

Thornton Farms Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-24-401-004	8134 CYPRESS CIR	10/13/20	\$293,600	WD	03-ARM'S LENGTH	\$293,600	\$117,900	40.16
G -07-24-401-041	8242 CYPRESS WAY	09/04/20	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$120,500	40.64
G -07-24-401-043	8250 CYPRESS WAY	02/02/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$143,800	40.85
G -07-24-401-051	8198 CYPRESS CIR	07/10/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$146,500	43.60
G -07-24-401-059	8336 REDWOOD TRAIL	02/03/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,300	54.12
G -07-24-401-084	8738 BOXELDER LANE	11/18/21	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$156,500	43.84
G -07-24-401-087	8750 BOXELDER LANE	07/22/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,100	44.95
G -07-24-401-090	8741 BOXELDER LANE	10/23/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$152,400	49.16
G -07-24-401-096	8383 REDWOOD TRAIL	09/21/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$151,900	51.32
G -07-24-401-097	8379 REDWOOD TRAIL	07/13/20	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$134,000	44.01
G -07-24-401-103	8626 MAGNOLIA WAY	10/28/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$140,700	43.63
G -07-24-401-117	8030 BEECHWOOD BLVD	08/26/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$145,500	46.04
G -07-24-401-128	8520 HAWTHORN HILL	10/29/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,400	44.29
G -07-24-401-133	8540 HAWTHORN HILL	07/09/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$167,400	48.95
G -07-24-401-134	8544 HAWTHORN HILL	04/24/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,000	47.06
G -07-24-401-136	8649 MAGNOLIA WAY	02/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$133,300	47.61
G -07-24-401-144	8658 MAGNOLIA WAY	04/22/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$141,800	42.84
G -07-24-401-145	8662 MAGNOLIA WAY	07/13/21	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$170,800	48.81
G -07-24-401-148	8549 HAWTHORN HILL	06/30/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$119,800	39.28
G -07-24-401-154	8525 HAWTHORN HILL	05/18/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$118,600	40.90
G -07-24-401-157	8511 HAWTHORN HILL	06/17/20	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$129,800	42.42
G -07-24-401-178	8418 WALNUT HILL	03/23/21	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$121,900	41.34
G -07-24-401-179	8420 WALNUT HILL	01/15/21	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$127,300	47.17
G -07-24-401-180	8422 WALNUT HILL	03/03/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$157,100	44.01
G -07-24-401-181	8424 WALNUT HILL	09/03/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$131,200	45.40
G -07-24-401-186	8669 MAGNOLIA WAY	04/01/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$145,500	46.95
G -07-24-401-195	8682 MAGNOLIA WAY	04/07/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$144,400	45.70
G -07-24-401-201	8431 WALNUT HILL	07/30/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$173,400	50.26
G -07-24-401-206	8358 CRAB APPLE TR	09/27/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$174,400	52.45
G -07-24-401-208	8354 CRAB APPLE TR	06/19/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$149,500	44.64
G -07-24-401-213	8344 CRAB APPLE TR	01/08/21	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$116,700	45.32
G -07-24-401-217	8336 CRAB APPLE TR	08/26/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$149,800	47.86

G -07-24-401-221	8333 CRAB APPLE TR	11/30/21	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$171,900	52.81	
