

4022 4025 LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd when Sold	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
41-16-33-400-055	1073 ALDEN NASH AVE SE	11/07/24	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$287,900	48.80	\$698,284	\$37,765	\$146,049	0.0	0.0	4.67	4.67	\$8,087	4025 PHEASANT VALLEY	401
41-16-35-100-051	12896 VERGENNES ST SE	10/25/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$175,000	40.23	\$388,084	\$145,997	\$99,081	125.0	348.5	0.91	0.91	\$160,613	4022 FORSTROM	401
41-16-35-204-009	635 FORSTROM DR SE	03/21/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$140,900	37.57	\$313,616	\$105,529	\$44,145	103.0	170.0	0.41	0.41	\$260,565	4022 FORSTROM	401
41-16-35-205-007	534 FORSTROM DR SE	04/15/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$154,400	41.73	\$351,285	\$61,225	\$42,510	100.0	170.0	0.39	0.39	\$166,987	4022 FORSTROM	401
Totals:			\$1,770,000			\$1,770,000	\$758,200		\$1,751,269	\$350,516	\$331,785	328.0		6.37	6.37			
										Average		per FF=>		Average				
										Sale Ratio =>				per Net Acres=>				
										Std. Dev. =>								
										42.84								
										4.79								

Average Table 'A'

Description: LAND RATE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 33,900

3 Acre: 97,700

10 Acre: 0

30 Acre: 0

1.5 Acre: 87,200

4 Acre: 0

15 Acre: 0

40 Acre: 0

2 Acre: 95,300

5 Acre: 0

20 Acre: 0

50 Acre: 0

2.5 Acre: 95,500

7 Acre: 0

25 Acre: 0

100 Acre: 0

Close