

2026 RESIDENTIAL LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	
300-060-600-006-00	776 ST ANDREWS DRIVE	03/05/25	\$27,000	WD	03-ARM'S LENGTH	\$135,000	\$61,700	45.70	\$123,454	\$135,000	\$123,454	311.0	528.0	0.93	0.21	\$434	
300-060-600-007-00	770 ST ANDREWS DRIVE	03/05/25	\$27,000	WD	03-ARM'S LENGTH	\$135,000	\$61,700	45.70	\$123,454	\$135,000	\$123,454	311.0	528.0	0.93	0.27	\$434	
300-060-600-008-00	764 ST ANDREWS DRIVE	03/05/25	\$27,000	WD	03-ARM'S LENGTH	\$135,000	\$61,700	45.70	\$123,454	\$135,000	\$123,454	311.0	528.0	0.93	0.17	\$434	
300-060-600-009-00	758 ST ANDREWS DRIVE	03/05/25	\$27,000	WD	03-ARM'S LENGTH	\$135,000	\$61,700	45.70	\$123,454	\$135,000	\$123,454	311.0	528.0	0.93	0.14	\$434	
300-060-600-010-00	752 ST ANDREWS DRIVE	03/05/25	\$27,000	WD	03-ARM'S LENGTH	\$135,000	\$61,700	45.70	\$123,454	\$135,000	\$123,454	311.0	528.0	0.93	0.14	\$434	
300-075-801-020-00	506 N MILLER DR	09/28/23	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$16,300	83.59	\$32,674	\$19,500	\$32,674	82.3	157.6	0.37	0.37	\$237	
Totals:			\$154,500			\$694,500	\$324,800		\$649,944	\$694,500	\$649,944	1,637.1		5.02	1.30		
								Sale. Ratio =>	46.77				Average				
								Std. Dev. =>	15.47				per FF=>	\$424	Average		
												per Net Acre=>	138,484.55				
											USE	\$	424				