G -07-24-401-222	8335 CRAB APPLE TR	08/11/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,000	48.57	
G -07-24-401-224	8339 CRAB APPLE TR	09/29/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$138,700	47.02	
G -07-24-401-228	8347 CRAB APPLE TR	09/16/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$139,300	44.95	
G -07-24-401-238	8366 CRAB APPLE TR	09/25/20	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$150,800	46.54	
G -07-24-401-240	8370 CRAB APPLE TR	07/08/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,500	49.05	
G -07-24-401-242	8374 CRAB APPLE TR	08/10/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$183,800	51.56	
G -07-24-401-243	8376 CRAB APPLE TR	06/22/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$135,300	47.64	
G -07-24-401-248	8371 CRAB APPLE TR	10/16/20	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$114,600	35.92	
G -07-24-401-256	8355 CRAB APPLE TR	11/01/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$157,700	49.75	
G -07-24-401-257	8043 BEECHWOOD BLVD	09/21/20	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$135,900	43.42	
G -07-24-401-262	8042 BEECHWOOD BLVD	07/31/20	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$122,800	46.60	
G -07-24-401-264	8046 BEECHWOOD BLVD	04/02/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,000	45.66	
G -07-24-401-265	8048 BEECHWOOD BLVD	06/30/20	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$121,700	45.75	
G -07-24-401-275	8068 BEECHWOOD BLVD	07/08/20	\$289,500	WD	03-ARM'S LENGTH	\$289,500	\$125,400	43.32	
G -07-24-401-287	8063 BEECHWOOD BLVD	06/26/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$118,900	41.87	
G -07-24-401-288	8061 BEECHWOOD BLVD	06/29/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$177,400	52.96	
G -07-24-401-293	8051 BEECHWOOD BLVD	03/08/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$137,800	50.66	
G -07-24-401-294	8049 BEECHWOOD BLVD	01/29/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$128,900	44.14	
G -07-24-401-296	8102 GINGKO WAY	11/20/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$121,400	46.34	
G -07-24-401-297	8104 GINGKO WAY	08/31/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$161,600	50.50	
G -07-24-401-303	8116 GINGKO WAY	08/25/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$129,600	45.80	
G -07-24-401-325	8134 GINGKO WAY	09/23/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,700	49.30	
G -07-24-401-336	8218 BAYBERRY CT	06/22/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,800	50.51	
G -07-24-401-346	8223 BAYBERRY CT	04/29/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,300	47.91	
G -07-24-401-349	8217 BAYBERRY CT	06/11/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,500	49.82	
G -07-24-401-354	8207 BAYBERRY CT	12/11/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$130,700	51.25	
G -07-24-401-357	8201 BAYBERRY CT	07/10/20	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$139,200	49.19	
Totals:			\$18,274,500			\$18,274,500	\$8,476,400		
								Sale. Ratio =>	46.38
								Std. Dev. =>	3.78

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$284,766	\$73,868	\$65,034	60.9	103.0	0.14	0.14	\$1,213	\$520,197	\$11.94
\$291,198	\$69,382	\$64,080	60.0	100.0	0.14	0.14	\$1,156	\$502,768	\$11.54
\$307,400	\$124,129	\$79,529	74.5	110.0	0.18	0.18	\$1,667	\$693,458	\$15.92
\$355,956	\$41,988	\$61,944	58.0	100.0	0.13	0.13	\$724	\$315,699	\$7.25
\$321,302	\$30,017	\$101,319	94.9	90.0	0.21	0.21	\$316	\$145,010	\$3.33
\$342,203	\$78,877	\$64,080	60.0	100.0	0.14	0.14	\$1,315	\$571,572	\$13.12
\$354,642	\$34,438	\$64,080	60.0	100.0	0.14	0.14	\$574	\$249,551	\$5.73
\$370,263	\$3,817	\$64,080	60.0	100.0	0.14	0.14	\$64	\$27,659	\$0.63
\$365,882	\$18,474	\$88,356	82.7	97.0	0.19	0.19	\$223	\$98,791	\$2.27
