

Lands End Plat

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	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	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1	
02-32-379-160	5125 LANDS END	02/24/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,300	41.32	\$214,316	\$74,484	\$38,800	100.0	130.0	0.30	0.30	\$745	\$249,946	\$5.74	100.00	LANDS	2025-004455	LANDS END PLAT	3/28/2025	401	LANDS END PLAT	
02-32-379-200	5177 LANDS END	07/12/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$126,250	54.89	\$256,701	\$12,099	\$38,800	100.0	133.7	0.31	0.31	\$121	\$39,410	\$0.90	100.00	LANDS	2024-018639	LANDS END PLAT	10/18/2024	401	LANDS END PLAT	
02-32-380-250	5125 PATLAND	03/12/24	\$225,000	WD	03-ARM'S LENGTH	\$224,000	\$102,750	45.87	\$214,011	\$48,475	\$38,486	99.2	148.2	0.31	0.31	\$489	\$156,371	\$3.59	115.62	LANDS	2024-009089	LANDS END PLAT	7/2/2024	401	LANDS END PLAT	
02-32-380-401	2525 GREENLAND	09/09/24	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$116,100	44.48	\$236,682	\$63,118	\$38,800	100.0	132.0	0.30	0.30	\$631	\$208,310	\$4.78	100.00	LANDS	2024-024064	LANDS END PLAT	6/10/2021	401	LANDS END PLAT	
02-32-380-420	5085 LANDS END	03/29/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,250	51.20	\$288,136	\$38,120	\$56,256	145.0	115.0	0.38	0.38	\$263	\$99,530	\$2.28	144.99	LANDS	2024-008641	LANDS END PLAT	4/5/2024	401	LANDS END PLAT	
Totals:			\$1,236,000			\$1,235,000	\$586,650		\$1,209,846	\$236,296	\$211,142	544.2		1.60	1.60											
							Sale. Ratio =>	47.50			Average			Average				Average								
							Std. Dev. =>	5.44			per FF=>	\$434		per Net Acre=>	147,592.75			per SqFt=>	\$3.39							

Using \$430 FF

02-32-380-370	5082 PATLAND	03/13/25	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$129,450	59.93	\$258,857	\$1,763	\$44,620	115.0	130.0	0.34	0.34	\$15	\$5,140	\$0.12	115.00	LANDS	2025-006549	LANDS END PLAT	5/15/2025	401	LANDS END PLAT
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