4009 THE CAMPAU 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
28-170-0013-000	1804 HENRY	01/26/23	$154,900	WD	03-ARM'S LENGTH	$154,900	$74,100	47.84	$192,087	$19,153	$56,340	113.1	333.0	0.98	0.98	$169	$19,584	$0.45	128.00	4009	5598/376		4009 THE CAMPA
28-170-0022-100	2200 HENRY	11/10/22	$223,000	WD	03-ARM'S LENGTH	$223,000	$70,500	31.61	$224,797	$51,414	$53,211	106.9	333.0	0.87	0.87	$481	$58,893	$1.35	114.18	4009	5580/585		4009 THE CAMPA
28-172-0008-000	1615 HENRY	06/14/22	$147,900	WD	03-ARM'S LENGTH	$147,900	$73,000	49.36	$189,265	$11,804	$53,169	106.8	333.0	0.87	0.87	$111	$13,552	$0.31	114.00	4009	5540/036		4009 THE CAMPA
28-172-0022-000	2019 HENRY	01/30/23	$84,000	WD	03-ARM'S LENGTH	$84,000	$43,700	52.02	$117,158	$20,053	$53,211	106.9	333.0	0.87	0.87	$188	$22,970	$0.53	114.18	4009	5597/494		4009 THE CAMPA
28-172-0026-000	2417 HENRY	10/04/21	$139,900	WD	03-ARM'S LENGTH	$139,900	$47,400	33.88	$135,048	$58,021	$53,169	106.8	333.0	0.87	0.87	$543	$66,614	$1.53	114.00	4009	5442/144		4009 THE CAMPA
28-176-0010-000	1809 YEAGER	08/27/21	$109,000	WD	19-MULTI PARCEL ARM'S LENGTH	$109,000	$58,200	53.39	$121,089	$21,197	$33,286	114.0	665.9	0.87	0.44	$186	$24,308	$0.56	114.00	4009	5421/600	28-176-0011-000	
28-178-0015-025	1771 CAMPAU	05/06/22	$228,000	WD	03-ARM'S LENGTH	$228,000	$88,300	38.73	$226,276	$34,447	$32,723	65.7	159.8	0.33	0.33	$524	$104,385	$2.40	90.00	4009	5526/632		4009 THE CAMPA
28-178-0023-000	1886 CAMPAU	06/17/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$56,500	28.97	$146,893	$84,935	$36,828	74.0	159.8	0.42	0.42	$1,149	$203,194	$4.66	114.00	4009	5540/123		4009 THE CAMPA
28-178-0039-000	2500 CAMPAU	03/27/23	$128,000	WD	03-ARM'S LENGTH	$128,000	$45,800	35.78	$119,353	$43,105	$34,458	69.2	159.8	0.37	0.37	$623	$117,773	$2.70	99.80	4009	5616/797		4009 THE CAMPA
28-190-0009-100	2810 LEWIS	03/24/22	$251,000	WD	03-ARM'S LENGTH	$251,000	$84,400	33.63	$232,730	$55,118	$36,848	74.0	163.0	0.41	0.42	$745	$134,107	$3.08	111.85	4009	5509/341		4009 THE CAMPA
28-190-0021-000	2580 EVERGREEN	03/24/22	$179,900	WD	03-ARM'S LENGTH	$179,900	$42,400	23.57	$188,713	$24,207	$33,020	66.3	183.0	0.34	0.34	$365	$72,045	$1.65	80.00	4009	5511/219		4009 THE CAMPA
28-190-0022-000	2586 EVERGREEN	09/22/21	$188,500	WD	03-ARM'S LENGTH	$188,500	$63,500	33.69	$178,541	$42,979	$33,020	66.3	183.0	0.34	0.34	$648	$127,914	$2.94	80.00	4009	5442/005		4009 THE CAMPA
