

Land Table use for Wayview Plat 4014 2024 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solc	Adj. Sal Cur.	Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
10-001-006-00	3584 12TH ST	06/24/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,500	40.19	\$45,760	\$265,000	\$45,760	143.0	0.0	0.60	0.60	\$1,853
10-400-007-00	1361 135TH AVE	08/01/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$97,600	30.51	\$49,100	\$319,900	\$49,100	576.0	0.0	2.91	2.91	\$555
10-400-011-00	1336 135TH AVE	08/14/20	\$213,500	WD	19-MULTI PARCEL AR	\$213,500	\$77,700	36.39	\$153,661	\$111,599	\$51,760	200.0	657.8	2.10	0.92	\$558
10-400-026-00	3485 14TH ST	09/14/22	\$235,000	WD	19-MULTI PARCEL AR	\$235,000	\$100,400	42.72	\$45,600	\$235,000	\$45,600	410.0	0.0	2.93	2.91	\$573
10-601-024-00	1215 HILLCREST DR	11/12/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$98,300	40.62	\$209,985	\$68,015	\$36,000	180.0	99.9	0.41	0.41	\$378
10-601-029-00	1220 WOODLAND DR	09/09/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$78,500	32.71	\$165,754	\$99,761	\$25,515	94.5	138.1	0.10	0.30	\$1,056
<b>Totals:</b>			<b>\$1,515,400</b>			<b>\$1,515,400</b>	<b>\$559,000</b>		<b>\$669,860</b>	<b>\$1,099,275</b>	<b>\$253,735</b>	<b>1,603.5</b>		<b>9.05</b>	<b>8.05</b>	
								<b>Sale. Ratio =&gt;</b>	<b>36.89</b>	<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>4.83</b>	<b>per FF=&gt;</b>			<b>\$686</b>	<b>per Net Ac</b>	<b>121,507.13</b>	

	2023	2024
Small FF	\$360	\$500
Average FF	\$320	\$400
Large FF	\$290	\$350
EX laarge FF	\$250	\$300

Dollars/Acre	Dollars/SqFt	F Area	Liber/Page	Number of Parcels in Section	Land Table	Grave	Average Class
\$444,631	\$10.21	4410	4775/70		4014 WAYVIEW PLA	0	1 401
\$109,931	\$2.52	4410	4787/227		4014 WAYVIEW PLA	0	1 401
\$53,142	\$1.22	4410	4506/713	10-400-012-00	4014 WAYVIEW PLA	0	1 401
\$80,205	\$1.84	4410	4798/669	10-400-023-00	4014 WAYVIEW PLA	1	0 401
\$164,685	\$3.78	4410	4704/679		4014 WAYVIEW PLA	0	1 401
\$1,017,969	\$23.37	4410	4676/636		4014 WAYVIEW PLA	0	1 401

**Average**  
**per SqFt=> \$2.79**