

2024 Udell Hills LV

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
14-008-007-00	265 TERPAK RD	03/07/22	\$465,000	03-ARM'S LENGTH	\$465,000	\$144,600	31.10	\$475,879	\$19,170	\$30,049	2.98	1.00	\$6,433
14-008-019-00	7043 PINE CREEK RD	09/28/22	\$174,000	03-ARM'S LENGTH	\$174,000	\$43,100	24.77	\$137,513	\$76,875	\$40,388	8.78	8.78	\$8,756
14-008-021-03	778 HEATHER RD	11/14/22	\$17,000	03-ARM'S LENGTH	\$17,000	\$6,500	38.24	\$18,875	\$17,000	\$18,875	1.99	2.24	\$8,543
14-009-033-00	8493 KING RD	03/11/22	\$94,900	03-ARM'S LENGTH	\$94,900	\$31,900	33.61	\$99,783	\$13,992	\$18,875	1.25	1.25	\$11,194
14-011-001-00	82 HORSESHOE BEND RD	11/05/21	\$155,000	03-ARM'S LENGTH	\$155,000	\$23,800	15.35	\$63,047	\$135,653	\$43,700	9.50	9.50	\$14,279
14-011-015-00	10432 BIG BUCK DR	07/14/23	\$153,000	19-MULTI PARCEL AL	\$153,000	\$42,300	27.65	\$85,735	\$104,335	\$37,070	5.70	1.00	\$18,304
14-011-036-00	10634 CABERFAE HWY	11/11/22	\$50,000	19-MULTI PARCEL AL	\$50,000	\$32,100	64.20	\$66,696	\$29,298	\$45,994	6.42	1.00	\$4,564
Totals:			\$1,108,900		\$1,108,900	\$324,300		\$947,528	\$396,323	\$234,951	36.62	24.77	
							Sale. Ratio =>	29.25			Average	Average	Average
							Std. Dev. =>	15.33			per FF=>	per Net	per SqFt=>
											Use	10,000 Lot	