

Walker Meadows

Walker Trails

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				
02-19-320-150	WALKER RIDGE	08/15/24	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$20,400	42.50	\$55,390	\$48,000	\$55,390	160.0	175.6	0.65	0.65	\$300	\$74,419	\$1.71	160.00	WLKMD	2024-021834	WALKER TRAILS#1 *	NOT INSPECTED	402	WLKR TRAILS #1				
02-19-330-300	7503 ROLLING MEADOWS	03/05/25	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$166,150	51.76	\$332,292	\$58,866	\$70,158	202.9	210.6	0.92	0.92	\$290	\$64,124	\$1.47	190.19	WLKMD	2025-005458	WALKER MEADOWS *	3/28/2025	401	WLKR MEADOWS FF				
02-30-230-020	6736 RAPIDS WAY	08/12/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$275,300	47.88	\$552,365	\$69,630	\$46,995	138.2	206.0	0.65	0.65	\$504	\$107,454	\$2.47	137.00	CPR M	2024-021428	COOPERS MEADOWS *	10/2/2024	401	ST LUKE AREA				
02-30-230-011	3528 ST LUKE	05/16/23	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$172,300	54.53	\$345,627	\$6,988	\$36,615	107.7	256.0	0.59	0.59	\$65	\$11,884	\$0.27	100.00	CPR M	2023-011997	COOPERS MEADOWS *	6/26/2023	401	ST LUKE AREA				
02-30-126-022	4201 W E	04/11/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$148,600	47.17	\$306,548	\$9,112	\$50,660	149.0	200.0	0.68	0.68	\$397	\$86,421	\$1.98	149.00	CPR M	2023-007432	COOPERS MEADOWS *	5/17/2023	401	COOPER MEADOWS				
02-30-230-032	3782 LIVERPOOL	02/13/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$196,450	50.37	\$397,792	\$34,708	\$42,500	125.0	200.0	0.57	0.57	\$278	\$60,467	\$1.39	125.00	CPR M	2024-004153	COOPERS MEADOWS *	1/3/2024	401	COOPER MEADOWS				
02-19-353-002	7196 TURKEY GLEN TRAIL	04/24/24	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$273,850	47.22	\$549,984	\$103,985	\$74,069	156.5	210.0	0.74	0.74	\$664	\$140,710	\$3.23	156.49	WTRLS	2024-012461	WALKER WOODS SITE CONDOS	6/3/2024	401	WALKER WDS COND				
Totals:			\$2,544,900			\$2,544,900	\$1,253,050		\$2,539,998	\$381,289	\$376,387	1,039.3		4.80	4.80	\$357													
								Sale. Ratio =>	49.24									Average											
								Std. Dev. =>	3.87									per Net Acre=>	79,501.46	per SqFt=>	\$1.83								

Blended with additional
plats
Not enough sales

Using \$360 FF