

4040 4050 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
41-16-04-426-004	3087 LALLY CT NE	09/06/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,400	42.67	\$400,619	\$72,866	\$83,485	2.79	2.79	\$26,098	4050 CARLSON FARMS	401
41-16-04-426-032	11963 ALDEN CT NE	10/06/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$153,000	36.00	\$431,928	\$66,576	\$73,504	1.45	1.45	\$45,788	4050 CARLSON FARMS	401
41-16-33-351-006	1156 CUMBERLAND AVE SE	06/08/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$149,500	34.77	\$439,180	\$60,784	\$69,944	1.04	1.04	\$58,427	4040 FOREMAN FARMS	401
41-16-33-351-007	1186 CUMBERLAND AVE SE	06/01/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$182,600	39.70	\$433,108	\$83,755	\$56,863	0.82	0.82	\$102,515	4040 FOREMAN FARMS	401
41-16-33-352-003	11360 FOREMAN FARMS CT SE	12/26/24	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$168,800	44.66	\$362,990	\$88,910	\$73,900	1.50	1.50	\$59,273	4040 FOREMAN FARMS	401
Totals:			\$2,083,000			\$2,083,000	\$820,300		\$2,067,825	\$372,871	\$357,696	7.60	7.60			
												Average				
										39.38		per Net Acre=>	49,042.61			
										4.22						

Acreage Table 'A'

Description: LAND RATE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	49,000	3 Acre:	63,800	10 Acre:	0	30 Acre:	0
1.5 Acre:	53,300	4 Acre:	72,700	15 Acre:	0	40 Acre:	0
2 Acre:	61,400	5 Acre:	74,600	20 Acre:	0	50 Acre:	0
2.5 Acre:	61,600	7 Acre:	81,400	25 Acre:	0	100 Acre:	0

Close