

4703 VILLAS OF BLACK FOREST CONDO 2026 LAND RATES

All sales with (-) land residuals removed.

*Villas of Black Forest Condo is a "Detached Condominium"
 *Common elements to be divided among units include Land and Land improvement values.

4703 LAND WEST WATER NORTH PER ACRE 2026 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
28-005-1001-000	3975 W WATER	09/12/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$112,400	28.10	\$298,277	\$137,008	\$35,285	165.0	230.0	0.87	0.87	\$830	\$157,300	\$3.61	165.00
28-006-1003-000	4445 W WATER	03/18/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,200	48.07	\$292,833	\$95,992	\$88,825	200.0	656.9	3.02	3.02	\$480	\$31,828	\$0.73	100.00
28-006-1005-000	4383 W WATER	01/28/25	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$113,400	42.00	\$236,258	\$155,183	\$121,441	353.1	778.4	6.31	6.31	\$439	\$24,593	\$0.56	353.11
28-006-1006-000	4379 W WATER	12/12/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$145,600	53.93	\$329,130	\$53,113	\$112,243	162.7	1391.9	5.20	5.20	\$326	\$10,214	\$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	\$177,410	\$72,575	\$39,985	73.1	186.4	0.34	0.34	\$993	\$212,208	\$4.87	80.00
28-006-1013-000	4275 W WATER	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,600	38.24	\$196,126	\$112,180	\$58,306	106.6	317.0	0.73	0.73	\$1,052	\$154,093	\$3.54	100.00
28-006-2009-000	4165 W WATER	01/04/24	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$57,900	34.67	\$135,117	\$91,373	\$59,490	108.8	330.0	0.76	0.76	\$840	\$120,545	\$2.77	100.00
28-006-2020-000	2980 BEACH	01/22/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$0	0.00	\$227,869	\$64,099	\$66,968	122.4	148.8	0.96	0.96	\$524	\$66,770	\$1.53	281.00
28-006-2033-000	4075 W WATER	05/11/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$102,700	53.77	\$229,387	\$50,008	\$88,395	100.0	1306.8	3.00	3.00	\$500	\$16,669	\$0.38	100.00
28-031-1010-000	4404 ATKINS	08/09/24	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$107,900	44.49	\$236,316	\$67,388	\$61,204	103.9	257.8	1.13	1.13	\$649	\$59,900	\$1.38	100.00
28-032-3003-000	3730 W WATER	08/02/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$87,500	38.21	\$170,822	\$132,392	\$74,214	126.0	250.0	0.72	0.72	\$1,051	\$183,115	\$4.20	126.00
28-032-4007-000	3190 BEACH	05/21/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,400	46.42	\$244,666	\$76,526	\$81,192	137.8	438.0	0.87	0.87	\$555	\$87,759	\$2.01	86.90
28-032-4030-101	3079 BEACH	06/05/24	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$76,100	37.49	\$167,334	\$81,369	\$45,703	77.6	150.5	0.28	0.28	\$1,049	\$294,815	\$6.77	80.00
28-032-4030-200	3039 BEACH	02/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,600	38.67	\$178,125	\$53,436	\$51,561	87.5	190.0	0.35	0.35	\$610	\$151,377	\$3.48	80.00
28-032-4040-000	4244 W WATER	02/21/25	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$103,900	39.96	\$234,346	\$122,546	\$96,892	264.5	356.7	2.17	2.17	\$463	\$56,473	\$1.30	265.00
28-145-0010-000	3271 N RANGE	08/16/24	\$290,000	WD	19-MULTI PARCEL AF	\$290,000	\$138,700	47.83	\$272,373	\$121,219	\$103,592	202.7	409.2	0.95	0.55	\$598	\$127,733	\$2.93	202.00
28-145-0019-000	3175 N RANGE	06/23/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,800	39.91	\$233,262	\$56,370	\$59,632	101.2	205.0	0.47	0.47	\$557	\$119,682	\$2.75	100.00
28-275-0001-000	2930 W WATER	05/29/24	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,800	42.84	\$264,935	\$88,893	\$71,828	119.7	190.0	0.58	0.58	\$743	\$154,328	\$3.54	132.00
28-764-0012-000	STRAWBERRY	07/24/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$68,200	124.00	\$132,731	\$55,000	\$132,731	319.0	742.8	7.01	7.01	\$172	\$7,846	\$0.18	411.08
