

**4701 PERIWINKLE/SPRUCE MEAD CONDO 2026 LAND RATES**

\*Only 6 vacant sites within 4701 neighborhood

\*10 sales within 4701 neighborhood, 3 are vacant.

\*All condominium vacant sales are \$35,000 per site.

**PERIWINKLE/SPRUCE MEAD CONDO 2026 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		
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$35,000	\$35,000	\$35,000	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	\$35,000	\$35,000	\$35,000	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	\$35,000	\$35,000	\$35,000	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61		
Totals:			\$105,000			\$105,000	\$55,300		\$105,000	\$105,000	\$105,000	279.3		0.98	0.98						
								Sale. Ratio =>	52.67	Average			Average		Average						
								Std. Dev. =>	7.14	per FF=>			\$376	per Net Acre=>		107,142.86	per SqFt=>		\$2.46		
2025 4701 PERIWINKLE/SPRUCE MEADOW CONDO SITE: \$35,000																					
4701 PERIWINKLE/SPRUCE MEADOW CONDO SITE FOR 2026 USED:						\$35,000															