

4009 THE CAMPAU 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
28-170-0015-000	1844 HENRY	02/25/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$60,200	102.03	\$147,607	(\$53,267)	\$35,340	106.8
28-170-0016-000	1852 HENRY	07/13/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,100	33.61	\$136,241	\$43,081	\$24,322	73.5
28-170-0030-000	2650 HENRY	05/06/21	\$0	MLC	03-ARM'S LENGTH	\$115,000	\$72,900	63.39	\$178,631	(\$28,291)	\$35,340	106.8
28-172-0026-000	2417 HENRY	10/04/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$47,400	33.88	\$107,674	\$67,566	\$35,340	106.8
28-176-0010-000	1809 YEAGER	08/27/21	\$109,000	WD	19-MULTI PARCEL ARM'S	\$109,000	\$58,200	53.39	\$121,089	\$21,197	\$33,286	114.0
28-176-0024-000	2111 MARCHON	03/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,500	37.88	\$175,256	\$14,581	\$24,837	75.0
28-178-0023-000	1886 CAMPAU	09/02/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,900	32.19	\$121,381	\$58,097	\$24,478	74.0
28-178-0028-100	2035 CAMPAU	03/12/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$57,700	34.97	\$141,599	\$47,965	\$24,564	74.2
28-190-0009-100	2810 LEWIS	03/24/22	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$84,400	33.63	\$197,118	\$78,374	\$24,492	74.0
28-190-0021-000	2580 EVERGREEN	03/24/22	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$42,400	23.57	\$114,378	\$87,469	\$21,947	66.3
28-190-0022-000	2586 EVERGREEN	09/22/21	\$188,500	WD	03-ARM'S LENGTH	\$188,500	\$63,500	33.69	\$150,730	\$59,717	\$21,947	66.3
28-520-0011-000	2750 LEWIS	05/07/21	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$67,500	39.02	\$143,640	\$64,004	\$34,644	104.7
28-700-0002-000	3310 HARRINGTON	01/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$35,800	32.55	\$92,144	\$42,516	\$24,660	74.5
28-700-0006-000	2567 LEWIS	05/21/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$34,200	26.33	\$79,492	\$75,387	\$24,979	75.5
28-700-0011-000	2705 LEWIS	01/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,500	27.14	\$110,208	\$89,771	\$24,979	75.5
28-700-0015-000	2566 LEWIS	06/29/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$72,900	36.63	\$170,550	\$53,429	\$24,979	75.5
28-700-0016-000	2600 LEWIS	07/24/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,900	39.94	\$165,806	\$24,170	\$24,976	75.5
28-700-0019-000	2636 LEWIS	09/20/21	\$108,750	WD	03-ARM'S LENGTH	\$108,750	\$58,800	54.07	\$137,413	(\$3,684)	\$24,979	75.5
28-700-0032-000	2563 ROBBINS	06/04/21	\$123,300	WD	03-ARM'S LENGTH	\$123,300	\$44,600	36.17	\$104,128	\$44,145	\$24,973	75.4
28-762-0002-000	1937 WATER	10/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$104,176	\$27,820	\$21,996	66.5
Totals:			\$2,861,250			\$2,976,250	\$1,119,700		\$2,699,261	\$814,047	\$537,058	1,636.0
								Sale. Ratio =>	37.62			
								Std. Dev. =>	17.36			

RESIDENTIAL LOT FRONT FOOT INCREASED FROM 2022 \$331 TO 2023 \$498
 APPROXIMATELY 50.4% INCREASE FROM 2022
 INCREASED 4009 CAMPAU LARGE PER ACRE RATE BY 50.4%

	2022	2023
4009 CAMPAU ACREAGE:	\$12,113	\$18,218 PER ACRE

Average
 per FF=> \$498
 *USED \$498 PER FF FOR 2023
 RESIDENTIAL LOT