

4701 PERIWINKLE/SPRUCE MEAD CONDO 2025 LAND RATES

All condominium vacant sales are \$35,000 per site.
Changed per sf rate to site value for 2025

PERIWINKLE/SPRUCE MEAD CONDO 2025 RATE

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
28-915-0095-000	3095 BLACK HEATH VAC	03/01/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$23,100	66.00	\$35,000	\$35,000	\$35,000	122.4	179.5	0.50	0.50	\$286	\$69,583	\$1.60	123.20
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$31,477	\$35,000	\$32,449	86.9	117.3	0.28	0.28	\$403	\$125,448	\$2.88	53.86
28-970-0018-000	3141 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,600	58.86	\$41,179	\$35,000	\$42,451	96.3	165.5	0.37	0.37	\$363	\$95,890	\$2.20	96.99
28-970-0019-000	4251 MEADOW	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$19,000	54.29	\$37,908	\$35,000	\$39,079	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61
Totals:			\$140,000			\$140,000	\$78,400		\$145,564	\$140,000	\$148,979	401.7		1.48	1.48				
								Sale. Ratio =>	56.00	Average				Average			Average		
								Std. Dev. =>	8.86	per FF=>		\$349		per Net Acre=>	94,403.24		per SqFt=>	\$2.17	

4701 PERIWINKLE/SPRUCE MEADOW CONDO SITE FOR 2025 USED: \$35,000