

**4701 PERIWINKLE/SPRUCE MEADOW CONDO 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 Si	Land Table	
28-950-0007-000	3154 ELECIA	10/27/21	\$275,000	WD	19-MULTI PARCEL	\$275,000	\$87,100	31.67	\$181,477	\$142,796	\$49,273	113.5	598.7	0.64	0.35	\$1,258	\$222,078	\$5.10	115.00	4701	5451/882	28-031-4002-300		
28-950-0014-000	3184 ELECIA	07/02/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$88,400	42.12	\$217,340	\$28,437	\$35,877	80.0	173.2	0.32	0.32	\$355	\$89,425	\$2.05	80.00	4701	5399/557		4701 PERIWINKLE	
28-970-0005-000	3194 SPRUCE	11/21/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,900	39.26	\$284,278	\$33,101	\$32,379	80.0	156.0	0.29	0.29	\$414	\$115,334	\$2.65	80.00	4701	5584/400		4701 PERIWINKLE	
28-970-0011-000	3144 SPRUCE	06/22/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$116,900	38.08	\$310,463	\$27,901	\$31,364	81.0	149.7	0.28	0.28	\$344	\$100,363	\$2.30	81.03	4701	5393/002		4701 PERIWINKLE	
28-970-0026-000	4250 MEADOW	05/25/22	\$372,508	WD	03-ARM'S LENGTH	\$372,508	\$62,600	16.81	\$337,166	\$76,183	\$40,841	97.1	162.0	0.36	0.36	\$784	\$210,450	\$4.83	96.78	4701	5532/775		4701 PERIWINKLE	
<b>Totals:</b>						<b>\$1,449,408</b>			<b>\$1,449,408</b>	<b>\$466,900</b>		<b>\$1,330,724</b>	<b>\$308,418</b>	<b>\$189,734</b>	<b>451.7</b>	<b>1.89</b>								
						<b>Sale. Ratio =&gt;</b>		<b>32.21</b>		<b>Average</b>		<b>\$683</b>		<b>Average</b>			<b>Average</b>							
						<b>Std. Dev. =&gt;</b>		<b>10.13</b>		<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>				<b>per SqFt=&gt;</b>							<b>\$3.75</b>

ALL SALES IN 4701 NEIGHBORHOOD ARE IMPROVED SALES  
 ADDED VACANT CONDO SALES FROM NORTHERN PART OF TOWNSHIP  
 TO ESTABLISH A SQ FT RATE FOR LAND IN NEIGHBORHOOD.

**4701 NEIGHBORHOOD W/VACANT CONDO SALES IN NORTH PART OF TOWNSHIP**

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 Si	Land Table	
28-950-0014-000	3184 ELECIA	07/02/21	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$88,400	42.12	\$217,340	\$28,437	\$35,877	80.0	173.2	0.32	0.32	\$355	\$89,425	\$2.05	80.00	4701	5399/557		4701 PERIWINKLE	
28-970-0005-000	3194 SPRUCE	11/21/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$111,900	39.26	\$284,278	\$33,101	\$32,379	80.0	156.0	0.29	0.29	\$414	\$115,334	\$2.65	80.00	4701	5584/400		4701 PERIWINKLE	
28-970-0011-000	3144 SPRUCE	06/22/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$116,900	38.08	\$310,463	\$27,901	\$31,364	81.0	149.7	0.28	0.28	\$344	\$100,363	\$2.30	81.03	4701	5393/002		4701 PERIWINKLE	
28-915-0025-000	3281 ST ANDREW	10/15/21	\$0	MLC	03-ARM'S LENGTH	\$74,900	\$25,800	34.45	\$45,300	\$74,900	\$45,300	90.0	203.0	0.42	0.42	\$832	\$178,759	\$4.10	90.00	4702	5480/208		4702 BLACK FORE	
28-915-0084-000	3190 BLACK HEAT	12/08/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,400	61.14	\$40,161	\$35,000	\$40,161	93.1	151.0	0.42	0.42	\$376	\$83,532	\$1.92	53.91	4702	5481/005		4702 BLACK FORE	
28-915-0087-000	3175 BLACK HEAT	07/15/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,500	101.43	\$39,572	\$35,000	\$39,572	142.8	122.3	0.39	0.39	\$245	\$89,744	\$2.06	149.21	4702	5413/360		4702 BLACK FORE	
28-915-0095-000	3095 BLACK HEAT	03/01/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$23,100	66.00	\$430,920	\$35,000	\$51,005	123.2	174.0	0.50	0.50	\$284	\$69,583	\$1.60	123.20	4702	5611/785		4702 BLACK FORE	
28-970-0026-000	4250 MEADOW	05/25/22	\$372,508	WD	03-ARM'S LENGTH	\$372,508	\$62,600	16.81	\$337,166	\$76,183	\$40,841	97.1	162.0	0.36	0.36	\$784	\$210,450	\$4.83	96.78	4701	5532/775		4701 PERIWINKLE	
<b>Totals:</b>						<b>\$1,279,408</b>			<b>\$1,354,308</b>	<b>\$485,600</b>		<b>\$1,705,200</b>	<b>\$345,522</b>	<b>\$316,499</b>	<b>787.3</b>	<b>2.98</b>								
						<b>Sale. Ratio =&gt;</b>		<b>35.86</b>		<b>Average</b>		<b>\$439</b>		<b>Average</b>			<b>Average</b>							
						<b>Std. Dev. =&gt;</b>		<b>25.88</b>		<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>				<b>per SqFt=&gt;</b>							<b>\$2.67</b>

**2024 4701 PERIWINKLE/SPRUCE SF RATE USED: \$2.67**