\$324,562	\$44,972	\$65,034	60.9	103.0	0.14	0.14	\$739	\$316,704	\$7.27
\$305,614	\$80,966	\$64,080	60.0	100.0	0.14	0.14	\$1,349	\$586,710	\$13.47
\$351,058	\$47,409	\$82,467	77.2	98.0	0.18	0.18	\$614	\$270,909	\$6.22
\$283,852	\$88,228	\$64,080	60.0	100.0	0.14	0.14	\$1,470	\$639,333	\$14.68
\$367,556	\$38,524	\$64,080	60.0	100.0	0.14	0.14	\$642	\$279,159	\$6.41
\$288,224	\$28,720	\$61,944	58.0	100.0	0.13	0.13	\$495	\$215,940	\$4.96
\$320,906	\$43,836	\$84,742	79.3	109.0	0.19	0.19	\$552	\$230,716	\$5.30
\$308,194	\$86,886	\$64,080	60.0	100.0	0.14	0.14	\$1,448	\$629,609	\$14.45
\$375,551	\$38,429	\$64,080	60.0	100.0	0.14	0.14	\$640	\$278,471	\$6.39
\$256,421	\$113,727	\$65,148	61.0	100.0	0.14	0.14	\$1,864	\$812,336	\$18.65
\$286,206	\$69,678	\$65,884	61.7	99.0	0.14	0.14	\$1,130	\$494,170	\$11.34
\$314,101	\$55,979	\$64,080	60.0	100.0	0.14	0.14	\$933	\$405,645	\$9.31
\$293,343	\$65,637	\$64,080	60.0	100.0	0.14	0.14	\$1,094	\$475,630	\$10.92
\$306,727	\$27,253	\$64,080	60.0	100.0	0.14	0.14	\$454	\$197,486	\$4.53
\$344,758	\$75,254	\$63,012	59.0	100.0	0.14	0.14	\$1,275	\$557,437	\$12.80
\$318,785	\$33,227	\$63,012	59.0	100.0	0.14	0.14	\$563	\$246,126	\$5.65
\$352,208	\$38,748	\$81,056	75.9	90.0	0.17	0.17	\$511	\$234,836	\$5.39
\$351,649	\$28,431	\$64,080	60.0	100.0	0.14	0.14	\$474	\$206,022	\$4.73
\$381,733	\$28,929	\$65,662	61.5	105.0	0.16	0.16	\$471	\$184,261	\$4.23
\$372,990	\$57,766	\$98,256	92.0	100.0	0.21	0.21	\$628	\$273,773	\$6.28
\$364,444	\$34,536	\$64,080	60.0	100.0	0.14	0.14	\$576	\$250,261	\$5.75
\$280,538	\$41,042	\$64,080	60.0	100.0	0.14	0.14	\$684	\$297,406	\$6.83
\$361,859	\$37,293	\$86,152	80.7	100.0	0.17	0.17	\$462	\$220,669	\$5.07

\$365,942	\$61,018	\$101,460	95.0	100.0	0.15	0.22	\$642	\$417,932	\$9.59
\$334,685	\$44,395	\$64,080	60.0	100.0	0.14	0.14	\$740	\$321,703	\$7.39
\$337,410	\$21,670	\$64,080	60.0	100.0	0.14	0.14	\$361	\$157,029	\$3.60
\$301,466	\$76,786	\$68,352	64.0	100.0	0.15	0.15	\$1,200	\$522,354	\$11.99
\$366,669	\$28,975	\$71,644	67.1	125.0	0.17	0.17	\$432	\$168,459	\$3.87
\$376,163	\$6,045	\$67,208	62.9	110.0	0.15	0.15	\$96	\$39,770	\$0.91
\$404,888	\$21,032	\$69,420	65.0	100.0	0.15	0.15	\$324	\$141,154	\$3.24
\$326,205	\$25,100	\$67,305	63.0	94.0	0.14	0.14	\$398	\$179,286	\$4.12
\$283,751	\$99,329	\$64,080	60.0	100.0	0.14	0.14	\$1,655	\$719,775	\$16.52
\$331,431	\$49,649	\$64,080	60.0	100.0	0.14	0.14	\$827	\$359,775	\$8.26
\$329,994	\$47,086	\$64,080	60.0	100.0	0.14	0.14	\$785	\$341,203	\$7.83
\$295,106	\$33,542	\$65,148	61.0	100.0	0.14	0.14	\$550	\$239,586	\$5.50
\$290,615	\$38,465	\$64,080	60.0	100.0	0.14	0.14	\$641	\$278,732	\$6.40
\$292,457	\$37,623	\$64,080	60.0	100.0	0.14	0.14	\$627	\$272,630	\$6.26
\$303,862	\$49,718	\$64,080	60.0	100.0	0.14	0.14	\$829	\$360,275	\$8.27
\$285,690	\$64,428	\$66,118	61.9	103.0	0.14	0.14	\$1,041	\$447,417	\$10.27
\$390,631	\$10,585	\$66,216	62.0	100.0	0.14	0.14	\$171	\$74,542	\$1.71
\$331,279	\$11,175	\$70,454	66.0	103.0	0.15	0.15	\$169	\$72,565	\$1.67
\$311,124	\$56,380	\$75,504	70.7	102.0	0.14	0.16	\$797	\$402,714	\$9.25
\$291,508	\$36,288	\$65,796	61.6	102.0	0.14	0.14	\$589	\$253,762	\$5.83
\$354,328	\$30,820	\$65,148	61.0	100.0	0.14	0.14	\$505	\$220,143	\$5.05
\$312,658	\$30,082	\$59,740	55.9	110.0	0.16	0.16	\$538	\$190,392	\$4.37
\$348,039	\$72,741	\$90,780	85.0	100.0	0.20	0.20	\$856	\$373,031	\$8.56
\$308,631	\$22,975	\$76,606	71.7	105.0	0.17	0.17	\$320	\$135,947	\$3.12
\$334,943	\$50,205	\$65,148	61.0	100.0	0.14	0.14	\$823	\$358,607	\$8.23
\$290,843	\$53,237	\$64,080	60.0	100.0	0.14	0.14	\$887	\$385,775	\$8.86
\$311,820	\$32,790	\$89,610	83.9	110.0	0.20	0.20	\$391	\$162,327	\$3.73
\$337,548	\$14,872	\$69,420	65.0	100.0	0.15	0.15	\$229	\$99,812	\$2.29
