

4703 VILLAS OF BLACK FOREST CONDO 2025 LAND RATES

All sales with (-) land residuals removed.

LAND WEST WATER 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	
28-005-1001-000	3975 W WATER	09/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,400	28.10	\$237,916	\$197,369	\$35,285	165.0	230.0	0.87	0.87	\$1,196	\$226,600	\$5.20	165.00	
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,200	32.74	\$144,801	\$99,619	\$54,420	107.8	450.0	0.74	0.74	\$924	\$133,897	\$3.07	72.00	
28-005-1022-000	3547 W WATER	05/26/22	\$205,000	OTH	03-ARM'S LENGTH	\$205,000	\$62,900	30.68	\$187,557	\$76,243	\$58,800	100.0	200.0	0.46	0.46	\$762	\$166,107	\$3.81	100.00	
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$321,610	\$52,032	\$103,642	162.7	1391.9	5.20	5.20	\$320	\$10,006	\$0.23	162.74	
28-006-1012-000	4281 W WATER	11/16/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$168,174	\$78,741	\$36,915	73.1	186.4	0.34	0.34	\$1,077	\$230,237	\$5.29	80.00	
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$127,493	\$94,429	\$54,922	108.8	330.0	0.76	0.76	\$868	\$124,577	\$2.86	100.00	
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$224,928	\$47,693	\$81,621	100.0	1306.8	3.00	3.00	\$477	\$15,898	\$0.36	100.00	
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,700	50.70	\$219,533	\$69,489	\$110,122	188.0	1320.7	5.70	5.70	\$370	\$12,191	\$0.28	188.00	
28-031-1008-000	4410 ATKINS	11/16/22	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$123,000	37.16	\$318,951	\$142,713	\$130,664	342.0	1522.8	14.79	14.79	\$417	\$9,649	\$0.22	180.02	
28-031-1026-000	4488 ATKINS	04/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,500	48.52	\$168,984	\$41,430	\$75,414	147.6	320.3	1.00	1.00	\$281	\$41,430	\$0.95	136.00	
28-031-3037-000	4460 MOSES	12/01/22	\$209,999	WD	03-ARM'S LENGTH	\$209,999	\$60,000	28.57	\$158,555	\$97,070	\$45,626	89.3	200.0	0.45	0.45	\$1,087	\$217,159	\$4.99	96.94	
28-032-4004-000	4137 ATKINS	09/02/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$83,500	36.30	\$217,435	\$91,280	\$78,715	154.0	470.0	1.09	1.09	\$593	\$83,974	\$1.93	101.46	
28-032-4030-001	4109 EMILY	05/01/23	\$0	MLC	03-ARM'S LENGTH	\$1,951,838	\$850,800	43.59	\$1,792,477	\$323,255	\$163,894	231.0	829.0	4.79	4.79	\$1,399	\$67,485	\$1.55	40.00	
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$158,866	\$65,867	\$44,733	87.5	190.0	0.35	0.35	\$752	\$186,592	\$4.28	80.00	
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$208,432	\$73,303	\$51,735	101.2	205.0	0.47	0.47	\$724	\$155,633	\$3.57	100.00	
28-320-0002-000	3240 N RANGE	06/14/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$76,200	38.29	\$198,601	\$51,499	\$51,100	100.0	200.0	0.46	0.46	\$515	\$112,198	\$2.58	100.00	
28-507-0013-000	3192 N RANGE	05/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,200	28.73	\$155,527	\$115,573	\$51,100	100.0	200.0	0.46	0.46	\$1,156	\$251,793	\$5.78	100.00	
28-507-0014-000	3200 N RANGE	05/31/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$70,500	27.12	\$183,152	\$132,592	\$55,744	109.1	200.0	0.55	0.55	\$1,215	\$242,842	\$5.57	119.00	
28-764-0052-020	3406 W WATER	07/29/22	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$44,600	12.82	\$372,247	\$47,496	\$71,843	120.9	320.0	0.59	0.59	\$393	\$80,776	\$1.85	80.00	
28-764-0067-000	3220 W WATER	11/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,400	39.04	\$211,340	\$138,384	\$120,724	203.2	625.8	1.66	1.66	\$681	\$83,414	\$1.91	115.50	
28-764-0111-011	3531 W WATER	12/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$45,200	75.33	\$102,332	\$60,000	\$102,332	202.6	527.7	2.63	2.63	\$296	\$22,814	\$0.52	217.10	
28-768-0003-000	3220 BEACH	11/17/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$89,600	30.68	\$210,203	\$142,823	\$61,026	119.4	435.0	0.80	0.80	\$1,196	\$178,752	\$4.10	80.00	
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$231,532	\$77,818	\$74,350	145.5	120.3	0.97	0.97	\$535	\$80,060	\$1.84	351.81	
28-768-0040-000	4247 ATKINS	09/12/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,800	33.11	\$204,821	\$98,936	\$68,757	134.6	294.5	1.01	1.01	\$735	\$97,570	\$2.24	150.00	
28-768-0063-000	4425 ATKINS	04/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$98,800	41.17	\$237,584	\$96,184	\$93,768	126.0	2147.5	8.70	8.70	\$763	\$11,056	\$0.25	25.00	
28-864-0021-000	3930 W WATER	03/08/23	\$0	MLC	03-ARM'S LENGTH	\$190,000	\$61,000	32.11	\$160,766	\$76,789	\$47,555	91.5	120.0	0.36	0.36	\$840	\$210,959	\$4.84	132.00	
28-866-0008-000	3090 BEACH	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$154,687	\$112,770	\$47,457	92.9	150.0	0.40	0.40	\$1,214	\$284,773	\$6.54	115.00	
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:			\$5,805,799			\$7,947,637	\$3,020,900		\$7,224,068	\$2,841,397	\$2,121,243	4,105.5		60.08	60.08					
							Sale. Ratio =>		38.01		Average						Average			
							Std. Dev. =>	12.77			per FF=>	\$692					per Net Acre=>	47,292.77	per SqFt=>	\$1.09

2025 4703 LAND W WATER NORTH PER ACRE RATE USED: \$47,293

COMMON ELEMENTS:		
5.563 ACRES		\$207,950
CC DR/SW'S		\$62,999
		\$270,949
26 DEVELOPED UNITS:		\$10,421
2703 COMMON ELEMENTS VALUE FOR 2025 USED:		\$10,421