

**4007 STRAW/MUELLER/WATER ST 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	her Parcels in S	Land Table	
28-355-0017-000	2463 STRAWBERRY	08/18/21	\$215,000	WD	03-ARM'S LENGT	\$215,000	\$84,000	39.07	\$203,811	\$65,902	\$54,713	96.0	279.2	0.64	0.64	\$687	\$103,783	\$2.38	99.00	4007	5414/617		4007 STRAW/ML	
28-540-0006-000	3025 WALDHEIM	07/15/22	\$326,500	WD	03-ARM'S LENGT	\$326,500	\$120,600	36.94	\$272,124	\$134,986	\$80,610	141.4	300.0	1.38	1.38	\$954	\$98,029	\$2.25	200.00	4007	5546/039		4007 STRAW/ML	
28-540-0017-000	2595 WALDHEIM	12/27/22	\$245,000	WD	03-ARM'S LENGT	\$245,000	\$79,500	32.45	\$183,232	\$118,768	\$57,000	100.0	300.0	0.69	0.69	\$1,188	\$172,377	\$3.96	100.00	4007	5592/763		4007 STRAW/ML	
28-540-0026-000	3000 COUNTRY CLUB	11/17/21	\$250,000	WD	03-ARM'S LENGT	\$250,000	\$103,400	41.36	\$256,569	\$51,398	\$57,967	101.7	310.3	0.71	0.71	\$505	\$72,188	\$1.66	100.00	4007	5457/436		4007 STRAW/ML	
28-540-0040-000	2770 WALDHEIM	07/06/22	\$334,000	WD	03-ARM'S LENGT	\$334,000	\$108,100	32.37	\$254,475	\$128,888	\$49,363	86.6	150.0	0.52	0.52	\$1,488	\$249,300	\$5.72	150.00	4007	5547/792		4007 STRAW/ML	
28-540-0054-000	3575 STRAWBERRY	04/13/21	\$207,000	WD	03-ARM'S LENGT	\$207,000	\$84,500	40.82	\$213,758	\$35,101	\$41,886	73.5	162.0	0.37	0.37	\$478	\$94,358	\$2.17	100.00	4007	5357/307		4007 STRAW/ML	
28-766-0022-000	2851 COUNTRY CLUB	12/20/21	\$210,000	WD	03-ARM'S LENGT	\$210,000	\$91,400	43.52	\$221,422	\$50,680	\$62,102	109.0	474.8	0.82	0.82	\$465	\$61,956	\$1.42	75.00	4007	5479/119		4007 STRAW/ML	
28-766-0081-100	2737 STRAWBERRY	10/05/22	\$300,000	WD	03-ARM'S LENGT	\$300,000	\$133,600	44.53	\$318,143	\$40,795	\$58,938	103.4	400.9	0.74	0.74	\$395	\$55,428	\$1.27	80.01	4007	5574/191		4007 STRAW/ML	
<b>Totals:</b>						<b>\$2,087,500</b>	<b>\$805,100</b>		<b>\$1,923,534</b>	<b>\$626,518</b>	<b>\$462,579</b>	<b>811.5</b>		<b>5.86</b>	<b>5.86</b>									
						Sale. Ratio =>		38.57			Average				Average									
						Std. Dev. =>		4.65			per FF=>				per Net Acre=>	106,987.36								Average
											\$772													per SqFt=>
																								\$2.46

**2024 4007 STRAWBERRY/MUELLER/WATER FF USED: \$772**

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	her Parcels in S	Land Table		
28-764-0022-000	2340 COUNTRY CLUB	04/30/21	\$328,000	WD	03-ARM'S LENGT	\$328,000	\$128,100	39.05	\$286,702	\$99,964	\$58,666	291.0	295.0	1.97	1.97	\$344	\$50,717	\$1.16	291.00	4007	5371/707		4007 STRAW/ML		
<b>Totals:</b>						<b>\$328,000</b>	<b>\$128,100</b>		<b>\$286,702</b>	<b>\$99,964</b>	<b>\$58,666</b>	<b>291.0</b>		<b>1.97</b>	<b>1.97</b>										
						Sale. Ratio =>		39.05			Average				Average										
						Std. Dev. =>		#DIV/0!			per FF=>				per Net Acre=>	50,717.40									Average
											\$344													per SqFt=>	
																								\$1.16	

**2024 4007 COUNTRY CLUB EAST FF USED: \$344**

ONLY 1 SALE ON COUNTRY CLUB EAST RATE  
 4007 2024 STR/MUE/WATER FF RATE INCREASED BY 35.5% FROM 2023 FF RATE  
 INCREASING 2023 COUNTRY CLUB EAST RATE OF \$252 BY 35.5% WOULD BE \$341  
 INCREASE IS CLOSE TO SINGLE SALE FF RATE FOR 2024