

2025 Land Value Analysis C0302 Carlton Villas

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
88-20-03-452-005	6170 ELARZ	04/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$164,330	46.95	\$328,668
88-20-03-452-015	6185 ELARZ	06/23/23	\$471,000	WD	03-ARM'S LENGTH	\$471,000	\$198,960	42.24	\$397,922
Totals:			\$821,000			\$821,000	\$363,290		\$726,590
								Sale. Ratio =>	44.25
								Std. Dev. =>	3.33

Land Residual	Est. Land Value	Site	Dollars/Site	Actual Front	Liber/Page	Land Table	Class	Rate Group 1
\$129,359	\$108,027	1.0	\$129,359	1.00	57767/329	CARLTON VILLAS	407	SITE VALUE
\$181,105	\$108,027	1.0	\$181,105	1.00	58171/478	CARLTON VILLAS	407	SITE VALUE
\$310,464	\$216,054	2.0						
Average								
per Site=>		\$155,232						