

Island 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 -07-01-105-045	2737 ISLAND HILLS DR	08/05/21	\$611,000	WD	03-ARM'S LENGTH	\$611,000	\$254,100	41.59
Totals:			\$611,000			\$611,000	\$254,100	
							Sale. Ratio =>	41.59
							Std. Dev. =>	#DIV/0!

After analysis, No change to Land Value for 2023 year

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$569,054	\$86,391	\$44,445	0.0	0.0	1.14	1.14	#DIV/0!	\$75,782	\$1.74
\$569,054	\$86,391	\$44,445	0.0		1.14	1.14			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	75,781.58		per SqFt=>	\$1.74

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	7898	5440-53		ISLAND HILLS	0	1	4/21/2009		401	

Rate Group 2 Rate Group 3

