

2023 VILLAGE CONDO LAND STUDY

2024 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
045-701-009-00	96 JAMESTOWN	07/29/22	\$290,000	\$290,000	\$122,800	42.34	\$65,000	\$55,000	VILLAGE CONDOS
045-701-010-00	100 JAMESTOWN	08/09/21	\$267,000	\$267,000	\$106,300	39.81	\$67,800	\$55,000	VILLAGE CONDOS
045-701-011-00	104 JAMESTOWN	06/08/21	\$250,000	\$250,000	\$90,800	36.32	\$58,200	\$55,000	VILLAGE CONDOS
045-701-029-00	3783 DEER RIDGE RUN	08/16/21	\$245,000	\$245,000	\$93,300	38.08	\$77,200	\$55,000	VILLAGE CONDOS
045-711-007-00	112 FOX HOLLOW DR	04/15/22	\$385,000	\$385,000	\$164,700	42.78	\$96,600	\$55,000	VILLAGE CONDOS
045-711-011-00	122 FOX HOLLOW DR	06/18/21	\$285,000	\$285,000	\$111,500	39.12	\$61,600	\$55,000	VILLAGE CONDOS
045-712-002-00	74 FOX HOLLOW DR	08/12/21	\$400,000	\$400,000	\$173,900	43.48	\$51,400	\$55,000	VILLAGE CONDOS
045-712-010-00	58 FOX HOLLOW DR	07/20/21	\$320,000	\$320,000	\$143,500	44.84	\$37,400	\$55,000	VILLAGE CONDOS
045-712-015-00	40 FOX HOLLOW DR	10/27/21	\$450,000	\$450,000	\$193,400	42.98	\$79,600	\$55,000	VILLAGE CONDOS
045-712-019-00	50 FOX HOLLOW DR	01/07/22	\$295,000	\$295,000	\$157,900	53.53	\$29,200	\$55,000	VILLAGE CONDOS
045-712-017-00	46 FOX HOLLOW DR	10/06/22	\$389,000	\$389,000	\$187,500	48.20	\$64,000	\$55,000	VILLAGE CONDOS
045-712-016-00	44 FOX HOLLOW DR	10/06/22	\$389,000	\$389,000	\$193,200	49.67	\$57,600	\$55,000	VILLAGE CONDOS
045-712-021-00	38 FOX HOLLOW DR	03/29/23	\$459,000	\$459,000	\$175,800	38.30	\$68,700	\$55,000	VILLAGE CONDOS
045-711-005-00	106 FOX HOLLOW DR	04/15/22	\$321,500	\$321,500	\$110,600	34.40	\$96,100	\$55,000	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
045-712-013-00	52 FOX HOLLOW DR vac	12/20/21	\$45,160	\$45,160	\$25,000	55.36	\$45,160	\$50,000	VILLAGE CONDOS
045-712-021-00	38 FOX HOLLOW DR vac	03/29/23	\$43,750	\$43,750	\$25,000	57.14	\$43,750	\$50,000	VILLAGE CONDOS
045-712-020-00	36 FOX HOLLOW DR vac	04/01/23	\$43,750	\$43,750	\$25,000	57.14	\$43,750	\$50,000	VILLAGE CONDOS
045-712-017-00	46 FOX HOLLOW DR vac	10/06/22	\$46,062	\$46,062	\$25,000	54.27	\$46,062	\$50,000	VILLAGE CONDOS
045-712-016-00	44 FOX HOLLOW DR vac	10/06/22	\$46,062	\$46,062	\$25,000	54.27	\$46,062	\$50,000	VILLAGE CONDOS
045-712-019-00	50 FOX HOLLOW DR vac	01/06/22	\$36,662	\$36,662	\$25,000	68.19	\$36,662	\$50,000	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: \$5,144,178 \$5,144,178 \$2,250,200 \$1,309,078 \$1,220,000
Sale. Ratio => 43.74

TOTALS	Avg \$ Residual Unit	All	
23	\$56,916	Residual	\$ 1,309,078
Range	23,300 to 96,100	TCV	\$ 1,220,000
		Ind. Change	1.07
		2023 rate x multiplier	\$ 59,016

All vacant sales are to one builder with prearranged price closed right before house sale, price predates closing by months
 No extra weight to vacant sales

2023 Rates \$55,000

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2024 Rates \$57,000