

2025 Land Value Analysis C1801 Chatfield Commons

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-18-477-049	4019 CHATFIELD	09/29/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$310,040	38.28
88-20-18-477-062	4174 CHATFIELD	07/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$344,700	49.24
88-20-18-477-068	4020 CHATFIELD	07/13/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$335,860	54.61
Totals:			\$2,125,000			\$2,125,000	\$990,600	
							Sale. Ratio =>	46.62
							Std. Dev. =>	8.33

Cur. Appraisal	Land Residual	Est. Land Value	Site	Dollars/Site	Liber/Page	Land Table	Class	Rate Group 1
\$620,076	\$344,113	\$154,189	1.0	\$344,113	58939/833	CHATFIELD COMMONS	407	SITE VALUE
\$689,408	\$164,781	\$154,189	1.0	\$164,781	58747/883	CHATFIELD COMMONS	407	SITE VALUE
\$671,713	\$97,476	\$154,189	1.0	\$97,476	58740/518	CHATFIELD COMMONS	407	SITE VALUE
\$1,981,197	\$606,370	\$462,567	3.0					
		Average						
		per Site=>		\$202,123				