

4500 East Lake Land Value Table Used for 2023 Roll

4500 EAST Lake Study Used for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
10-018-015-00	3126 WEICK DR	11/13/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,400
10-018-016-00	3093 WEICKS DR	08/21/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$62,500
10-100-005-00	2264 N EAST LAKE RD	07/01/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,100
10-100-011-00	2278 N EAST LAKE ROAD	05/19/20	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$80,400
10-202-017-00	3108 EAST LAKE RD	08/10/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$90,800
10-202-019-00	3100 EAST LAKE DR	11/09/21	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$133,600
Totals:			\$1,395,500			\$1,395,500	\$534,800
							Sale. Ratio =>
							Std. Dev. =>

used for 2023 Roll

A FF	\$600
D FF	\$700
B FF	\$800
C FF	\$1,031

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
46.54	\$239,357	\$45,643	\$80,000	100.0	300.0	0.69	0.69	\$456
27.78	\$174,246	\$146,754	\$96,000	120.0	300.0	0.83	0.83	\$1,223
36.05	\$182,099	\$69,451	\$51,550	50.0	243.9	0.28	0.28	\$1,389
49.17	\$184,585	\$30,465	\$51,550	50.0	191.7	0.22	0.22	\$609
41.27	\$232,348	\$39,202	\$51,550	50.0	191.7	0.22	0.22	\$784
34.97	\$316,010	\$185,990	\$120,000	200.0	98.0	0.45	0.45	\$930
	\$1,328,645	\$517,505	\$450,650	570.0		2.69	2.69	
38.32			Average			Average		
7.95			per FF=>	\$908		per Net Acre=>	192,739.29	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	iraveave	Inspected Date	Class
\$66,245	\$1.52	100.00	4500	4542/989	4501 EAST LAKE SUBDIV.	1 0	11/7/89	401
\$177,668	\$4.08	120.00	4500	4505/221	4501 EAST LAKE SUBDIV.	1 0	11/7/89	401
\$248,039	\$5.69	50.00	4500	4481/17	4501 EAST LAKE SUBDIV.	1 0	11/8/89	401
\$138,477	\$3.18	50.00	4500		4501 EAST LAKE SUBDIV.	1 0	11/8/89	401
\$178,191	\$4.09	50.00	4500	4496/42	4501 EAST LAKE SUBDIV.	1 0	11/9/89	401
\$413,311	\$9.49	200.00	4500	4696/860	4501 EAST LAKE SUBDIV.	1 0	11/9/89	401

Average

per SqFt=>

\$4.42

Rate Group 1

B' FRONTAGE

B' FRONTAGE

C' FRONTAGE

C' FRONTAGE

C' FRONTAGE

A' FRONTAGE
