

Pinecrest Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-16-210-006	850 PINECREST DR	04/03/20	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$170,200	39.31
<b>Totals:</b>			<b>\$433,000</b>			<b>\$433,000</b>	<b>\$170,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.31</b>
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>

After Analysis, No change in Lot for 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$490,952	\$13,048	\$71,000	0.0	0.0	2.10	2.10	#DIV/0!	\$6,213	\$0.14
<b>\$490,952</b>	<b>\$13,048</b>	<b>\$71,000</b>	<b>0.0</b>		<b>2.10</b>	<b>2.10</b>			
		<b>Average</b>			<b>Average</b>			<b>Average</b>	
		<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>6,213.33</b>		<b>per SqFt=&gt;</b>	<b>\$0.14</b>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	22	5353-805 5350/607		PINECREST	0	1	1/18/2007		401

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Rate Group 1 Rate Group 2 Rate Group 3

