

Meadows Area Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-08-300-018	13246 MEADOWVIEW DR	03/05/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,200	58.20
Totals:			\$100,000			\$100,000	\$58,200	
							Sale. Ratio =>	58.20
							Std. Dev. =>	#DIV/0!

After analysis, No change for 2023 year

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$703,426	(\$487,026)	\$116,400	0.0	0.0	3.26	3.26	#DIV/0!	(\$149,394)	(\$3.43)
\$703,426	(\$487,026)	\$116,400	0.0		3.26	3.26			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>		(149,394.48)	per SqFt=>	(\$3.43)

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	340	5412-705		MEADOWS AREA	1	0	9/1/2009		402	

Rate Group 2 Rate Group 3

