2023 Village condo land study

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Land Table
045-701-010-00	100 JAMESTOWN	08/09/21	$267,000	$267,000	$106,300	39.81	$67,800	$50,000	VILLAGE CONDOS
045-701-011-00	104 JAMESTOWN	06/08/21	$250,000	$250,000	$90,800	36.32	$79,200	$50,000	VILLAGE CONDOS
045-701-029-00	3783 DEER RIDGE RUN	08/16/21	$245,000	$245,000	$93,300	38.08	$77,200	$50,000	VILLAGE CONDOS
045-701-036-00	3784 DEER RIDGE RUN	03/25/20	$229,900	$229,900	$106,700	46.41	$23,300	$50,000	VILLAGE CONDOS
045-711-011-00	122 FOX HOLLOW DR	06/18/21	$285,000	$285,000	$111,500	39.12	$61,600	$50,000	VILLAGE CONDOS
045-712-002-00	74 FOX HOLLOW DR	08/12/21	$400,000	$400,000	$173,900	43.48	$51,400	$60,000	VILLAGE CONDOS
045-712-010-00	58 FOX HOLLOW DR	07/20/21	$320,000	$320,000	$143,500	44.84	$37,400	$50,000	VILLAGE CONDOS
045-712-015-00	40 FOX HOLLOW DR	10/27/21	$450,000	$450,000	$193,400	42.98	$79,600	$50,000	VILLAGE CONDOS
045-712-019-00	50 FOX HOLLOW DR	01/07/22	$295,000	$295,000	$157,900	53.53	$29,200	$50,000	VILLAGE CONDOS
045-712-007-00	60 FOX HOLLOW DR vac	02/18/21	$41,400	$41,400	$27,000	65.22	$41,400	$54,000	VILLAGE CONDOS
045-712-007-00	60 FOX HOLLOW DR	02/19/21	$374,000	$374,000	$175,300	46.87	$54,400	$60,000	VILLAGE CONDOS
045-712-008-00	62 FOX HOLLOW DR	01/11/21	$359,900	$359,900	$167,000	46.40	$56,300	$50,000	VILLAGE CONDOS
045-712-014-00	42 FOX HOLLOW DR vac	08/20/21	$44,160	$44,160	$25,000	56.61	$44,160	$50,000	VILLAGE CONDOS
045-712-010-00	58 FOX HOLLOW DR	07/07/20	$295,500	$295,500	$141,200	47.78	$59,100	$50,000	VILLAGE CONDOS
045-712-013-00	52 FOX HOLLOW DR vac	12/20/21	$45,160	$45,160	$25,000	55.36	$45,160	$50,000	VILLAGE CONDOS
045-711-005-00	106 FOX HOLLOW DR	04/15/22	$321,500	$321,500	$110,600	34.40	$96,100	$45,000	VILLAGE CONDOS
045-711-012-00	54 FOX HOLLOW DR vac	02/09/22	$47,010	$47,010	$25,000	53.18	$47,010	$50,000	VILLAGE CONDOS
045-712-018-00	48 FOX HOLLOW DR vac	02/10/22	$46,062	$46,062	$25,000	54.27	$46,062	$50,000	VILLAGE CONDOS
		Totals:	**$4,316,592**		**$4,316,592**	**$1,898,400**	**$996,392**	**$919,000**	
						Sale. Ratio =>	**43.98**		

TOTALS	**Avg $ Residual Unit**				All
18	**$55,355**		Residual	$	996,392
Range	23,300 to 96,100		TCV	$	919,000
			Ind. Change		1.08
All vacant sales are to one builder with prearranged price		**2022 rate**	**x multiplier**	**$**	**54,211**
closed right before house sale, price predates closing by months					
No extra weight to vacant sales					
	2022 Rates	$50,000			
	2023 Rates	**$55,000**			