

Island Hills/Sec 1 N Land Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-01-105-028	2815 SAND HILL DR	07/07/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$199,600	45.89
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
<b>Totals:</b>			<b>\$1,046,000</b>			<b>\$1,046,000</b>	<b>\$453,700</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.37</b>
							<b>Std. Dev. =&gt;</b>	<b>3.04</b>

After Analysis, Used Chelsea/Dexter Land Value Chart for 2024 Land Values...coincides with Avg per Net Acre.

Chelsea/Dexter Land Value Chart

1 Acre	42500
1.5 Acre	50000
2 Acre	60000
2.5 Acre	67500
3 Acre	75000
4 Acre	85000
5 Acre	95000
7 Acre	115000
10 Acre	135000
15 Acre	145000
20 Acre	160000
25 Acre	165000
30 Acre	175000
40 Acre	200000
50 Acre	250000
100 Acre	500000

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$451,722	\$23,441	\$40,163	0.0	0.0	0.95	0.95	#DIV/0!	\$24,805	\$0.57
\$593,999	\$61,601	\$44,600	0.0	0.0	1.14	1.14	#DIV/0!	\$54,036	\$1.24
<b>\$1,045,721</b>	<b>\$85,042</b>	<b>\$84,763</b>	<b>0.0</b>		<b>2.09</b>	<b>2.09</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>40,787.53</b>		<b>per SqFt=&gt;</b>	<b>\$0.94</b>

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	5490-288		ISLAND HILLS	0	1	8/5/2008		401	
0.00	7898	5440-53		ISLAND HILLS	0	1	4/21/2009		401	

---

---

**Rate Group 2** **Rate Group 3** **Site Characteristics** **Access** **Water Supply** **Sewer** **Property Restrictions** **Restriction Notes** **Waterfont View**

---

---

---

Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
------------	-----------------	----------------------	-----------------------	------------------

--	--	--	--	--

---

---

---