

2025 Land Value Analysis C2901 Bayberry Place

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-29-356-007	1942 AXTELL	06/16/23	\$129,500	WD	03-ARM'S LENGTH	\$129,500	\$56,140	43.35
88-20-29-356-009	1924 AXTELL	02/13/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$60,880	41.70
88-20-29-356-014	1924 AXTELL	02/06/23	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$60,290	49.83
88-20-29-356-018	1954 AXTELL	01/22/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$60,880	39.79
88-20-29-356-026	1968 AXTELL	05/04/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$60,290	43.06
88-20-29-356-033	1980 AXTELL	09/23/22	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$60,880	45.77
88-20-29-356-040	1980 AXTELL	02/17/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,670	45.34
88-20-29-356-044	1918 AXTELL	01/06/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$60,880	46.47
88-20-29-356-046	1918 AXTELL	03/17/23	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$56,670	45.37
88-20-29-356-046	1918 AXTELL	09/29/22	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$56,670	49.06
88-20-29-356-062	1890 AXTELL	02/22/23	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$56,140	47.98
88-20-29-356-070	1880 AXTELL	09/19/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$56,140	51.50
88-20-29-356-072	1880 AXTELL	04/01/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,140	44.91
88-20-29-356-078	1870 AXTELL	06/24/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,140	51.04
88-20-29-356-079	1870 AXTELL	07/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,140	48.82
Totals:			\$1,894,900			\$1,894,900	\$870,950	
Sale. Ratio =>								45.96
Std. Dev. =>								3.44

Cur. Appraisal	Land Residual	Est. Land Value	Site	Dollars/Site	Liber/Page	Land Table	Class	Rate Group 1
\$112,278	\$54,828	\$37,606	1.0	\$54,828	58683/293	BAYBERRY PLACE	407	SITE VALUE
\$121,755	\$61,851	\$37,606	1.0	\$61,851	59246/316	BAYBERRY PLACE	407	SITE VALUE
\$120,572	\$38,034	\$37,606	1.0	\$38,034	58420/567	BAYBERRY PLACE	407	SITE VALUE
\$121,755	\$68,851	\$37,606	1.0	\$68,851	59130/088	BAYBERRY PLACE	407	SITE VALUE
\$120,572	\$57,034	\$37,606	1.0	\$57,034	58592/342	BAYBERRY PLACE	407	SITE VALUE
\$121,755	\$48,851	\$37,606	1.0	\$48,851	58214/259	BAYBERRY PLACE	407	SITE VALUE
\$113,343	\$49,263	\$37,606	1.0	\$49,263	58439/468	BAYBERRY PLACE	407	SITE VALUE
\$121,755	\$46,851	\$37,606	1.0	\$46,851	58370/894	BAYBERRY PLACE	407	SITE VALUE
\$113,343	\$49,163	\$37,606	1.0	\$49,163	58539/213	BAYBERRY PLACE	407	SITE VALUE
\$113,343	\$39,763	\$37,606	1.0	\$39,763	58163/247	BAYBERRY PLACE	407	SITE VALUE
\$112,278	\$42,328	\$37,606	1.0	\$42,328	58442/108	BAYBERRY PLACE	407	SITE VALUE
\$112,278	\$34,328	\$37,606	1.0	\$34,328	58128/071	BAYBERRY PLACE	407	SITE VALUE
\$112,278	\$50,328	\$37,606	1.0	\$50,328		BAYBERRY PLACE	407	SITE VALUE
\$112,278	\$35,328	\$37,606	1.0	\$35,328	57904/783	BAYBERRY PLACE	407	SITE VALUE
\$112,278	\$40,328	\$37,606	1.0	\$40,328	57982/777	BAYBERRY PLACE	407	SITE VALUE
\$1,741,861	\$717,129	\$564,090	15.0					
		Average						
		per Site=>		\$47,809				