

4060 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		
41-16-19-400-018	600 BAILEY LAKE DR NE	11/20/24	\$844,900	WD	03-ARM'S LENGTH	\$844,900	\$342,300	40.51	\$832,716	\$136,985	\$124,800	5.25	5.25	\$26,092	4060 PVT DRIVE HOMES	401		
41-16-26-101-006	12904 TRIPLE OAK DR NE	03/11/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$27,800	17.38	\$104,682	\$160,000	\$104,682	1.37	1.37	\$116,788	4060 PVT DRIVE HOMES	402		
41-16-26-101-010	12923 TRIPLE OAK DR NE	11/20/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$21,000	23.33	\$79,069	\$90,000	\$79,069	0.78	0.78	\$115,533	4060 PVT DRIVE HOMES	402		
41-16-26-101-012	12887 TRIPLE OAK DR NE	01/11/24	\$47,141	WD	03-ARM'S LENGTH	\$47,141	\$24,200	51.34	\$93,380	\$47,141	\$93,380	0.92	0.92	\$51,240	4060 PVT DRIVE HOMES	402		
41-16-28-200-012	11881 ALDEN PINES DR NE	07/21/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$150,600	37.66	\$425,630	\$86,418	\$114,148	2.51	2.51	\$35,226	4060 PVT DRIVE HOMES	401		
41-16-29-400-020	269 SUDAN DR SE	06/10/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$180,700	32.27	\$462,060	\$225,660	\$127,720	5.12	5.36	\$44,074	4060 PVT DRIVE HOMES	401		
41-16-36-328-012	13855 ROLLING CREEK DR SE	07/28/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$149,200	38.75	\$404,079	\$73,692	\$92,771	0.91	0.91	\$80,626	4060 PVT DRIVE HOMES	401		
Totals:		\$2,486,941				\$2,486,941	\$895,800		\$2,401,615	\$821,896	\$736,570	16.86	17.10					
												Average						
												per Net Acre=>	48,739.61					

Acresage Table 'N'

Description: ACREAGE RATE

Enter the Estimated Land Value for each of these sizes.

1 Acre: 48,700

3 Acres: 63,700

10 Acres: 115,900

30 Acres: 263,600

1.5 Acres: 53,000

4 Acres: 72,000

15 Acres: 170,900

40 Acres: 294,900

2 Acres: 58,300

5 Acres: 73,900

20 Acres: 214,305

50 Acres: 352,900

2.5 Acres: 61,200

7 Acres: 80,700

25 Acres: 232,100

100 Acres: 702,900

Close