

2024 LAND ANALYSIS: REINHARDT/GOETZ/RUETER SUBDIVISIONS 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		
100-025-400-070-00	5439 BAXMAN RD	05/26/21	\$168,000	WD	08-ESTATE	\$168,000	\$65,000	38.69	\$200,255	\$33,180	\$65,435	115.0	200.0	0.53	0.53	\$289	\$62,841	\$1.44	115.00		
100-G05-000-010-00	2694 FAIRFIELD DR	05/17/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,300	50.19	\$186,063	\$20,802	\$46,865	103.0	150.0	0.36	0.36	\$202	\$58,597	\$1.35	103.00		
100-G05-000-012-00	2714 FAIRFIELD DR	10/03/22	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$123,700	51.33	\$287,355	\$510	\$46,865	103.0	150.0	0.36	0.36	\$5	\$1,437	\$0.03	103.00		
100-G05-000-015-00	5442 ELMVIEW DR	11/29/21	\$195,000	OTH	03-ARM'S LENGTH	\$195,000	\$63,300	32.46	\$150,818	\$87,862	\$43,680	96.0	155.0	0.34	0.34	\$915	\$256,906	\$5.90	96.00		
100-G05-000-016-00	5432 ELMVIEW DR	03/23/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,200	35.13	\$137,379	\$66,301	\$43,680	96.0	155.0	0.34	0.34	\$691	\$193,863	\$4.45	96.00		
100-G05-000-040-00	5417 ELMVIEW DR	08/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$85,700	47.61	\$195,911	\$29,589	\$45,500	100.0	155.0	0.36	0.36	\$296	\$83,115	\$1.91	100.00		
100-G10-000-021-00	2654 FAIRFIELD DR	03/01/23	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$66,200	35.80	\$163,964	\$77,836	\$56,900	100.0	150.0	0.34	0.34	\$778	\$226,267	\$5.19	100.00		
100-R05-000-014-00	5380 HARVEST CT	10/31/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,600	43.68	\$136,550	\$31,125	\$42,675	75.0	195.0	0.34	0.34	\$415	\$92,634	\$2.13	75.00		
100-R05-000-018-00	2819 SECURITY LANE	07/30/21	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$52,400	37.03	\$127,563	\$53,767	\$39,830	70.0	300.0	0.48	0.48	\$768	\$111,550	\$2.56	70.00		
100-R05-000-029-00	2834 SECURITY LANE	03/16/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$55,700	58.63	\$135,049	\$16,851	\$56,900	100.0	99.5	0.23	0.23	\$169	\$73,908	\$1.70	100.00		
100-R06-000-040-00	2795 SPORTSMAN CT	08/18/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,100	47.36	\$129,078	\$26,442	\$45,520	80.0	226.0	0.42	0.42	\$331	\$63,716	\$1.46	80.00		
100-R10-000-001-00	5478 MICHAEL DR	08/12/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$91,800	33.75	\$245,202	\$102,475	\$75,677	133.0	80.0	0.24	0.24	\$770	\$419,980	\$9.64	133.00		
100-R10-000-016-00	5421 MICHAEL DR	12/01/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$77,200	40.42	\$192,333	\$55,567	\$56,900	100.0	100.0	0.23	0.23	\$556	\$241,596	\$5.55	100.00		
100-R11-000-023-00	5455 EASY ST	10/29/21	\$187,500	OTH	08-ESTATE	\$187,500	\$75,700	40.37	\$197,722	\$78,286	\$88,508	183.0	141.8	0.71	0.71	\$428	\$109,644	\$2.52	110.00		
100-R11-000-035-00	5402 EASY ST	09/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,900	38.45	\$208,039	\$48,861	\$56,900	100.0	100.0	0.23	0.23	\$489	\$212,439	\$4.88	100.00		
