

4070 4080 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
41-16-25-409-010	265 SAGAMORE TRL SE	05/22/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$175,800	43.96	\$391,153	\$110,118	\$101,371	1.17	1.17	\$94,038	4080 SAG TIA POINTED STONE	401
41-16-25-409-015	398 SAGAMORE TRL SE	08/22/24	\$579,000	PTA	03-ARM'S LENGTH	\$579,000	\$289,900	50.07	\$617,113	\$64,926	\$103,039	1.37	1.37	\$47,565	4080 SAG TIA POINTED STONE	401
41-16-25-428-003	56 TIA TRL SE	07/31/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$157,500	42.57	\$421,363	\$48,337	\$99,700	1.00	1.00	\$48,434	4080 SAG TIA POINTED STONE	401
41-16-25-428-016	401 TIA TRL SE	04/19/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$207,700	38.82	\$460,472	\$164,349	\$109,821	1.85	1.85	\$99,310	4080 SAG TIA POINTED STONE	401
41-16-25-428-021	233 TIA TRL SE	09/11/24	\$489,900	WD	03-ARM'S LENGTH	\$489,900	\$290,800	59.32	\$553,056	\$38,920	\$102,076	1.25	1.25	\$31,061	4080 SAG TIA POINTED STONE	401
Totals:			\$2,373,800			\$2,373,800	\$1,121,500		\$2,443,157	\$446,650	\$516,007	6.63	6.63			
										47.24	\$516,007	Average				
										8.01		per Net Acre=>	67,327.40			

Acreage Table 'A'

Description: LAND RATE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: 67,300

3 Acre: 82,100

10 Acre: 134,900

30 Acre: 283,100

1.5 Acre: 71,600

4 Acre: 91,000

15 Acre: 149,600

40 Acre: 315,100

2 Acre: 79,700

5 Acre: 92,900

20 Acre: 235,900

50 Acre: 373,100

2.5 Acre: 80,320

7 Acre: 99,700

25 Acre: 253,100

100 Acre: 723,100

Close