28-520-0004-000	2761 LEWIS	02/15/23	$187,000	WD	03-ARM'S LENGTH	$187,000	$71,400	38.18	$182,679	$42,884	$38,563	77.4	186.6	0.46	0.46	$554	$93,633	$2.15	107.00	4009	5602/219		4009 THE CAMPA
28-520-0011-000	2750 LEWIS	05/07/21	$173,000	WD	03-ARM'S LENGTH	$173,000	$67,500	39.02	$175,293	$49,831	$52,124	104.7	190.0	0.84	0.84	$476	$59,535	$1.37	192.00	4009	5383/257		4009 THE CAMPA
28-525-0001-000	2771 CAMPAU	06/02/22	$195,000	WD	03-ARM'S LENGTH	$195,000	$64,400	33.03	$170,274	$70,566	$45,840	92.0	156.8	0.65	0.65	$767	$108,898	$2.50	180.00	4009	5532/941		4009 THE CAMPA
28-700-0006-000	2567 LEWIS	05/21/21	$129,900	WD	03-ARM'S LENGTH	$129,900	$34,200	26.33	$106,381	$61,100	$37,581	75.5	189.6	0.44	0.44	$810	$140,460	$3.22	100.00	4009	5373/375		4009 THE CAMPA
28-700-0011-000	2705 LEWIS	01/04/22	$175,000	WD	03-ARM'S LENGTH	$175,000	$47,500	27.14	$133,476	$79,105	$37,581	75.5	189.6	0.44	0.44	$1,048	$181,851	$4.17	100.00	4009	5476/864		4009 THE CAMPA
28-700-0013-000	2719 LEWIS	03/14/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$74,400	29.76	$190,336	$95,317	$35,653	71.6	189.6	0.39	0.39	$1,331	$243,156	$5.58	90.00	4009	5613/405		4009 THE CAMPA
28-700-0015-000	2566 LEWIS	06/29/21	$199,000	WD	03-ARM'S LENGTH	$199,000	$72,900	36.63	$201,935	$34,646	$37,581	75.5	189.6	0.44	0.44	$459	$79,646	$1.83	100.00	4009	5399/582		4009 THE CAMPA
28-700-0032-000	2563 ROBBINS	06/04/21	$123,300	WD	03-ARM'S LENGTH	$123,300	$44,600	36.17	$127,212	$33,661	$37,573	75.4	189.6	0.44	0.44	$446	$77,382	$1.78	100.00	4009	5378/773		4009 THE CAMPA
28-700-0049-000	2546 ROBBINS	05/13/22	$168,900	WD	03-ARM'S LENGTH	$168,900	$66,100	39.14	$170,224	$36,293	$37,617	75.5	190.0	0.44	0.44	$480	$83,241	$1.91	100.00	4009	5536/646		4009 THE CAMPA
28-762-0002-000	1937 WATER	10/13/21	$110,000	WD	03-ARM'S LENGTH	$110,000	$41,300	37.55	$126,170	$16,924	$33,094	66.5	342.0	0.34	0.34	$255	$50,071	$1.15	43.00	4009	5447/456		4009 THE CAMPA
		Totals:	**$3,740,200**			**$3,740,200**	**$1,332,100**		**$3,655,930**	**$986,760**	**$902,490**	**1,859.4**		**12.38**	**11.96**								
							Sale. Ratio =>	**35.62**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**8.05**			**per FF=>**	**$531**		**per Net Acre=>**	**79,680.23**		**per SqFt=>**	**$1.83**					

2024 4009 RESIDENTIAL LOT FF USED: $531

INCREASE IN RESIDENTIAL LOT FF RATE IS APPROXIMATELY 6.8%
INCREASED CAMPAU LARGE ACREAGE RATE IN NEIGHBORHOOD BY 6.8%

2023 4009 CAMPAU LARGE ACREAGE RATE: $18,218
2024 4009 CAMPAU LARGE ACREAGE RATE +6.8% USED: $19,457