4702 BLACK FOREST 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 Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ier Parcels in !	Land Table
28-915-0002-000 REG	3215 TURNBERRY	12/19/22	$380,000	WD	03-ARM'S LENGT	$380,000	$151,100	39.76	$355,185	$71,027	$46,212	101.8	189.0	0.44	0.44	$698	$161,425	$3.71	102.66	4702	5592/754		4702 BLACK FORE
28-915-0025-000 COURSE	**3281 ST ANDREWS**	**10/15/21**	**$0**	**MLC**	**03-ARM'S LENGT**	**$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**
28-915-0031-000 COURSE	3243 ST ANDREWS	03/10/23	$400,000	WD	03-ARM'S LENGT	$400,000	$149,200	37.30	$350,067	$98,128	$48,195	93.7	234.7	0.45	0.45	$1,047	$220,018	$5.05	115.54	4702	5609/086		4702 BLACK FORE
28-915-0039-000 POND-CUL	3218 ST ANDREWS	08/20/21	$400,000	WD	03-ARM'S LENGT	$400,000	$175,000	43.75	$389,352	$68,290	$57,642	131.9	189.5	0.60	0.60	$518	$113,627	$2.61	119.05	4702	5418/504		4702 BLACK FORE
28-915-0054-000 REG-CUL	3400 ANCIENT	09/20/22	$435,000	WD	03-ARM'S LENGT	$435,000	$146,200	33.61	$341,182	$130,781	$36,963	112.3	153.0	0.36	0.36	$1,165	$359,288	$8.25	112.27	4702	5568/271		4702 BLACK FORE
28-915-0074-000 POND REG	3432 N BURWICK	04/25/22	$385,000	WD	03-ARM'S LENGT	$385,000	$114,600	29.77	$270,600	$149,928	$35,528	72.0	241.0	0.35	0.35	$2,083	$428,366	$9.83	90.00	4702	5527/389		4702 BLACK FORE
28-915-0084-000 POND-CUL	**3190 BLACK HEATH**	**12/08/21**	**$35,000**	**WD**	**03-ARM'S LENGT**	**$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 REG-CUL	**3175 BLACK HEATH**	**07/15/21**	**$35,000**	**WD**	**03-ARM'S LENGT**	**$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 REG-CUL	**3095 BLACK HEATH**	**03/01/23**	**$35,000**	**WD**	**03-ARM'S LENGT**	**$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**
	Totals:		**$2,105,000**			**$2,179,900**	**$841,900**		**$2,262,339**	**$698,054**	**$400,578**	**960.7**		**3.93**	**3.93**								
							Sale. Ratio =>	**38.62**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**23.05**			**per FF=>**	**$727**		**per Net Acre=>**	**177,531.54**		**per SqFt=>**	**$4.08**					

VACANT CONDO SITES OTHER THAN THE GOLF COURSE SITES REGARDLESS IF ON CUL-D-SAC OR POND
ARE SELLING FOR $35,000 PER SITE. CHANGING RATES FROM SQ FT RATES FOR ALL SITES EXCEPT FOR THE GOLF COURSE
SITES TO $35,000 PER SITE FOR 2024

VAC SALE	28-915-0084-000	$35,000
VAC SALE	28-915-0087-000	$35,000
VAC SALE	28-915-0095-000	$35,000

USED SITE VALUE FOR 2024 NON GOLF COURSE SITES: $35,000

2 SALES FOR THE GOLF COURSE SITES, 1 IMPROVED, 1 VACANT.
ADDED ALL OTHER VACANT SITE SALES TO THE 2 GOLF COURSE SALES AND CREATED
A SITE VALUE FOR 2024

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 Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ier Parcels in !	Land Table
28-915-0025-000 COURSE	3281 ST ANDREWS	10/15/21	$0	MLC	03-ARM'S LENGT	$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
28-915-0031-000 COURSE	3243 ST ANDREWS	03/10/23	$400,000	WD	03-ARM'S LENGT	$400,000	$149,200	37.30	$350,067	$98,128	$48,195	93.7	234.7	0.45	0.45	$1,047	$220,018	$5.05	115.54	4702	5609/086		4702 BLACK FORE
28-915-0084-000 POND-CUL	3190 BLACK HEATH	12/08/21	$35,000	WD	03-ARM'S LENGT	$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 REG-CUL	3175 BLACK HEATH	07/15/21	$35,000	WD	03-ARM'S LENGT	$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 REG-CUL	3095 BLACK HEATH	03/01/23	$35,000	WD	03-ARM'S LENGT	$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
	Totals:		**$505,000**			**$579,900**	**$255,000**		**$906,020**	**$278,028**	**$224,233**	**542.8**		**2.18**	**2.18**								
							Sale. Ratio =>	**43.97**			**Average**			**Average**			**Average**						
							Std. Dev. =>	**27.03**			**per FF=>**	**$512**		**per Net Acre=>**	**127,711.53**		**per SqFt=>**	**$2.93**					

LAND RESIDUAL DIVIDED BY 5 SALES: $55,606

2024 GOLF COURSE ROUNDED SITE VALUE USED: $55,600