100-R15-000-031-00	5677 MICHAEL DR	06/09/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,300	45.21	\$162,875	\$27,766	\$50,641	89.0	120.0	0.25	0.25	\$312	\$113,331	\$2.60	89.00		
100-R15-000-033-00	2934 CHRYSLER DR	09/09/21	\$161,500	WD	03-ARM'S LENGTH	\$161,500	\$56,700	35.11	\$144,556	\$67,585	\$50,641	89.0	120.0	0.25	0.25	\$759	\$275,857	\$6.33	89.00		
100-R15-000-045-00	2959 CONTINENTAL DR	11/23/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$54,900	40.37	\$139,386	\$47,824	\$51,210	90.0	120.0	0.25	0.25	\$531	\$192,839	\$4.43	90.00		
100-R15-000-060-00	2994 CONTINENTAL DR	08/02/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$70,300	40.17	\$182,424	\$43,786	\$51,210	90.0	121.0	0.25	0.25	\$487	\$175,144	\$4.02	90.00		
100-R15-000-065-00	5664 MICHAEL DR	08/05/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$73,700	38.19	\$191,212	\$54,136	\$52,348	92.0	197.0	0.42	0.42	\$588	\$130,135	\$2.99	92.00		
100-R15-000-069-00	5700 MICHAEL DR	10/06/21	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$77,900	40.79	\$203,356	\$39,423	\$51,779	91.0	197.0	0.41	0.41	\$433	\$95,687	\$2.20	91.00		
100-R16-000-076-00	2915 THUNDERBIRD DR	09/14/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$154,297	\$61,344	\$50,641	89.0	114.0	0.23	0.23	\$689	\$263,279	\$6.04	89.00		
100-R16-000-077-00	2916 THUNDERBIRD DR	02/10/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$81,300	36.95	\$212,852	\$57,789	\$50,641	89.0	114.0	0.23	0.23	\$649	\$248,021	\$5.69	89.00		
100-R17-000-080-00	2923 THUNDERBIRD DR	08/03/22	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$58,600	34.07	\$160,999	\$61,073	\$50,072	88.0	114.0	0.23	0.23	\$694	\$265,535	\$6.10	88.00		
100-R17-000-082-00	2941 THUNDERBIRD DR	08/25/21	\$164,533	OTH	03-ARM'S LENGTH	\$164,533	\$71,000	43.15	\$176,829	\$37,776	\$50,072	88.0	114.0	0.23	0.23	\$429	\$164,243	\$3.77	88.00		
100-R17-000-082-00	2941 THUNDERBIRD DR	07/18/22	\$166,300	WD	03-ARM'S LENGTH	\$166,300	\$66,700	40.11	\$176,829	\$39,543	\$50,072	88.0	114.0	0.23	0.23	\$449	\$171,926	\$3.95	88.00		
100-R17-000-085-00	2965 THUNDERBIRD DR	06/21/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,800	41.65	\$186,635	\$33,437	\$50,072	88.0	114.0	0.23	0.23	\$380	\$145,378	\$3.34	88.00		
100-R18-000-104-00	2973 IMPERIAL DR	08/30/21	\$160,587	WD	03-ARM'S LENGTH	\$160,587	\$57,600	35.87	\$141,661	\$68,998	\$50,072	88.0	114.0	0.23	0.23	\$784	\$299,991	\$6.89	88.00		
100-R21-000-021-00	5576 MICHAEL DR	06/01/21	\$110,000	WD	08-ESTATE	\$110,000	\$62,800	57.09	\$161,115	\$2,940	\$54,055	95.0	182.0	0.40	0.40	\$31	\$7,406	\$0.17	95.00		
Totals:			\$4,935,820			\$4,935,820	\$2,005,000		\$5,088,307	\$1,372,874	\$1,525,361	2,808.0		9.33	9.33						
								Sale. Ratio =>	40.62	Average			Average		Average						
								Std. Dev. =>	6.63	per FF=>			\$489	per Net Acre=>		147,146.20	per SqFt=>		\$3.38		

2024 USED \$489 FF