

Thornton Farms Land Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-24-401-016	8143 CYPRESS CIR	10/28/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$140,200	41.36
G -07-24-401-021	8123 CYPRESS CIR	03/20/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,600	44.27
G -07-24-401-028	8221 CYPRESS WAY	07/07/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$130,300	39.60
G -07-24-401-034	8257 CYPRESS WAY	10/14/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$154,300	44.72
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 -07-24-401-084	8738 BOXELDER LANE	11/18/21	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$156,500	43.84
G -07-24-401-096	8383 REDWOOD TRAIL	06/30/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$170,800	42.71
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 -07-24-401-128	8520 HAWTHORN HILL	10/29/21	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$136,400	44.29
G -07-24-401-129	8524 HAWTHORN HILL	07/06/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$133,800	38.78
G -07-24-401-130	8528 HAWTHORN HILL	11/17/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$166,000	42.03
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 -07-24-401-138	8754 BOXELDER LANE	01/13/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$162,500	42.77
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 -07-24-401-180	8422 WALNUT HILL	03/03/22	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$157,100	44.01
G -07-24-401-186	8669 MAGNOLIA WAY	04/25/22	\$405,100	WD	03-ARM'S LENGTH	\$405,100	\$164,100	40.51
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 -07-24-401-221	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 -07-24-401-228	8347 CRAB APPLE TR	09/16/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$139,300	44.95
G -07-24-401-242	8374 CRAB APPLE TR	08/10/21	\$356,500	WD	03-ARM'S LENGTH	\$356,500	\$183,800	51.56
G -07-24-401-247	8373 CRAB APPLE TR	06/29/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$145,100	44.37
G -07-24-401-255	8357 CRAB APPLE TR	02/16/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$136,100	40.03
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 -07-24-401-288	8061 BEECHWOOD BLVD	06/29/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$177,400	52.96
G -07-24-401-289	8059 BEECHWOOD BLVD	03/31/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$153,700	40.99
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	10/04/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$145,200	39.78
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 -07-24-401-334	8214 BAYBERRY CT	08/16/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$155,800	39.95	
G -07-24-401-343	8229 BAYBERRY CT	03/29/23	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$156,300	42.59	
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	
Totals:			\$12,377,700			\$12,377,700	\$5,558,100		
								Sale. Ratio =>	44.90
								Std. Dev. =>	4.40

