

4102 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
41-16-34-312-008	12114 APPLE CART LN SE	05/02/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$239,000	42.68	\$606,892	\$125,629	\$172,521	0.87	0.87	\$144,401	4102 HARVEST MEADOWS	401
41-16-34-312-015	12167 APPLE CART LN SE	08/18/23	\$534,000	WD	03-ARM'S LENGTH	\$534,000	\$131,200	24.57	\$578,538	\$72,459	\$116,997	0.59	0.59	\$122,812	4102 HARVEST MEADOWS	401
41-16-34-312-019	12100 HARVEST HOME DR SE	04/02/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$245,400	46.30	\$564,307	\$63,852	\$98,159	0.50	0.50	\$128,994	4102 HARVEST MEADOWS	401
41-16-34-312-024	12025 HARVEST HOME DR SE	07/19/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$271,400	51.70	\$596,530	\$8,583	\$80,113	0.40	0.40	\$21,245	4102 HARVEST MEADOWS	401
41-16-34-312-029	12223 APPLE CART LN SE	04/03/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$196,300	38.12	\$516,722	\$115,870	\$117,592	0.59	0.59	\$195,396	4102 HARVEST MEADOWS	401
41-16-34-312-054	12193 HARVEST HOMES DR SE	10/11/24	\$676,891	WD	03-ARM'S LENGTH	\$676,891	\$46,800	6.91	\$722,417	\$89,913	\$135,439	0.68	0.68	\$131,644	4102 HARVEST MEADOWS	401
41-16-34-312-055	12184 HARVEST HOMES DR SE	12/12/23	\$599,900	WD	03-ARM'S LENGTH	\$599,900	\$159,800	26.47	\$701,074	\$48,146	\$149,320	0.75	0.75	\$63,939	4102 HARVEST MEADOWS	401
41-16-34-312-056	840 HARVEST HOMES CT SE	01/10/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$126,800	21.88	\$609,565	\$64,783	\$99,348	0.50	0.50	\$129,307	4102 HARVEST MEADOWS	401
41-16-34-312-059	852 HARVEST HOME CT SE	08/04/23	\$529,452	WD	03-ARM'S LENGTH	\$529,452	\$61,400	11.60	\$615,952	\$113,192	\$199,692	1.09	1.09	\$104,132	4102 HARVEST MEADOWS	401
41-16-34-312-062	847 HARVEST HOME CT SE	05/07/24	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$213,800	25.45	\$887,226	\$58,666	\$105,892	0.53	0.53	\$109,861	4102 HARVEST MEADOWS	401
41-16-34-312-064	839 HARVEST HOME CT SE	04/29/24	\$468,372	WD	03-ARM'S LENGTH	\$468,372	\$36,600	7.85	\$474,952	\$97,312	\$105,892	0.53	0.53	\$182,232	4102 HARVEST MEADOWS	401
41-16-34-312-065	12155 HARVEST HOME DR SE	02/08/24	\$615,804	WD	03-ARM'S LENGTH	\$615,804	\$28,900	4.69	\$651,733	\$59,652	\$95,581	0.48	0.48	\$123,759	4102 HARVEST MEADOWS	401
41-16-34-312-068	12179 HARVEST HOME DR SE	04/24/23	\$566,805	WD	03-ARM'S LENGTH	\$566,805	\$125,200	22.09	\$585,761	\$79,306	\$97,762	0.49	0.49	\$160,864	4102 HARVEST MEADOWS	401
41-16-34-312-073	12219 HARVEST HOME DR SE	05/23/24	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$298,500	48.93	\$671,607	\$93,067	\$154,674	0.78	0.78	\$119,317	4102 HARVEST MEADOWS	401
Totals:			\$8,144,224			\$8,144,224	\$2,179,100	26.76	\$8,782,776	\$1,090,430	\$1,728,982	8.80	8.80			
												Average		per Net Acre=>		
												Std. Dev. =>		123,926.58		

Acresage Table 'A'

Description: ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	123,900	3 Acre:	165,900	10 Acre:	0	30 Acre:	0
1.5 Acre:	131,900	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	144,400	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	154,900	7 Acre:	0	25 Acre:	0	100 Acre:	0

Close