

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
140-121-000-028-00	3131 WINDSOR DR	10/07/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$40,500	23.55	\$137,296	\$63,304	
140-121-000-030-00	3127 WINDSOR DR	07/06/21	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$7,800	19.50	\$15,730	\$40,000	
140-122-000-044-00	HIGHLAND PARKWAY	10/05/22	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$6,000	120.00	\$12,000	\$5,000	
140-123-000-052-00	HIGHLAND CT	10/04/19	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,800	32.00	\$16,000	\$15,000	
140-123-000-062-10	4437 PLEASANT VIEW DR	06/26/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$72,500	52.16	\$137,685	\$18,915	
140-123-000-076-00	SHAMROCK COURT	11/13/19	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$4,500	34.62	\$17,000	\$13,000	
140-123-000-094-00	PLEASANT VIEW DR	10/05/21	\$38,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$38,000	\$12,600	33.16	\$25,410	\$38,000	
<b>Totals:</b>			<b>\$422,000</b>			<b>\$422,000</b>	<b>\$148,700</b>		<b>\$361,121</b>	<b>\$193,219</b>	
								<b>Sale. Ratio =&gt;</b>	<b>35.24</b>		
								<b>Std. Dev. =&gt;</b>	<b>34.65</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF	Area Liber/Page	Other Parcels in Sale	Land Table	Class
\$28,600	143.0	115.0	0.38	0.38	\$443	\$167,471	\$3.84	143.00	4530	1191/36		LAKE LOCHBRAE WATERFRONT	001
\$15,730	143.0	0.0	0.00	0.15	\$280	#DIV/0!	#DIV/0!	143.00	4530	1215/773	140-121-000-031-00	LAKE LOCHBRAE WATERFRONT	001
\$12,000	60.0	203.0	0.28	0.28	\$83	\$17,857	\$0.41	60.00	4530	1255/207		LAKE LOCHBRAE WATERFRONT	402
\$16,000	80.0	136.1	0.25	0.25	\$188	\$60,000	\$1.38	80.00	4530	1164/501		LAKE LOCHBRAE WATERFRONT	402
\$17,600	88.0	203.0	0.41	0.41	\$215	\$46,134	\$1.06	88.00	4530	1182/524		LAKE LOCHBRAE WATERFRONT	401
\$15,000	75.0	151.0	0.26	0.26	\$173	\$50,000	\$1.15	75.00	4530	1167/201		LAKE LOCHBRAE WATERFRONT	402
											140-123-000-095-00,		
\$25,410	231.0	0.0	0.00	0.61	\$165	#DIV/0!	#DIV/0!	231.00	4530	1224/638	140-123-000-096-00	LAKE LOCHBRAE WATERFRONT	402
<b>\$130,340</b>	<b>820.0</b>		<b>1.58</b>	<b>2.34</b>									
<b>Average per FF=&gt;</b>	<b>\$236</b>		<b>Average per Net Acre</b>	<b>122,445.50</b>		<b>Average per SqFt=&gt;</b>	<b>\$2.81</b>						

Used \$240/ff

no change from 2023

There are some parcels larger than 2 acres. These parcels were valued by the front foot based on an average 84 front foot and depth of 193 ft. The remaining acres of these parcels was then valued using the residential acres tables.