After Analysis, Used \$1236 FF for 2024

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$273,266	\$119,434	\$53,700	75.0	100.0	0.17	0.17	\$1,592	\$694,384	\$15.94
\$340,457	\$88,623	\$64,080	60.0	100.0	0.14	0.14	\$1,477	\$642,196	\$14.74
\$256,802	\$117,560	\$45,362	63.4	95.0	0.14	0.14	\$1,856	\$827,887	\$19.01
\$310,102	\$78,919	\$44,021	61.5	105.0	0.15	0.15	\$1,284	\$544,269	\$12.49
\$281,188	\$124,129	\$53,317	74.5	110.0	0.18	0.18	\$1,667	\$693,458	\$15.92
\$321,083	\$78,877	\$42,960	60.0	100.0	0.14	0.14	\$1,315	\$571,572	\$13.12
\$336,761	\$122,374	\$59,235	82.7	97.0	0.19	0.19	\$1,479	\$654,406	\$15.02
\$284,494	\$80,966	\$42,960	60.0	100.0	0.14	0.14	\$1,349	\$586,710	\$13.47
\$262,732	\$88,228	\$42,960	60.0	100.0	0.14	0.14	\$1,470	\$639,333	\$14.68
\$266,042	\$121,918	\$42,960	60.0	100.0	0.14	0.14	\$2,032	\$883,464	\$20.28
\$336,463	\$101,497	\$42,960	60.0	100.0	0.14	0.14	\$1,692	\$735,486	\$16.88
\$346,436	\$38,524	\$42,960	60.0	100.0	0.14	0.14	\$642	\$279,159	\$6.41
\$350,091	\$93,889	\$64,080	60.0	100.0	0.14	0.14	\$1,565	\$680,355	\$15.62
\$287,074	\$86,886	\$42,960	60.0	100.0	0.14	0.14	\$1,448	\$629,609	\$14.45
\$354,431	\$38,429	\$42,960	60.0	100.0	0.14	0.14	\$640	\$278,471	\$6.39
\$234,949	\$113,727	\$43,676	61.0	100.0	0.14	0.14	\$1,864	\$812,336	\$18.65
\$323,990	\$75,254	\$42,244	59.0	100.0	0.14	0.14	\$1,275	\$557,437	\$12.80
\$325,493	\$133,948	\$54,341	75.9	90.0	0.17	0.17	\$1,765	\$811,806	\$18.64
\$360,092	\$28,929	\$44,021	61.5	105.0	0.16	0.16	\$471	\$184,261	\$4.23
\$340,606	\$57,766	\$65,872	92.0	100.0	0.21	0.21	\$628	\$273,773	\$6.28
\$332,502	\$61,018	\$68,020	95.0	100.0	0.15	0.22	\$642	\$417,932	\$9.59
\$313,565	\$44,395	\$42,960	60.0	100.0	0.14	0.14	\$740	\$321,703	\$7.39
\$278,938	\$76,786	\$45,824	64.0	100.0	0.15	0.15	\$1,200	\$522,354	\$11.99
\$382,008	\$21,032	\$46,540	65.0	100.0	0.15	0.15	\$324	\$141,154	\$3.24
\$291,282	\$78,678	\$42,960	60.0	100.0	0.14	0.14	\$1,311	\$570,130	\$13.09
\$291,790	\$112,290	\$64,080	60.0	100.0	0.14	0.14	\$1,872	\$813,696	\$18.68
\$310,311	\$49,649	\$42,960	60.0	100.0	0.14	0.14	\$827	\$359,775	\$8.26
\$368,807	\$10,585	\$44,392	62.0	100.0	0.14	0.14	\$171	\$74,542	\$1.71
\$329,765	\$115,346	\$70,111	65.6	102.0	0.15	0.15	\$1,757	\$758,855	\$17.42
\$332,856	\$30,820	\$43,676	61.0	100.0	0.14	0.14	\$505	\$220,143	\$5.05
\$292,969	\$112,082	\$40,051	55.9	110.0	0.16	0.16	\$2,004	\$709,380	\$16.29
\$318,119	\$72,741	\$60,860	85.0	100.0	0.20	0.20	\$856	\$373,031	\$8.56

\$314,364	\$118,596	\$42,960	60.0	100.0	0.14	0.14	\$1,977	\$859,391	\$19.73
\$335,905	\$95,175	\$64,080	60.0	100.0	0.14	0.14	\$1,586	\$689,674	\$15.83
\$313,471	\$50,205	\$43,676	61.0	100.0	0.14	0.14	\$823	\$358,607	\$8.23
\$269,723	\$53,237	\$42,960	60.0	100.0	0.14	0.14	\$887	\$385,775	\$8.86
\$11,268,927	\$2,892,512	\$1,783,739	2,341.0		5.35	5.42			
	Average				Average			Average	
	per FF=>	\$1,236			per Net Acre=>	540,858.64		per SqFt=>	\$12.42

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
75.00	24401	5502-15		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5515-631		THORNTON FARMS	0	1	10/24/2012		401
65.00	24401	5489-861		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5501-273		THORNTON FARMS	0	1	1/22/2014		401
71.00	24401	5469-783		THORNTON FARMS	0	1	10/24/2012		401
60.00	24401	5458-429		THORNTON FARMS	0	1	10/24/2012		401
84.00	24401	5489-516		THORNTON FARMS	0	1	1/9/2013		401
60.00	24401	5454-402		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5454-406		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5489-454		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5504-100		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5435-796		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5509-227		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
59.00	24401	5472-736		THORNTON FARMS	0	1	11/7/2012		401
80.00	24401	5482-5		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
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
64.00	24401			THORNTON FARMS	0	1	11/7/2012		401
65.00	24401	5441-151		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5489-742		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5512-394		THORNTON FARMS	0	1	11/7/2012		401
60.00	24401	5454-148		THORNTON FARMS	0	1	11/7/2012		401
62.00	24401	5434-465		THORNTON FARMS	0	1	11/7/2012		401
65.00	24401	5516-275		THORNTON FARMS	0	1	11/7/2012		401
61.00	24401	5446-401		THORNTON FARMS	0	1	11/7/2012		401
35.00	24401	5499-977		THORNTON FARMS	0	1	11/7/2012		401
85.00	24401	5450-319		THORNTON FARMS	0	1	11/7/2012		401

60.00	24401 5494-978	THORNTON FARMS	0	1	1/9/2013	401
60.00	24401 5516-357	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

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