

Fox Hills Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-310-005	148 FOX HILLS COURT	09/09/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$172,700	36.28
Totals:			\$476,000			\$476,000	\$172,700	
							Sale. Ratio =>	36.28
							Std. Dev. =>	#DIV/0!

After analysis, Not enough data to make a change to Land for 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$437,428	\$98,572	\$60,000	0.0	0.0	1.00	1.00	#DIV/0!	\$98,572	\$2.26
\$437,428	\$98,572	\$60,000	0.0		1.00	1.00			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	98,572.00		per SqFt=>	\$2.26

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	350	5447-780		FOX HILLS	0	0	2/20/1997		401	

Rate Group 2 Rate Group 3

