

2025 Land Value Analysis C2501 Wexford Parkhomes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-25-102-007	2685 ROUNDTREE	01/26/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,670	41.34
88-20-25-103-012	2687 ROUNDTREE	11/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,680	55.79
88-20-25-106-013	2767 ROUNDTREE	02/02/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$81,930	43.58
88-20-25-106-013	2767 ROUNDTREE	12/22/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$81,930	50.26
88-20-25-106-016	2769 ROUNDTREE	07/21/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,450	47.11
88-20-25-127-004	2847 ROUNDTREE	11/11/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,280	42.99
88-20-25-127-014	2877 ROUNDTREE	04/28/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$81,290	41.69
88-20-25-127-020	2879 ROUNDTREE	03/15/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$92,080	51.16
88-20-25-128-008	2746 ROUNDTREE	02/29/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$91,400	45.70
88-20-25-128-011	2758 ROUNDTREE	02/22/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$78,160	46.25
88-20-25-128-015	2766 ROUNDTREE	04/08/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$77,670	47.07
88-20-25-128-020	2770 ROUNDTREE	07/27/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$93,500	53.13
88-20-25-128-024	2778 ROUNDTREE	10/18/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$96,200	45.59
88-20-25-129-003	2836 ROUNDTREE	08/31/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,690	46.52
88-20-25-129-011	2820 ROUNDTREE	10/19/22	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$98,350	46.61
88-20-25-129-017	2842 ROUNDTREE	09/29/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$93,150	48.77
88-20-25-130-004	2951 ROUNDTREE	09/28/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,850	49.36
88-20-25-131-023	2931 ROUNDTREE	02/24/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,200	44.69
88-20-25-133-014	2854 ROUNDTREE	09/22/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$87,970	49.70
88-20-25-133-023	2884 ROUNDTREE	03/29/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,040	43.92
88-20-25-135-006	2972 ROUNDTREE	10/21/22	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$86,180	51.60
88-20-25-136-013	2926 ROUNDTREE	08/28/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$89,930	53.85
88-20-25-136-017	2920 ROUNDTREE	07/21/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$87,460	42.66
88-20-25-136-026	2948 ROUNDTREE	10/06/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$100,970	48.08
Totals:			\$4,480,000			\$4,480,000	\$2,112,030	
							Sale. Ratio =>	47.14
							Std. Dev. =>	3.90

Cur. Appraisal	Land Residual	Est. Land Value	Site	Dollars/Site	Liber/Page	Land Table	Class	Rate Group 1
\$165,349	\$91,959	\$57,308	1.0	\$91,959	59150/190	WEXFORD PARKHOMES	407	SITE VALUE
\$167,355	\$39,953	\$57,308	1.0	\$39,953	58292/627	WEXFORD PARKHOMES	407	SITE VALUE
\$163,857	\$81,451	\$57,308	1.0	\$81,451	59152/888	WEXFORD PARKHOMES	407	SITE VALUE
\$163,857	\$56,451	\$57,308	1.0	\$56,451	58366/146	WEXFORD PARKHOMES	407	SITE VALUE
\$164,900	\$67,408	\$57,308	1.0	\$67,408	58769/435	WEXFORD PARKHOMES	407	SITE VALUE
\$180,567	\$86,741	\$57,308	1.0	\$86,741	58259/433	WEXFORD PARKHOMES	407	SITE VALUE
\$162,573	\$89,735	\$57,308	1.0	\$89,735	58585/253	WEXFORD PARKHOMES	407	SITE VALUE
\$184,162	\$53,146	\$57,308	1.0	\$53,146	58542/412	WEXFORD PARKHOMES	407	SITE VALUE
\$182,808	\$74,500	\$57,308	1.0	\$74,500	59205/469	WEXFORD PARKHOMES	407	SITE VALUE
\$156,315	\$69,993	\$57,308	1.0	\$69,993	58493/803	WEXFORD PARKHOMES	407	SITE VALUE
\$155,347	\$66,961	\$57,308	1.0	\$66,961	57697/417	WEXFORD PARKHOMES	407	SITE VALUE
\$186,994	\$46,314	\$57,308	1.0	\$46,314	58004/699	WEXFORD PARKHOMES	407	SITE VALUE
\$192,407	\$75,901	\$57,308	1.0	\$75,901	58228/119	WEXFORD PARKHOMES	407	SITE VALUE
\$195,371	\$71,937	\$57,308	1.0	\$71,937	58862/501	WEXFORD PARKHOMES	407	SITE VALUE
\$196,697	\$71,611	\$57,308	1.0	\$71,611	58213/524	WEXFORD PARKHOMES	407	SITE VALUE
\$186,298	\$62,010	\$57,308	1.0	\$62,010	58175/333	WEXFORD PARKHOMES	407	SITE VALUE
\$177,704	\$59,604	\$57,308	1.0	\$59,604	58162/003	WEXFORD PARKHOMES	407	SITE VALUE
\$156,392	\$75,916	\$57,308	1.0	\$75,916		WEXFORD PARKHOMES	407	SITE VALUE
\$175,937	\$58,371	\$57,308	1.0	\$58,371	59161/725	WEXFORD PARKHOMES	407	SITE VALUE
\$180,082	\$82,226	\$57,308	1.0	\$82,226	59271/750	WEXFORD PARKHOMES	407	SITE VALUE
\$172,354	\$51,954	\$57,308	1.0	\$51,954	58216/275	WEXFORD PARKHOMES	407	SITE VALUE
\$179,868	\$44,440	\$57,308	1.0	\$44,440	58862/448	WEXFORD PARKHOMES	407	SITE VALUE
\$174,925	\$87,383	\$57,308	1.0	\$87,383	58157/858	WEXFORD PARKHOMES	407	SITE VALUE
\$201,934	\$65,374	\$57,308	1.0	\$65,374	58212/740	WEXFORD PARKHOMES	407	SITE VALUE
\$4,224,053	\$1,631,339	\$1,375,392	24.0					
		Average						
		per Site=>		\$67,972				