

4103 LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
41-16-03-351-001	12011 ALDEN CT NE	08/16/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$43,900	7.98	\$560,750	\$132,244	\$142,994	1.09	1.09	\$121,103	4103 RIDGEVIEW ESTATES	401
41-16-03-351-003	3039 RABBIT RUN NE	04/19/24	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$28,700	37.27	\$94,039	\$77,000	\$94,039	0.66	0.66	\$116,844	4103 RIDGEVIEW ESTATES	402
41-16-03-351-004	3045 RABBIT RUN NE	08/19/24	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$178,900	33.76	\$553,678	\$95,372	\$123,150	0.86	0.86	\$115,147	4103 RIDGEVIEW ESTATES	401
41-16-03-351-007	3040 RABBIT RUN NE	12/16/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$34,500	6.39	\$603,192	\$49,826	\$113,018	0.79	0.79	\$62,912	4103 RIDGEVIEW ESTATES	401
41-16-03-351-008	12037 ALDEN CT NE	04/14/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$43,500	51.24	\$151,361	\$84,900	\$143,423	1.23	1.23	\$69,250	4103 RIDGEVIEW ESTATES	401
41-16-03-351-009	12041 ALDEN CT NE	05/24/24	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$159,900	28.06	\$557,229	\$155,477	\$142,806	1.03	1.03	\$150,510	4103 RIDGEVIEW ESTATES	401
41-16-03-351-010	12049 ALDEN CT NE	05/21/24	\$524,900	WD	03-ARM'S LENGTH	\$524,900	\$220,500	42.01	\$542,550	\$92,657	\$110,307	0.77	0.77	\$119,867	4103 RIDGEVIEW ESTATES	401
41-16-03-351-014	12077 ALDEN CT NE	02/20/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,300	39.26	\$125,291	\$95,000	\$125,291	0.88	0.88	\$108,200	4103 RIDGEVIEW ESTATES	402
41-16-03-351-015	12089 ALDEN CT NE	04/16/24	\$608,500	WD	03-ARM'S LENGTH	\$608,500	\$186,900	30.71	\$593,642	\$157,830	\$142,972	1.09	1.09	\$145,465	4103 RIDGEVIEW ESTATES	401
41-16-03-351-018	12068 ALDEN CT NE	12/13/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$40,500	7.64	\$545,667	\$117,329	\$132,996	0.93	0.93	\$125,889	4103 RIDGEVIEW ESTATES	401
41-16-03-351-020	12044 ALDEN CT NE	11/21/23	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$37,200	48.31	\$124,863	\$77,000	\$124,863	0.88	0.88	\$88,000	4103 RIDGEVIEW ESTATES	402
41-16-03-351-021	12036 ALDEN CT NE	11/21/23	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$37,900	49.22	\$127,146	\$77,000	\$127,146	0.89	0.89	\$86,420	4103 RIDGEVIEW ESTATES	402
Totals:			\$4,264,100			\$4,264,100	\$1,049,700		\$4,579,408	\$1,215,635	\$1,523,005	11.10	11.10			
												Average				
												per Net Acre=>		109,526.53		

Acreage Table 'A'

Description: ACREAGE

Enter the Estimated Land Value for each of these sizes.

1 Acre:	109,500	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	111,100	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	113,600	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	116,200	7 Acre:	0	25 Acre:	0	100 Acre:	0

Close