\$19,654,577	\$2,807,471	\$4,187,548	3,920.9		8.98	9.07			
	Average				Average		Average		
	per FF=>	\$716			per Net Acre=>	312,810.14	per SqFt=>	\$7.18	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
60.00	24401	5382-551		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5374-907		THORNTON FARMS	0	1	10/24/2012		401
71.00	24401	5469-783		THORNTON FARMS	0	1	10/24/2012		401
58.00	24401	5364-895		THORNTON FARMS	0	1	10/24/2012		401
100.00	24401	5407-202		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5458-429		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5368-584		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5386-518		THORNTON FARMS	0	1	10/24/2012		401
84.00	24401	5383-651		THORNTON FARMS	0	1	1/9/2013		401
60.00	24401	5379-22		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5454-402		THORNTON FARMS	0	1	11/7/2012		401
78.00	24401	5377-341		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5454-406		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5435-796		THORNTON FARMS	0	1	11/7/2012		401
58.00	24401	5334/718 5355/48		THORNTON FARMS	0	1	11/7/2012		401
76.00	24401	5406-92		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401			THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5436-541		THORNTON FARMS	0	1	11/7/2012		401
61.00	24401	5435-129		THORNTON FARMS	0	1	11/7/2012		401
62.00	24401	5356-375		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5364-150		THORNTON FARMS	0	1	12/3/2014		401
60.00	24401	5416-117		THORNTON FARMS	0	1	1/22/2014		401
60.00	24401	5400-279		THORNTON FARMS	0	1	11/7/2012		401
59.00	24401	5472-736		THORNTON FARMS	0	1	11/7/2012		401
59.00	24401	5408-508		THORNTON FARMS	0	1	11/7/2012		401
80.00	24401	5359-693		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5352-176		THORNTON FARMS	0	1	11/7/2012		401
50.00	24401	5440-350		THORNTON FARMS	0	1	11/7/2012		401
92.00	24401	5451-452		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5362-436		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5404-386		THORNTON FARMS	0	1	11/7/2012		401
95.00	24401	5372-893		THORNTON FARMS	0	1	1/9/2013		401

95.00	24401 5459-166	THORNTON FARMS	0	1	1/22/2014	401
60.00	24401 5445-301	THORNTON FARMS	0	1	1/22/2014	401
60.00	24401 5382-923	THORNTON FARMS	0	1	11/7/2012	401
64.00	24401	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5381-591	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5365-/802	THORNTON FARMS	0	1	11/7/2012	401
65.00	24401 5441-151	THORNTON FARMS	0	1	11/7/2012	401
65.00	24401 5361-59	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5383/593	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5454-148	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5380-473	THORNTON FARMS	0	1	11/7/2012	401
61.00	24401 5379-674	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5353-591	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5365-261	THORNTON FARMS	0	1	11/7/2012	401
60.00	24401 5367-403	THORNTON FARMS	0	1	11/7/2012	401
61.00	24401 5367-949	THORNTON FARMS	0	1	11/7/2012	401
62.00	24401 5434-465	THORNTON FARMS	0	1	11/7/2012	401
65.00	24401 5412-724	THORNTON FARMS	0	1	11/7/2012	401
70.00	24401 5403-727	THORNTON FARMS	0	1	11/7/2012	401
61.00	24401 5392-386	THORNTON FARMS	0	1	11/7/2012	401
61.00	24401 5446-401	THORNTON FARMS	0	1	11/7/2012	401
35.00	24401 5377-337	THORNTON FARMS	0	1	11/7/2012	401
85.00	24401 5450-319	THORNTON FARMS	0	1	11/7/2012	401
70.00	24401 5363-463	THORNTON FARMS	0	1	1/9/2013	401
61.00	24401 5422/162	THORNTON FARMS	0	1	1/22/2014	401
60.00	24401 5430-522	THORNTON FARMS	0	1	1/9/2013	401
80.00	24401 5394-335	THORNTON FARMS	0	1	1/9/2013	401
65.00	24401 5366-760	THORNTON FARMS	0	1	1/22/2014	401

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