

2025 Land Value Analysis R-1A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-04-101-005	897 KIMBERLY CT	06/29/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$413,150	52.63
88-20-07-101-011	5855 SUSSEX	05/09/22	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$709,180	48.91
88-20-07-102-038	5780 SUSSEX	09/28/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$132,740	61.03
88-20-07-151-011	5755 SUSSEX	11/16/22	\$596,500	WD	21-NOT USED/OTHER	\$596,500	\$320,210	53.68
88-20-18-130-008	2521 BEACHVIEW CT	10/20/23	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$790,220	43.90
88-20-18-131-002	4879 PARK MANOR	03/22/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$489,920	42.60
88-20-18-131-016	4950 PARK MANOR	08/05/22	\$1,100,000	WD	21-NOT USED/OTHER	\$1,100,000	\$538,120	48.92
		Totals:	\$7,099,000			\$7,099,000	\$3,393,540	
						Sale. Ratio =>		47.80
						Std. Dev. =>		6.27

Cur. Appraisal	Land Residual	Est. Land Value	Base Rate	Total Acres	Dollars/Base Rate	ECF Area	Liber/Page	Land Table	Class
\$826,297	\$224,176	\$265,473	1.00	0.33	\$224,176	04P	58747/185	R-1A	401
\$1,418,369	\$297,104	\$265,473	1.00	0.81	\$297,104	07M	57793/645	R-1A	401
\$265,473	\$217,500	\$265,473	1.00	0.88	\$217,500	07M	58914/665	R-1A	401
\$640,423	\$221,550	\$265,473	1.00	0.90	\$221,550	07A	58272/673	R-1A	401
\$1,580,441	\$485,032	\$265,473	1.00	0.51	\$485,032	18B	58968/593	R-1A	401
\$979,845	\$435,628	\$265,473	1.00	0.17	\$435,628	18B	59258/859	R-1A	401
\$1,076,236	\$289,237	\$265,473	1.00	0.16	\$289,237	18B	58030/090	R-1A	401
\$6,787,084	\$2,170,227	\$1,858,311	7.00	3.75					
			Average						
			per Base Rate=>		310,032				

Rate Group 1
R-1A BASE RATE
R-1A BASE RATE
R-1A BASE RATE
R-1A BASE RATE
R-1A BASE RATE
R-1A BASE RATE
<u>R-1A BASE RATE</u>
