

4400 4410 4415 4440 LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
41-16-26-100-034	160 RIVER PINE DR NE	04/08/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$232,500	40.43	\$386,392	\$267,478	\$78,870	4.90	4.90	\$54,587	4415 RIVER PINE	401
41-16-26-200-030	283 RIVER PINE DR NE	03/14/25	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$338,500	47.68	\$575,460	\$213,440	\$78,900	5.00	5.00	\$42,688	4415 RIVER PINE	401
Totals:			\$1,285,000			\$1,285,000	\$571,000		\$961,852	\$480,918	\$157,770	9.90	9.90			
												Average				
												per Net Acre=>	48,577.58			
												Std. Dev. =>	5.12			

Acreage Table 'A'

Description: ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	48,500	3 Acre:	72,100	10 Acre:	112,000	30 Acre:	262,300
1.5 Acre:	53,800	4 Acre:	82,200	15 Acre:	176,300	40 Acre:	275,400
2 Acre:	70,300	5 Acre:	78,000	20 Acre:	212,300	50 Acre:	352,300
2.5 Acre:	70,800	7 Acre:	79,300	25 Acre:	232,300	100 Acre:	702,300

Close