

4020 LAND STUDY

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	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
41-16-26-451-012	13261 VERGENNES ST SE	06/07/23	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$117,200	41.41	\$336,470	\$52,755	\$106,225	0.61	0.61	\$86,911	4020 SCHREURVILLE	401
41-16-26-451-016	13263 VERGENNES ST SE	12/21/23	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$120,600	50.25	\$330,212	\$36,138	\$126,350	0.72	0.72	\$50,053	4020 SCHREURVILLE	401
41-16-26-455-005	13185 SHUTTER DR SE	11/15/24	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$139,100	41.65	\$348,470	\$54,655	\$69,125	0.40	0.40	\$138,367	4020 SCHREURVILLE	401
41-16-26-477-012	13427 FOREST RIVER CT SE	09/13/24	\$326,500	WD	03-ARM'S LENGTH	\$326,500	\$132,800	40.67	\$336,690	\$61,560	\$71,750	0.41	0.41	\$150,146	4020 SCHREURVILLE	401
Totals:			\$1,183,500			\$1,183,500	\$509,700		\$1,351,842	\$206,108	\$373,450	2.13	2.13			
										Sale. Ratio =>		Average				
										Std. Dev. =>		per Net Acre=>		96,114.34		

Acresage Table 'A'

Description: ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 96,100 3 Acre: 0 10 Acre: 0 30 Acre: 0

1.5 Acre: 100,400 4 Acre: 0 15 Acre: 0 40 Acre: 0

2 Acre: 107,900 5 Acre: 0 20 Acre: 0 50 Acre: 0

2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0

Close