

4703 VILLAS OF BLACK FOREST CONDO 2024 COMMON ELEMENTS VALUE

SECTION LAND NORTH																									
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	ECF Area	Liber/Page	her Parcels in Si	Land Table		
28-005-1003-075	3973 W WATER	09/29/21	\$260,000	WD	03-ARM'S LENGTI	\$260,000	\$108,900	41.88	\$278,365	\$25,995	\$44,360	99.5	230.0	0.63	0.63	\$261	\$41,002	\$0.94	120.00	4008	5439/793		4008 SEC 5,6/BEA		
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTI	\$190,000	\$62,200	32.74	\$141,154	\$96,908	\$48,062	107.8	450.0	0.74	0.74	\$899	\$130,253	\$2.99	72.00	4008	5518/667		4008 SEC 5,6/BEA		
28-005-1016-001	3717 W WATER	12/03/21	\$157,000	WD	03-ARM'S LENGTI	\$157,000	\$57,100	36.37	\$139,359	\$56,651	\$39,010	87.5	266.8	0.49	0.49	\$648	\$115,614	\$2.65	80.00	4008	5479/655		4008 SEC 5,6/BEA		
28-006-2019-000	2801 BEACH	10/27/22	\$185,000	WD	03-ARM'S LENGTI	\$185,000	\$72,700	39.30	\$166,134	\$72,298	\$53,432	119.8	162.3	0.92	0.92	\$603	\$78,670	\$1.81	246.73	4008	5577/237		4008 SEC 5,6/BEA		
28-006-2028-000	2852 BEACH	06/04/21	\$199,900	WD	03-ARM'S LENGTI	\$199,900	\$77,000	38.52	\$181,306	\$89,409	\$70,815	158.8	660.0	1.62	1.62	\$563	\$55,362	\$1.27	106.57	4008	5382/240		4008 SEC 5,6/BEA		
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTI	\$178,900	\$90,700	50.70	\$209,297	\$66,797	\$97,194	188.0	1320.7	5.70	5.70	\$355	\$11,719	\$0.27	188.00	4008	5544/369		4008 SEC 5,6/BEA		
28-006-2042-000	2931 MICHIGAN	06/21/21	\$305,000	OTH	03-ARM'S LENGTI	\$305,000	\$103,900	34.07	\$268,217	\$100,305	\$63,522	142.4	343.0	1.30	1.30	\$704	\$77,217	\$1.77	165.00	4008	5392/553		4008 SEC 5,6/BEA		
28-006-2049-000	2841 MICHIGAN	08/09/21	\$209,000	WD	03-ARM'S LENGTI	\$209,000	\$75,900	36.32	\$186,142	\$67,447	\$44,589	103.7	300.0	0.69	0.69	\$650	\$97,891	\$2.25	100.00	4008	5416/797	28-006-2049-000	4008 SEC 5,6/BEA		
28-006-2061-000	2767 BEACH	12/09/22	\$199,900	WD	03-ARM'S LENGTI	\$199,900	\$83,500	41.77	\$197,029	\$64,178	\$61,307	83.2	1326.6	2.50	2.50	\$771	\$25,671	\$0.59	83.23	4008	5585/493		4008 SEC 5,6/BEA		
28-005-1022-000	3547 W WATER	05/26/22	\$205,000	OTH	03-ARM'S LENGTI	\$205,000	\$62,900	30.68	\$154,513	\$106,587	\$56,100	100.0	200.0	0.46	0.46	\$1,066	\$232,216	\$5.33	100.00	4003	5532/952		4003 BRN&MAYV		
28-031-3015-000	4270 W WATER	11/02/21	\$310,500	WD	03-ARM'S LENGTI	\$310,500	\$98,000	31.56	\$257,324	\$160,384	\$107,208	297.0	1101.6	7.50	7.50	\$540	\$21,385	\$0.49	98.00	4004	5458/589		4004 SEC 31,32[D		
28-032-4011-000	3146 BEACH	12/13/21	\$140,000	WD	03-ARM'S LENGTI	\$140,000	\$53,600	38.29	\$139,007	\$44,507	\$43,514	93.0	133.0	0.40	0.40	\$479	\$112,108	\$2.57	130.00	4004	5479/508		4004 SEC 31,32[D		
28-032-4024-000	3026 BEACH	09/14/21	\$211,347	WD	03-ARM'S LENGTI	\$211,347	\$95,800	45.33	\$252,027	\$19,384	\$60,064	128.3	329.4	0.76	0.76	\$151	\$25,640	\$0.59	100.00	4004	5445/508		4004 SEC 31,32[D		
Totals:			\$2,751,547			\$2,751,547	\$1,042,200		\$2,569,874	\$970,850	\$789,177	1,708.9		23.70	23.70										
									Sale. Ratio =>	37.88				Average		Average		Average							
									Std. Dev. =>	5.69				per FF=>	\$568	per Net Acre=>	40,960.68	per SqFt=>	\$0.94						

DISCOUNT PER ACRE LARGER TRACTS

1	40,960
1.5	60,211 98% 1 ACRE RATE
2	78,643 96% 1 ACRE RATE
2.5	96,256 94% 1 ACRE RATE
3	113,050 92% 1 ACRE RATE
4	144,179 88% 1 ACRE RATE
5	172,032 84% 1 ACRE RATE
7	200,704 70% 1 ACRE RATE
10	266,240 65% 1 ACRE RATE
15	368,640 60% 1 ACRE RATE
20	409,600 50% 1 ACRE RATE
25	409,600 40% 1 ACRE RATE
30	430,080 35% 1 ACRE RATE
40	491,520 30% 1 ACRE RATE
50	512,000 25% 1 ACRE RATE
100	614,400 15% 1 ACRE RATE

2024 4703 SECTION LAND ACREAGE RATE USED:	\$40,960
COMMON ELEMENTS:	
5.563 ACRES	\$180,103
CC DR/SW'S	\$63,851
	\$243,954
26 DEVELOPED UNITS:	\$9,383
2024 COMMON ELEMENTS VALUE USED:	\$9,380