

4702 BLACK FOREST CONDO 2025 LAND RATES

Regular condo sites continue to sell for \$35,000.
There was no change from the 2024 site value of \$35,000 for regular condo sites.
Only 1 golf course improved condo site sold for current study time frame. No land value change from 2024 to 2025.

BLACK FOREST CONDO SITE 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

4702 BLACK FOREST NON GOLFCOURSE CONDO SITE FOR 2025 USED:	\$35,000
*NO CHANGE FOR NON GOLF COURSE SITES	
2024 4702 BLACK FOREST GOLF COURSE PER SITE VALUE:	\$55,600
4702 BLACK FOREST GOLF COURSE SITE FOR 2025 USED:	\$55,600