

Pheasant Ridge Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-06-100-019	13650 PHEASANT RIDGE CT	08/19/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$246,200	55.95
Totals:			\$440,000			\$440,000	\$246,200	
							Sale. Ratio =>	55.95
							Std. Dev. =>	#DIV/0!

After analysis, no change to lot values for 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$498,055	\$10,755	\$68,810	0.0	0.0	3.83	3.83	#DIV/0!	\$2,808	\$0.06
\$498,055	\$10,755	\$68,810	0.0		3.83	3.83			
		Average			Average			Average	
		per FF=>	#DIV/0!		per Net Acre=>	2,808.09		per SqFt=>	\$0.06

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	30100	5371-805		PHEASANT RIDGE	0	1	7/21/2009		401	

Rate Group 2 Rate Group 3

