

4007 STRAWBERRY/MUELLER/WATER ST 2023 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
28-355-0017-000	2463 STRAWBERRY	08/18/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,000	39.07	\$189,262	\$86,306	\$60,568	96.0
28-540-0016-000	2645 WALDHEIM	07/10/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$101,000	40.24	\$247,880	\$66,220	\$63,100	100.0
28-540-0025-000	3010 COUNTRY CLUB	09/11/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$75,300	39.65	\$181,925	\$72,127	\$64,152	101.7
28-540-0026-000	3000 COUNTRY CLUB	11/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,400	41.36	\$235,547	\$78,624	\$64,171	101.7
28-540-0032-000	2820 COUNTRY CLUB	07/10/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,700	44.06	\$183,440	\$45,843	\$64,283	101.9
28-540-0035-000	2620 COUNTRY CLUB	08/31/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,100	41.02	\$204,218	\$65,120	\$64,338	102.0
28-540-0040-000	2770 WALDHEIM	07/06/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$94,800	33.98	\$231,354	\$102,292	\$54,646	86.6
28-540-0044-000	2525 WOODLAND	09/11/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,100	47.62	\$230,644	\$24,002	\$69,646	110.4
28-540-0054-000	3575 STRAWBERRY	04/13/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$84,500	40.82	\$194,450	\$58,919	\$46,369	73.5
28-540-0054-000	3575 STRAWBERRY	04/17/20	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$79,800	49.41	\$194,450	\$13,419	\$46,369	73.5
28-764-0013-000	3570 STRAWBERRY	08/12/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$103,200	40.49	\$253,164	\$64,836	\$63,100	100.0
28-764-0034-100	3031 STRAWBERRY	12/03/20	\$0	MLC	03-ARM'S LENGTH	\$60,500	\$53,400	88.26	\$130,199	\$60,500	\$130,199	206.3
28-764-0037-000	3075 STRAWBERRY	08/28/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$71,900	44.38	\$180,958	\$52,693	\$71,651	113.6
28-764-0084-000	2353 WATER	12/28/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,600	45.00	\$227,689	\$67,004	\$86,693	137.4
28-766-0005-000	3119 STRAWBERRY	06/26/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$61,300	43.02	\$153,553	\$61,160	\$72,213	114.4
28-766-0014-000	3131 STRAWBERRY	02/05/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$77,800	33.46	\$188,504	\$123,742	\$79,746	126.4
28-766-0022-000	2851 COUNTRY CLUB	12/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,400	43.52	\$205,849	\$72,899	\$68,748	109.0
28-766-0083-000	2855 STRAWBERRY	08/04/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$92,100	61.44	\$223,871	\$87,323	\$161,294	255.6

Totals: \$3,468,200 \$3,528,700 \$1,512,400 \$3,656,957 \$1,203,029 \$1,331,286 2,109.8

Sale. Ratio => 42.86

Std. Dev. => 12.32

Average per FF=> \$570

*USED \$570 PER FF FOR 2023 STR/MUE/WATER

COUNTRY CLUB EAST

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
28-764-0022-000	2340 COUNTRY CLUB	04/30/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$128,100	39.05	\$271,574	\$115,092	\$58,666	291.0

Totals: \$328,000 \$328,000 \$128,100 \$271,574 \$115,092 \$58,666 291.0

Sale. Ratio => 39.05

Std. Dev. => #DIV/0!

Average per FF=> \$396

MAJORITY OF SALES FOR OTHER FF RATE SHOWS DECREASE FOR LAND VALUE BUT SINGLE SALE ON COUNTRY CLUB EAST SHOWS INCREASE

USED 2022 FRONT FOOT RATE \$252 FOR COUNTRY CLUB EAST FOR 2023