

4006 SECTION 33 OAKWOOD/W WATER 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	ther Parcels in Sa	Land Table	
28-100-0004-000	2447 OAKWOOD	08/06/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$68,100	34.07	\$213,750	\$42,949	\$56,799	100.2	175.6	0.40	0.40	\$429	\$106,573	\$2.45	100.00	4006	5412/382		4006 SEC 33 OAK	
28-100-0028-010	2864 OAKWOOD	11/12/21	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$24,000	75.00	\$53,790	\$32,000	\$53,790	94.9	175.0	0.36	0.36	\$337	\$88,398	\$2.03	90.00	4006	5470/329		4006 SEC 33 OAK	
28-100-0028-010	2864 OAKWOOD	09/12/22	\$296,200	WD	03-ARM'S LENGTH	\$296,200	\$25,400	8.58	\$323,941	\$26,049	\$53,790	94.9	175.0	0.36	0.36	\$275	\$71,959	\$1.65	90.00	4006	5563/038		4006 SEC 33 OAK	
28-215-0015-000	2895 DARWIN	04/30/21	\$136,800	WD	03-ARM'S LENGTH	\$136,800	\$64,900	47.44	\$140,710	\$44,959	\$48,869	86.2	130.0	0.30	0.30	\$522	\$150,869	\$3.46	100.00	4006	5372/388		4006 SEC 33 OAK	
28-425-0003-000	3095 PINEWOOD	08/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,600	43.29	\$163,295	\$57,960	\$51,255	90.4	130.0	0.33	0.33	\$641	\$176,707	\$4.06	110.00	4006	5416/051		4006 SEC 33 OAK	
28-425-0013-001	2906 PINEWOOD	07/09/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$85,200	39.63	\$199,982	\$60,059	\$45,041	79.4	131.4	0.25	0.25	\$756	\$236,453	\$5.43	84.04	4006	5400/900		4006 SEC 33 OAK	
28-425-0018-000	2950 PINEWOOD	06/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$85,800	31.78	\$208,215	\$110,804	\$49,019	86.5	130.8	0.30	0.30	\$1,282	\$369,347	\$8.48	100.00	4006	5541/965		4006 SEC 33 OAK	
28-744-0004-000	3050 OAKWOOD	07/08/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,500	36.90	\$186,124	\$80,576	\$56,700	100.0	175.0	0.40	0.40	\$806	\$200,438	\$4.60	100.00	4006	5547/790		4006 SEC 33 OAK	
28-744-0016-100	2943 OAKWOOD	02/28/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$112,600	44.17	\$276,188	\$40,229	\$61,517	108.5	200.0	0.47	0.47	\$371	\$85,051	\$1.95	103.00	4006	5603/509		4006 SEC 33 OAK	
28-744-0016-200	3005 OAKWOOD	06/03/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$88,900	34.19	\$250,359	\$71,158	\$61,517	108.5	200.0	0.47	0.47	\$656	\$150,440	\$3.45	103.00	4006	5390/356		4006 SEC 33 OAK	
28-764-0027-000	3196 OAKWOOD	11/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,800	36.13	\$148,419	\$86,627	\$75,046	132.4	306.6	0.70	0.70	\$654	\$123,050	\$2.82	100.00	4006	5461/155		4006 SEC 33 OAK	
28-764-0031-100	3272 OAKWOOD	07/01/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,800	38.67	\$262,655	\$39,708	\$62,363	110.0	211.7	0.49	0.49	\$361	\$81,704	\$1.88	100.00	4006	5395/779		4006 SEC 33 OAK	
28-764-0040-000	3064 LAUREL	01/09/23	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$86,100	31.89	\$204,689	\$134,816	\$69,505	163.4	200.0	1.07	1.07	\$825	\$125,644	\$2.88	233.75	4006	5597/052	28-764-0029-000	4006 SEC 33 OAK	
28-764-0052-020	3406 W WATER	07/29/22	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$44,600	12.82	\$364,544	\$51,934	\$68,578	120.9	320.0	0.59	0.59	\$429	\$88,323	\$2.03	80.00	4006	5550/904		4006 SEC 33 OAK	
28-764-0065-000	3250 W WATER	10/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,600	40.28	\$234,381	\$60,403	\$79,784	140.7	300.0	0.80	0.80	\$429	\$75,979	\$1.74	115.50	4006	5454/926		4006 SEC 33 OAK	
28-764-0067-000	3220 W WATER	11/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,400	39.04	\$203,607	\$140,630	\$115,237	203.2	625.8	1.66	1.66	\$692	\$84,768	\$1.95	115.50	4006	5585/829		4006 SEC 33 OAK	
Totals:			\$3,506,700			\$3,506,700	\$1,163,300		\$3,434,649	\$1,080,861	\$1,008,810	1,820.1		8.96	8.96									
						Sale. Ratio =>	33.17		Average		Average		Average		Average		Average		Average		Average		Average	
						Std. Dev. =>	14.45		per FF=>		per Net Acre=>	\$594		per SqFt=>	120,631.81		per SqFt=>	\$2.77						

2024 4006 OAKWOOD/W WATER/EXCESS FF USED: \$594

4006 2024 FF RATE INCREASED BY 4.7% FROM 2023 FF RATE
 INCREASED MAIN RDS ACREAGE FOR PARCELS IN NEIGHBORHOOD
 BY 4.7%

2023 4006 MAIN RDS ACREAGE RATE: \$41,980
2024 4006 MAIN RDS ACREAGE RATE +4.7% USED: \$43,953