

Fox Hills, Sec 1 North, Uplands, Suttons Lake, Trinkle Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-17-215-008	13102 ESSEX CT	04/03/20	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$199,100	44.84
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
G -07-17-310-007	96 FOX HILLS COURT	04/16/21	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$211,400	47.61
Totals:			\$1,364,000			\$1,364,000	\$583,200	
							Sale. Ratio =>	42.76
							Std. Dev. =>	5.91

Land stays the same for 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$504,790	(\$630)	\$60,160	0.0	0.0	1.04	1.04	#DIV/0!	(\$606)	(\$0.01)
\$411,852	\$124,148	\$60,000	0.0	0.0	1.00	1.00	#DIV/0!	\$124,148	\$2.85
\$508,040	(\$4,040)	\$60,000	0.0	0.0	1.00	1.00	#DIV/0!	(\$4,040)	(\$0.09)
\$1,424,682	\$119,478	\$180,160	0.0		3.04	3.04			
	Average				Average			Average	
	per FF=>		#DIV/0!		per Net Acre=>	39,301.97		per SqFt=>	\$0.90

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	360			UPLANDS	0	0	1/28/1997		401	
0.00	350	5447-780		FOX HILLS	0	0	2/20/1997		401	
0.00	350	5419-617		FOX HILLS	0	0	2/20/1997		401	

Rate Group 2 Rate Group 3

