

2023 LAND TABLE FRSUB - FAIR SUBDIVISION

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	Lot#/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3				
20-280-017-00	PEPPERBROOKE LN V/L	06/28/21	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$22,000	34.5%	\$46,000	\$22,000	\$24,000	200.0	429.0	0.09	0.46	\$110	\$22,239	\$0.31	200.00	RRS	4637-324	20-280-018-00	FAIR SUBDIVISION	0	0	9/24/2007	RES VAC	402	FAIR SUBDIVISIO						
20-280-002-00	PEPPERBROOKE LN V/L	03/13/22	\$22,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$11,400	51.82	\$33,600	\$22,000	\$22,800	190.0	434.0	0.94	0.46	\$116	\$23,355	\$0.54	190.00	RRS	4723-618	20-280-019-00	FAIR SUBDIVISION	0	0	9/24/2007	RES VAC	402	FAIR SUBDIVISIO						
20-280-030-00	6474 WINTERGREEN DR	10/16/20	\$196,500	WD	03-ARM'S LENGTH	\$192,500	\$60,400	39.61	\$192,951	\$13,649	\$12,000	100.0	200.0	0.46	0.46	\$115	\$25,161	\$0.38	100.00	RRS	4527-59		FAIR SUBDIVISION	0	1	9/24/2007	RES 1 FAMILY	401	FAIR SUBDIVISIO						
Totals:						\$196,500			\$196,500	\$83,800																									
								42.65	\$222,551	\$55,549	\$58,800	490.0			2.39	1.40																			
								Sale Ratio =>	Average	Average	Average	per FF=>	per Net Acre=>	per SqrFt=>																					
								7.96			\$113			23,281.22			\$0.53																		
20-280-007-00	CRESCENT DR V/L	05/06/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$7,500	26.79	\$12,000	\$28,000	\$12,000	100.0	150.0	0.34	0.34	\$280	\$81,395	\$1.87	100.00	RRS	4618-361		FAIR SUBDIVISION	0	0	9/24/2007	RES VAC	402	FAIR SUBDIVISIO						
20-280-017-00	CRESCENT V/L	09/14/20	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$6,000	66.67	\$12,000	\$9,000	\$12,000	100.0	272.0	0.62	0.62	\$90	\$14,423	\$0.33	100.00	RRS	4512-150		FAIR SUBDIVISION	0	1	9/24/2007	RES VAC	402	FAIR SUBDIVISIO						

Concluded FF rate 115.0