>	<b>\$543,561</b>	<b>\$439,990</b>	<b>1,304.0</b>
								<b>Sale. Ratio =&gt;</b>	<b>43.14</b>	<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>14.28</b>	<b>per FF=&gt;</b>		
										<b>\$417</b>		

LOTS ON THRU ROADS INCREASED 17.5% FROM 2022 TO 2023  
 LOTS ON NO OUTLET ROADS INCREASED 10.2% FROM 2022 TO 2023  
 INCREASED RATE TABLE RATES AS FOLLOWS:

BY 17.5%:	2022	2023
HOMESTEAD	\$5,618	\$6,601 PER ACRE
PASTURE	\$5,618	\$6,601 PER ACRE
NOT NEAR WATER	\$18,000	\$21,150 PER ACRE
INLAND	\$8,853	\$10,402 PER ACRE

BY 10.2%	2022	2023
SITE NO UTILITY	\$19,721	\$21,733 PER ACRE
UNBUILDABLE	\$1,794	\$1,977 PER ACRE
NO FRONTAGE	\$1,794	\$1,977 PER ACRE

\*USED \$417 FOR 2023  
 NO OUTLET STREET