

West Land Value

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	Liber/Page	Other Parcels in Sale	
01-170-0017-000	2429 FRUIT	09/24/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$93,000	38.77	\$222,601	\$57,299	\$40,000	85.0	135.0	0.26	0.26	\$674	\$217,867	\$5.00	85.00	4100W	5436-329		
01-172-0024-000	9515 RACHEL	10/21/22	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$86,000	40.19	\$201,015	\$52,985	\$40,000	67.1	225.0	0.35	0.35	\$790	\$153,136	\$3.52	67.08	4100W	5578-18		
01-172-0030-000	9545 RACHEL	10/04/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,400	40.17	\$207,910	\$72,090	\$40,000	67.1	225.0	0.35	0.35	\$1,075	\$208,253	\$4.78	67.07	4100W	5462-673		
01-172-0033-000	9561 RACHEL	08/13/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$25,000	83.33	\$40,000	\$30,000	\$40,000	49.7	604.0	0.69	0.69	\$604	\$43,605	\$1.00	49.65	4100W	5414-606		
01-172-0033-000	9561 RACHEL	11/29/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$18,500	46.37	\$40,000	\$39,900	\$40,000	49.7	604.0	0.69	0.69	\$804	\$57,994	\$1.33	49.65	4100W	5587-191		
01-172-0040-000	9536 RACHEL	12/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,900	42.18	\$205,380	\$59,620	\$40,000	70.0	120.0	0.19	0.19	\$852	\$308,912	\$7.09	70.00	4100W	5467-966		
01-173-0047-000	9515 AMY	06/22/22	\$0	WD	03-ARM'S LENGTH	\$268,000	\$100,300	37.43	\$235,408	\$72,592	\$40,000	70.2	117.1	0.19	0.19	\$1,033	\$384,085	\$8.82	70.24	4100W	5556-211		
01-173-0059-000	1004 COTTAGEWOOD	05/22/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$102,800	38.50	\$241,706	\$65,294	\$40,000	75.4	137.4	0.24	0.24	\$867	\$274,345	\$6.30	75.35	4100W	5535-186		
01-173-0071-000	9568 AMY RD	07/01/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,000	40.70	\$272,716	\$52,284	\$40,000	46.9	402.3	0.43	0.43	\$1,116	\$120,748	\$2.77	46.87	4100W	5547-953		
01-173-0075-000	9552 AMY	01/31/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,200	45.36	\$267,540	\$37,460	\$40,000	80.0	124.2	0.23	0.23	\$468	\$164,298	\$3.77	80.00	4100W	5494-967		
01-173-0078-000	9538 AMY	05/13/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$100,700	38.00	\$236,492	\$68,508	\$40,000	68.6	137.0	0.22	0.22	\$999	\$317,167	\$7.28	68.60	4100W	5526-652		
<b>Totals:</b>			<b>\$2,070,800</b>			<b>\$2,338,800</b>	<b>\$953,800</b>		<b>\$2,170,768</b>	<b>\$608,032</b>	<b>\$440,000</b>	<b>729.5</b>		<b>3.83</b>	<b>3.83</b>								
								<b>Sale. Ratio =&gt;</b>	<b>40.78</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>13.15</b>			<b>per FF=&gt;</b>	<b>\$833</b>			<b>per Net Acre=&gt;</b>	<b>158,838.04</b>			<b>per SqFt=&gt;</b>	<b>\$3.65</b>		
										<b>Average/site</b>	<b>\$55,276</b>												

Remove 01-172-0035-000 outlier  
 Remove 01-170-0006-000 partial assessment at time of sale - new construction  
 Remove 01-173-0080-000 partial assessment at time of sale - new construction  
 \$55,000/site for 2024