

4007 STRAWBERRY/MUELLER/WATER ST 2026 LAND RATES

All sales with (-) land residuals removed.

*Strawberry/Mueller/Water St ff rate decreased from \$665 in 2025 to \$499 for 2026 which is approximately a 25% decrease.
 *No sales of property on Country Club East.
 *Decreased Country Club East ff rate by 25% for 2026 to be consistent.

STRAWBERRY/MUELLER/WATER ST FF 2026 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			
28-355-0024-000	2425 STRAWBERRY	09/15/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$81,600	52.31	\$204,844	\$12,927	\$61,771	92.9	213.7	0.52	0.52	\$139	\$24,908	\$0.57	105.76			
28-540-0003-000	3211 WALDHEIM	10/25/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$119,200	35.06	\$348,616	\$77,419	\$86,035	129.4	331.5	1.20	1.20	\$598	\$64,516	\$1.48	157.65			
28-540-0003-000	3211 WALDHEIM	08/27/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,900	46.46	\$348,616	\$107,419	\$86,035	129.4	331.5	1.20	1.20	\$830	\$89,516	\$2.06	157.65			
28-540-0038-100	3425 STRAWBERRY	04/04/24	\$355,500	OTH	03-ARM'S LENGTH	\$355,500	\$189,300	53.25	\$382,530	\$28,767	\$55,797	83.9	191.3	0.41	0.41	\$343	\$71,030	\$1.63	92.23			
28-540-0052-000	3551 STRAWBERRY	07/06/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$83,900	34.97	\$207,010	\$88,166	\$55,276	83.1	162.0	0.37	0.37	\$1,061	\$237,005	\$5.44	100.00			
28-764-0012-000	STRAWBERRY	07/24/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$68,200	124.00	\$132,731	\$55,000	\$132,731	319.0	742.8	7.01	7.01	\$172	\$7,846	\$0.18	411.08			
28-764-0020-000	3424 STRAWBERRY	10/07/24	\$210,500	WD	03-ARM'S LENGTH	\$210,500	\$95,200	45.23	\$190,628	\$87,375	\$67,503	101.5	272.4	0.68	0.68	\$861	\$127,928	\$2.94	109.17			
28-764-0034-100	3031 STRAWBERRY	10/13/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,800	98.00	\$137,214	\$60,000	\$100,595	206.3	548.0	2.20	2.20	\$291	\$27,260	\$0.63	68.08			
28-764-0034-100	3031 STRAWBERRY	04/05/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$79,600	122.46	\$100,595	\$65,000	\$100,595	206.3	548.0	2.20	2.20	\$315	\$29,532	\$0.68	68.08			
28-764-0042-000	2905 STRAWBERRY	08/19/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$112,200	49.65	\$209,211	\$111,932	\$95,143	143.1	515.1	1.75	1.75	\$782	\$63,961	\$1.47	148.00			
28-764-0043-000	2925 STRAWBERRY	08/22/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,300	37.96	\$173,193	\$101,957	\$45,150	67.9	262.0	0.30	0.30	\$1,502	\$338,728	\$7.78	50.00			
28-766-0013-100	3129 STRAWBERRY	05/11/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$92,600	45.17	\$218,272	\$55,491	\$68,763	103.4	399.8	0.83	0.83	\$537	\$67,180	\$1.54	90.00			
28-766-0019-000	3135 STRAWBERRY	01/17/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,800	51.15	\$379,351	\$66,577	\$115,928	174.3	973.2	3.35	3.35	\$382	\$19,868	\$0.46	150.00			
Totals:			\$2,842,900			\$2,842,900	\$1,408,600		\$3,032,811	\$918,030	\$1,071,322	1,840.6		22.02	22.02							
								Sale. Ratio =>	49.55				Average			Average						
								Std. Dev. =>	31.71				per FF=>	\$499	Average		per Net Acre=>	41,692.63	Average		per SqFt=>	\$0.96

2025 4007 STRAWBERRY/MUELLER/WATER ST FF RATE: \$665

4007 STRAWBERRY/MUELLER/WATER ST FF RATE FOR 2026 USED: \$499

2025 4007 COUNTRY CLUB EAST FF RATE: \$296

(-25%) 4007 COUNTRY CLUB EAST FF RATE FOR 2026 USED: \$222