

4101 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	ECF Area	Land Table	Class
41-16-33-427-013	718 REECE CT SE	10/02/23	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$152,600	35.32	\$440,026	\$30,472	\$38,498	0.42	0.42	\$72,900	4101	4101 KAYDEN SOREN	401
41-16-33-427-037	11784 KAYDEN LN SE	06/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$141,700	31.49	\$459,893	\$35,697	\$45,590	0.50	0.50	\$72,115	4101	4101 KAYDEN SOREN	401
Totals:			\$882,000			\$882,000	\$294,300	33.37	\$899,919	\$66,169	\$84,088	0.91	0.91				
												Average					
												per Net Acre=>	72,474.26				

Acresage Table 'A'

Description: ACCEAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	72,000	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	79,000	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	84,000	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	91,000	7 Acre:	0	25 Acre:	0	100 Acre:	0

Close