

# 4701 PERIWINKLE/SPRUCE CONDOS 2023 LAND RATES

## 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 |
|-----------------|------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------------|
| 28-915-0025-000 | 3281 ST ANDREWS  | 10/15/21  | \$0        | MLC    | 03-ARM'S LENGTH | \$74,900     | \$25,800       | 34.45         | \$41,979       | \$74,900      | \$42,012        | 90.0         | 203.0 | 0.42           | 0.42        | \$832      | \$178,759    | \$4.10       | 90.00        |
| 28-915-0082-000 | 3170 BLACK HEATH | 09/22/20  | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$15,100       | 43.14         | \$30,743       | \$35,000      | \$30,743        | 120.0        | 125.0 | 0.35           | 0.35        | \$292      | \$101,156    | \$2.32       | 120.00       |
| 28-915-0083-000 | 3182 BLACK HEATH | 09/01/20  | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$25,400       | 72.57         | \$29,257       | \$35,000      | \$29,257        | 104.8        | 129.0 | 0.33           | 0.33        | \$334      | \$106,383    | \$2.44       | 81.73        |
| 28-915-0084-000 | 3190 BLACK HEATH | 12/08/21  | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$21,400       | 61.14         | \$37,240       | \$35,000      | \$37,240        | 93.1         | 151.0 | 0.42           | 0.42        | \$376      | \$83,532     | \$1.92       | 53.91        |
| 28-915-0087-000 | 3175 BLACK HEATH | 07/15/21  | \$35,000   | WD     | 03-ARM'S LENGTH | \$35,000     | \$35,500       | 101.43        | \$36,684       | \$35,000      | \$36,684        | 142.8        | 122.3 | 0.39           | 0.39        | \$245      | \$89,744     | \$2.06       | 149.21       |
| Totals:         |                  |           | \$140,000  |        |                 | \$214,900    | \$123,200      |               | \$175,903      | \$214,900     | \$175,936       | 550.7        |       | 1.90           | 1.90        |            |              |              |              |
|                 |                  |           |            |        |                 |              | Sale. Ratio => | 57.33         |                |               | Average         |              |       | Average        |             |            |              |              |              |
|                 |                  |           |            |        |                 |              | Std. Dev. =>   | 26.36         |                |               | per FF=>        | \$390        |       | per Net Acre=> | 112,926.96  |            |              | Average      |              |
|                 |                  |           |            |        |                 |              |                |               |                |               |                 |              |       |                |             |            |              | per SqFt=>   | \$2.59       |

\*USED \$2.59 PER SF FOR 2023  
REGULAR SITES  
CUL-D-SAC