28-764-0034-100	3031 STRAWBERRY	10/13/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,800	98.00	\$137,214	\$60,000	\$100,595	206.3	548.0	2.20	2.20	\$291	\$27,260	\$0.63	68.08
28-764-0034-100	3031 STRAWBERRY	04/05/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$79,600	122.46	\$100,595	\$65,000	\$100,595	206.3	548.0	2.20	2.20	\$315	\$29,532	\$0.68	68.08
28-764-0054-001	3334 W WATER	10/23/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,700	52.85	\$229,339	\$66,971	\$96,310	160.5	300.0	1.04	1.04	\$417	\$64,706	\$1.49	150.30
28-764-0055-200	BROWNWOOD	05/12/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$47,400	105.33	\$53,216	\$45,000	\$53,216	225.5	169.5	2.34	2.34	\$200	\$19,272	\$0.44	600.00
28-764-0092-000	2821 W WATER	01/23/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,700	38.13	\$181,190	\$103,701	\$54,891	75.0	1003.9	1.73	1.73	\$1,383	\$60,012	\$1.38	75.00
28-764-0092-000	2821 W WATER	01/23/25	\$240,000	LC	03-ARM'S LENGTH	\$240,000	\$87,700	36.54	\$181,190	\$113,701	\$54,891	75.0	1003.9	1.73	1.73	\$1,516	\$65,799	\$1.51	75.00
28-768-0003-000	3220 BEACH	11/17/23	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$89,600	30.68	\$235,137	\$127,204	\$70,341	119.4	435.0	0.80	0.80	\$1,065	\$159,204	\$3.65	80.00
28-768-0013-000	4204 ATKINS	07/01/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$118,200	62.21	\$261,525	\$21,108	\$92,633	157.3	359.7	1.13	1.13	\$134	\$18,680	\$0.43	138.79
28-768-0014-000	4224 ATKINS	01/30/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,000	44.67	\$148,184	\$61,502	\$59,686	101.3	260.8	0.47	0.47	\$607	\$131,979	\$3.03	80.72
28-768-0037-000	4243 ATKINS	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,500	43.62	\$259,427	\$61,272	\$85,699	145.5	120.3	0.97	0.97	\$421	\$63,037	\$1.45	351.81
28-768-0038-000	4245 PECK	02/06/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,800	35.14	\$211,776	\$65,105	\$66,881	113.5	314.6	0.72	0.72	\$573	\$90,173	\$2.07	100.00
28-768-0063-000	4425 ATKINS	01/27/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,600	53.60	\$269,815	\$50,657	\$95,472	126.0	2147.5	8.70	8.70	\$402	\$5,823	\$0.13	25.00
28-866-0008-000	3090 BEACH	03/15/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$68,500	31.14	\$173,225	\$101,476	\$54,701	92.9	150.0	0.40	0.40	\$1,093	\$256,253	\$5.88	115.00
28-866-0008-000	3090 BEACH	11/01/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,200	34.43	\$173,225	\$111,476	\$54,701	92.9	150.0	0.40	0.40	\$1,200	\$281,505	\$6.46	115.00
28-875-0002-000	4491 ATKINS	04/30/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,700	49.27	\$267,270	\$62,289	\$84,559	143.6	356.1	0.95	0.95	\$434	\$65,845	\$1.51	115.76
28-915-0017-000	3337 ST ANDREWS	11/27/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,800	42.77	\$55,600	\$65,000	\$55,600	96.0	132.0	0.29	0.29	\$677	\$227,273	\$5.22	98.98
28-970-0015-000	3115 SPRUCE	12/27/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,700	44.86	\$35,000	\$35,000	\$35,000	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	\$35,000	\$35,000	\$35,000	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	\$35,000	\$35,000	\$35,000	96.1	152.7	0.34	0.34	\$364	\$104,167	\$2.39	96.61

Totals:	\$7,501,500		\$7,501,500		\$3,214,400		\$7,300,245	\$2,973,132		\$2,735,258	5,348.2			62.73	62.33						
					Sale. Ratio =>		42.85		Average					Average					Average		
					Std. Dev. =>		24.58		per FF=>		\$556			per Net Acre=>		47,394.94			per SqFt=>		\$1.09

2025 4703 SECTION LAND NORTH PER ACRE RATE: \$47,293
4703 SECTION LAND NORTH PER ACRE RATE FOR 2026 USED: \$47,395

COMMON ELEMENTS:
 5.563 ACRES \$208,398
 CC DR/SW/S \$90,811
 \$299,209
 26 DEVELOPED UNITS: \$11,508

2703 COMMON ELEMENTS VALUE FOR 2026 USED: \$11,508
 2025 2703 COMMON ELEMENTS VALUE: \$10,421