

2024 LAND ANALYSIS: MUTUAL ESTATES - WESTGATE - PLEASANT ACRES SUBDIVISIONS LAND TABLE: 2-YR 4/01/2021 - 3/31/2023

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	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	
100-M05-000-003-01	5278 PARKWAY DR	09/01/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$88,600	38.03	\$231,934	\$72,932	\$71,866	126.9	249.0	0.72	0.72	\$575	\$101,860	\$2.34	130.39	
100-M05-000-005-00	PARKWAY DR	09/12/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$93,900	37.86	\$249,736	\$63,824	\$65,560	110.0	229.0	0.58	0.58	\$580	\$110,422	\$2.53	110.00	
100-M05-000-005-01	5264 PARKWAY DR	09/12/22	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$115,600	46.61	\$242,496	\$71,064	\$65,560	110.0	128.8	0.33	0.33	\$646	\$218,658	\$5.02	110.00	
100-M05-000-020-00	3317 PARKWAY DR	03/07/23	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$93,900	38.88	\$242,580	\$49,580	\$50,660	85.0	122.0	0.24	0.24	\$583	\$208,319	\$4.78	85.00	
100-M05-000-024-00	3351 PARKWAY DR	07/30/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$86,700	33.35	\$230,546	\$83,094	\$53,640	90.0	150.0	0.31	0.31	\$923	\$268,045	\$6.15	90.00	
100-M05-000-029-00	3381 PARKWAY DR	09/15/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$101,700	53.53	\$274,585	(\$24,985)	\$59,600	100.0	148.0	0.34	0.34	(\$250)	(\$73,485)	(\$1.69)	100.00	
100-M05-000-030-00	3395 PARKWAY DR	09/24/21	\$188,500	OTH	08-ESTATE	\$188,500	\$74,700	39.63	\$199,274	\$48,826	\$59,600	100.0	142.0	0.33	0.33	\$488	\$149,773	\$3.44	100.00	
100-M05-000-041-00	3370 PARKWAY DR	08/30/21	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$81,500	36.30	\$224,231	\$59,869	\$59,600	100.0	123.0	0.28	0.28	\$599	\$212,301	\$4.87	100.00	
100-M05-000-045-00	3340 PARKWAY DR	02/03/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,800	36.78	\$255,708	\$58,892	\$59,600	100.0	127.0	0.29	0.29	\$589	\$201,685	\$4.63	100.00	
100-M05-000-052-00	5219 PARKWAY DR	09/22/22	\$240,599	WD	03-ARM'S LENGTH	\$240,599	\$73,100	30.38	\$198,371	\$98,848	\$56,620	95.0	136.0	0.30	0.30	\$1,041	\$332,822	\$7.64	95.00	
100-M05-000-073-00	3353 FAIRWAY DR	08/05/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$89,900	33.92	\$238,153	\$86,447	\$59,600	100.0	126.0	0.29	0.29	\$864	\$299,125	\$6.87	100.00	
100-M05-000-082-00	3460 FAIRWAY DR	05/24/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$78,700	32.79	\$212,119	\$105,361	\$77,480	130.0	125.0	0.37	0.37	\$810	\$282,469	\$6.48	130.00	
100-M05-000-086-00	3428 FAIRWAY DR	10/13/21	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$95,500	34.30	\$254,935	\$71,145	\$47,680	80.0	200.0	0.37	0.37	\$889	\$193,856	\$4.45	80.00	
100-M05-000-109-00	5253 CRESTWAY DR	04/01/21	\$227,000	LC	03-ARM'S LENGTH	\$227,000	\$97,700	43.04	\$264,387	\$22,213	\$59,600	100.0	120.0	0.28	0.28	\$222	\$80,775	\$1.85	100.00	
100-M06-000-186-00	5132 REINHARDT DR	12/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$59,900	23.96	\$159,713	\$133,199	\$42,912	72.0	134.0	0.22	0.22	\$1,850	\$602,710	\$13.84	72.00	
100-M05-000-109-00	5253 CRESTWAY DR	12/05/22	\$248,125	WD	03-ARM'S LENGTH	\$245,000	\$100,100	40.86	\$264,387	\$40,213	\$59,600	100.0	120.0	0.28	0.28	\$402	\$146,229	\$3.36	100.00	
100-M05-000-118-00	5319 CRESTWAY DR	06/29/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$119,500	63.90	\$318,740	(\$70,948)	\$60,792	102.0	158.0	0.37	0.37	(\$696)	(\$191,751)	(\$4.40)	102.00	
100-M06-000-151-00	5163 REINHARDT LN	07/29/22	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$65,100	45.05	\$175,612	\$16,926	\$48,038	124.0	75.0	0.21	0.21	\$137	\$79,465	\$1.82	124.00	
100-M06-000-163-00	3402 BRENTWAY DR	10/14/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,700	35.71	\$246,387	\$38,313	\$44,700	75.0	135.0	0.23	0.23	\$511	\$165,142	\$3.79	75.00	
100-M06-000-164-00	3390 BRENTWAY DR	08/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$70,700	37.21	\$184,567	\$50,133	\$44,700	75.0	135.0	0.23	0.23	\$668	\$216,091	\$4.96	75.00	
100-M06-000-166-00	3383 BRENTWAY DR	09/13/22	\$160,000	QC	09-FAMILY	\$160,000	\$71,400	44.63	\$187,665	\$22,399	\$50,064	84.0	135.0	0.26	0.26	\$267	\$86,150	\$1.98	84.00	
100-M06-000-171-00	3413 BRENTWAY DR	07/06/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$64,900	31.66	\$170,229	\$78,279	\$43,508	73.0	135.0	0.23	0.23	\$1,072	\$346,367	\$7.95	73.00	
100-P10-000-002-00	3366 BRENTWAY DR	09/01/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,400	40.21	\$200,133	\$40,527	\$50,660	85.0	135.0	0.26	0.26	\$477	\$154,095	\$3.54	85.00	
100-P10-000-006-00	3330 BRENTWAY DR	05/07/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$84,800	30.30	\$246,642	\$83,918	\$50,660	85.0	135.0	0.26	0.26	\$987	\$319,080	\$7.33	85.00	
100-P11-000-024-00	3369 NORTHWAY DR	04/02/21	\$165,357	WD	03-ARM'S LENGTH	\$165,357	\$67,300	40.70	\$180,735	\$32,302	\$47,680	80.0	135.0	0.25	0.25	\$404	\$130,250	\$2.99	80.00	
100-W05-000-003-00	4791 E WESTGATE DR	09/17/21	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$84,000	30.49	\$229,896	\$105,204	\$59,600	100.0	145.0	0.33	0.33	\$1,052	\$315,928	\$7.25	100.00	
100-W05-000-028-00	4791 W WESTGATE DR	08/31/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$76,000	47.50	\$212,290	\$9,098	\$61,388	103.0	145.0	0.34	0.34	\$88	\$26,525	\$0.61	103.00	
100-W05-000-040-00	4802 E WESTGATE DR	07/26/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$109,000	39.64	\$291,830	\$44,558	\$61,388	103.0	145.0	0.34	0.34	\$433	\$129,907	\$2.98	103.00	
Totals:			\$6,309,881			\$6,306,756	\$2,400,100		\$6,387,881	\$1,491,231	\$1,572,356	2,687.9		8.83	8.83					
								Sale. Ratio =>	38.06			Average		Average		Average				
								Std. Dev. =>	7.94			per FF=>	\$555	per Net Acr	168,882.33	per SqFt=>	\$3.88			

2024 USED \$555 FF