

2023 LAND TABLE AVERAGE SUBDIVISIONS

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
20-355-003-00	6822 SHERWOOD TRAIL	10/21/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,800	39.60	\$54,554	\$50,000	\$54,554	136.4	231.9	0.81	0.81	\$367	\$61,652	\$1.42	152.31		R/S	4810/911				10/1/2009	RES VAC	402			AVG SUBDIVISION	
20-355-005-00	6838 SHERWOOD TRAIL V/L	07/09/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,300	34.00	\$67,724	\$45,000	\$64,826	162.1	330.0	1.37	1.37	\$278	\$32,871	\$0.75	180.00		R/S	4889-470				10/1/2009	RES VAC	402			AVG SUBDIVISION	
20-355-010-00	2686 DEEP FOREST WAY V/L	06/25/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$23,000	51.11	\$134,659	\$45,000	\$46,298	115.7	331.9	0.81	0.81	\$389	\$55,693	\$1.28	96.34		R/S	4477-978				10/1/2009	RES VAC	401			AVG SUBDIVISION	
Totals:			\$140,000			\$140,000	\$58,100		\$257,237	\$140,000	\$165,678	414.2		2.99	2.99																	
						Sale. Ratio =>	41.50			Average				Average				Average														
						Std. Dev. =>	8.72			per FF=>	\$398			per Net Acre=>	46,854.08			per SqFt=>	\$1.08													
														Concluded FF Rate		340.0																