

4702 BLACK FOREST CONDOS 2023 LAND RATES

ALL 4702 VACANT SALES

| 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 | | |
|-----------------|------------------|-----------|------------|--------|-----------------|--------------|----------------|----------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------|--|
| 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 | | |
| 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 | | |
| 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 | | |
| 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 | | |
| 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 | | |
| Totals: | | | \$140,000 | | | \$214,900 | \$123,200 | 57.33 | \$175,903 | \$214,900 | \$175,936 | 550.7 | | 1.90 | 1.90 | | | | | |
| | | | | | | | | Sale. Ratio => | 57.33 | | | | | Average | | | | | | |
| | | | | | | | | Std. Dev. => | 26.36 | | | | | Average | | | | | | |
| | | | | | | | | | | | | | | per FF=> | \$390 | | | Average | | |
| | | | | | | | | | | | | | | per Net Acre=> | 112,926.96 | | | per SqFt=> | \$2.59 | |

VACANT REGULAR SITE SALES

| 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 | | |
|-----------------|-----------------|-----------|------------|--------|-----------------|--------------|----------------|----------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------|--|
| 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 | | |
| Totals: | | | \$0 | | | \$74,900 | \$25,800 | 34.45 | \$41,979 | \$74,900 | \$42,012 | 90.0 | | 0.42 | 0.42 | | | | | |
| | | | | | | | | Sale. Ratio => | 34.45 | | | | | Average | | | | | | |
| | | | | | | | | Std. Dev. => | #DIV/0! | | | | | per FF=> | \$832 | | | Average | | |
| | | | | | | | | | | | | | | per Net Acre=> | 178,758.95 | | | per SqFt=> | \$4.10 | |

NO VAC REGULAR CUL-D-SAC SALES

NO VAC REGULAR COURSE SITE SALE

NO VAC SALES ON COURSE CUL-D-SAC

VACANT SALES CUL-D-SAC ON POND

| 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 | | |
|-----------------|------------------|-----------|------------|--------|-----------------|--------------|----------------|----------------|----------------|---------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|------------------------------|--------|--|
| 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 | | |
| 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 | | |
| 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 | | |
| Totals: | | | \$105,000 | | | \$105,000 | \$61,900 | 58.95 | \$97,240 | \$105,000 | \$97,240 | 317.9 | | 1.09 | 1.09 | | | | | |
| | | | | | | | | Sale. Ratio => | 58.95 | | | | | Average | | | | | | |
| | | | | | | | | Std. Dev. => | 14.84 | | | | | per FF=> | \$330 | | | Average | | |
| | | | | | | | | | | | | | | per Net Acre=> | 95,978.06 | | | per SqFt=> | \$2.20 | |
| | | | | | | | | | | | | | | | | | | *USED \$2.20 PER SF FOR 2023 | | |
| | | | | | | | | | | | | | | | | | | POND CUL-D-SAC | | |

NO SALES ON POND REGULAR SITE

MAJORITY VACANT CONDO SITE SALES ARE ON POND CUL-D-SAC SITES
SHOWS APPROXIMATE INCREASE OF 8% FROM 2022 \$2.04 TO 2023 \$2.20

INCREASED ALL RATES ON 4702 BY 8% FOR 2023

| RATE: | 2022 | 2023 | |
|--------------------------|--------|--------|--------|
| REGULAR SITES | \$2.23 | \$2.41 | PER SF |
| REGULAR CUL-D-SAC | \$2.16 | \$2.33 | PER SF |
| COURSE FF REG SITE | \$2.30 | \$2.48 | PER SF |
| COURSE FF CUL-D-SAC SITE | \$2.19 | \$2.37 | PER SF |
| POND CUL-D-SAC SITE | \$2.04 | \$2.20 | PER SF |
| POND REGULAR SITE | \$2.16 | \$2.33 | PER SF |