

4002 CHARMWOOD AREA 2023 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
28-163-0002-000	3235 CHARMWOOD	01/29/21	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$76,200	41.41	\$172,526	\$60,836	\$49,362	86.9
28-163-0005-000	3217 CHARMWOOD	07/20/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,900	36.45	\$161,737	\$87,625	\$49,362	86.9
28-163-0018-000	4427 CAMBRIDGE	04/20/20	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$76,900	40.90	\$173,646	\$71,154	\$56,800	100.0
28-165-0014-000	4680 BUCKINGHAM	07/01/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,600	36.48	\$170,319	\$93,949	\$54,268	95.5
28-166-0004-000	4609 BUCKINGHAM	01/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$123,800	53.83	\$273,212	\$18,273	\$61,485	108.2
28-166-0017-000	4607 HUNTINGTON	04/29/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$77,600	68.98	\$172,580	(\$8,765)	\$51,315	90.3
28-166-0019-000	4603 HUNTINGTON	04/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,200	38.70	\$184,696	\$88,248	\$57,944	102.0
28-166-0020-000	4602 HUNTINGTON	02/02/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$83,300	37.88	\$184,893	\$92,660	\$57,653	101.5
28-202-0009-000	3302 E CHARMWOOD	08/19/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$95,900	49.18	\$209,392	\$50,071	\$64,463	113.5
28-204-0013-001	3275 W CHARMWOOD	08/04/20	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$72,200	37.80	\$163,425	\$76,054	\$48,479	85.4
Totals:			\$1,945,400			\$1,945,400	\$838,600		\$1,866,426	\$630,105	\$551,131	970.3
								Sale. Ratio =>	43.11			
								Std. Dev. =>	10.44			

Average
per FF=> \$649
*USED \$649 PER FF FOR 2023
STANDARD AND CUL-D-SAC