

4450 Residential FF Value for 2024

Blue Creek, Mayfield, Easy Neighborhoods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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	Other Parcels in Sale	Land Table	Class	Rate Group 1
03-0014-0004-00-5	790 BLUE CREEK TERR	11/09/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,200	31.62	\$105,746	\$5,554	\$6,300	100.0	217.0	0.50	0.50	\$56	\$11,153	\$0.26	100.00	4450	3392/0283		4450 BLUE CREEK MAYFIELD EASY	401	AVG LOT
03-0870-0016-00-5	1216 N BENTON CTR RD	07/23/21	\$126,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$126,000	\$33,500	26.59	\$127,355	\$7,591	\$8,946	142.0	270.0	0.44	0.19	\$53	\$17,252	\$0.40	142.00	4450	3338/1896	03-0870-0014-00-2	4450 BLUE CREEK MAYFIELD EASY	401	EASY BENTON CT.
03-0890-0012-00-4	3587 N BLUE CREEK RD	03/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$35,500	26.30	\$134,407	\$6,169	\$5,576	88.5	150.0	0.31	0.31	\$70	\$20,226	\$0.46	88.50	4450	3369/3361		4300 MILLBURG	401	4300 MIL FF
03-0890-0012-01-2	3580 FIELDTREE RD	06/25/21	\$125,000	QC	03-ARM'S LENGTH	\$125,000	\$31,000	24.80	\$124,531	\$6,045	\$5,576	88.5	147.0	0.30	0.30	\$68	\$20,217	\$0.46	88.50	4450	3337/0995		4450 BLUE CREEK MAYFIELD EASY	401	AVG LOT
03-1120-0006-00-4	4189 TERRITORIAL RD	03/21/22	\$172,750	WD	03-ARM'S LENGTH	\$172,750	\$57,900	33.52	\$172,385	\$6,665	\$6,300	100.0	229.7	0.53	0.53	\$67	\$12,647	\$0.29	100.00	4250	3368/2499		4250 LOUISE ARROW	401	AVG LOT
03-1130-0015-01-9	4178 WINIFRED	03/30/22	\$300,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$136,100	45.37	\$302,618	\$22,708	\$25,326	402.0	623.4	1.78	0.70	\$56	\$12,736	\$0.29	402.00	4250	3369/2064	03-1130-0016-00-7, 03-1130-0017-00-3	4250 LOUISE ARROW	401	AVG LOT
03-1130-0023-02-0	4167 WINIFRED	11/18/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,700	49.80	\$149,060	\$15,640	\$14,700	210.0	200.0	0.96	0.96	\$74	\$16,224	\$0.37	210.00	4250	3393/2144		4250 LOUISE ARROW	401	AVG LOT
03-1130-0031-00-6	4279 WINIFRED	07/30/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$58,300	32.85	\$181,839	\$5,111	\$9,450	150.0	257.0	0.89	0.89	\$34	\$5,775	\$0.13	150.00	4250	3339/0463		4250 LOUISE ARROW	401	AVG LOT
03-5020-0013-01-4	4703 NORTH ST	12/12/22	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$43,000	37.07	\$110,622	\$9,536	\$4,158	66.0	66.0	0.10	0.10	\$144	\$95,360	\$2.19	66.00	4300	3395/1545		4300 MILLBURG	401	4300 MIL FF
03-5020-0081-00-1	4801 SOUTH ST	03/18/22	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$18,600	23.40	\$80,084	\$5,716	\$6,300	100.0	132.0	0.30	0.30	\$57	\$18,865	\$0.43	100.00	4300	3371/1203		4300 MILLBURG	401	4300 MIL FF
Totals:			\$1,486,750			\$1,486,750	\$521,800		\$1,488,647	\$90,735	\$92,632	1,447.0		6.10	4.76										
								Sale. Ratio =>	35.10			Average		Average		Average									
								Std. Dev. =>	8.81			per FF=>	\$63	per Net Acre=>	14,864.84	per SqFt=>	\$0.34								

Used \$63 per FF for 4450 Blue Creek/Mayfield/Easy, 4300 Millburg & 4250 Louise/Arrow