

# 4550 Residential FF Value for 2024

Wood Ridge, Benson "Average"

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
03-0007-0017-22-8	249 ENTERPRISE WAY	04/19/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$147,900	67.84	\$248,212	\$28,628	\$58,870	203.0	153.0	0.71	0.71	\$141	\$40,151	\$0.92	203.00	4550	3324/2669		4550 WOOD RIDGE BENSON	401	AVERAGE
03-0815-0010-00-4	1613 CAROLYN DR	03/02/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$213,100	56.83	\$389,498	\$14,502	\$29,000	100.0	206.5	0.47	0.47	\$145	\$30,595	\$0.70	100.00	4550	3367/0324		4550 WOOD RIDGE BENSON	401	AVERAGE
03-0815-0014-00-0	1583 CAROLYN DR	10/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$180,300	45.08	\$415,529	\$13,471	\$29,000	100.0	210.1	0.48	0.48	\$135	\$27,948	\$0.64	100.00	4550	3391/1167		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0026-00-8	388 ARBOR RIDGE	10/05/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$124,800	39.62	\$287,621	\$49,454	\$22,075	90.1	137.3	0.28	0.28	\$549	\$174,134	\$4.00	90.10	4550	3348/2310		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0027-00-4	386 ARBOR RIDGE	11/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$247,100	54.91	\$464,251	\$11,852	\$26,103	90.0	123.8	0.26	0.26	\$132	\$46,297	\$1.06	90.01	4550	3354/1643		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0028-00-1	384 ARBOR RIDGE	10/25/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,000	38.52	\$256,173	\$40,545	\$26,718	92.1	125.0	0.26	0.26	\$440	\$153,580	\$3.53	92.13	4550	3350/2343		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0030-00-5	380 ARBOR RIDGE	11/22/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$223,400	56.56	\$442,607	\$4,869	\$24,650	85.0	130.1	0.25	0.25	\$57	\$19,169	\$0.44	85.00	4550	3357/0524		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0038-00-6	1344 SYCAMORE LN	09/01/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$116,200	36.89	\$310,498	\$30,680	\$26,178	90.3	168.9	0.35	0.35	\$340	\$87,657	\$2.01	90.27	4550	3344/1177		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0049-00-8	1339 WHISPERING TRL	06/18/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,600	41.97	\$336,703	\$24,177	\$25,880	89.2	119.2	0.24	0.24	\$271	\$99,086	\$2.27	89.24	4550	3332/2775		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0060-00-1	1418 WHISPERING TRL	07/19/22	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$116,500	39.36	\$299,524	\$3,639	\$7,163	24.7	191.3	0.11	0.11	\$147	\$33,694	\$0.77	24.70	4550	3381/2536		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0060-00-1	1418 WHISPERING TRL	09/22/21	\$290,089	WD	03-ARM'S LENGTH	\$290,089	\$111,100	38.30	\$278,696	\$17,445	\$6,052	24.7	191.3	0.11	0.11	\$706	\$161,528	\$3.71	24.70	4550	3346/0719		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0063-00-1	1411 WHISPERING TRL	10/29/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$84,400	31.26	\$287,834	\$8,463	\$26,297	90.7	140.4	291.32	0.29	\$93	\$29	\$0.00	90.68	4550	3351/1797		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0065-00-3	1405 WHISPERING TRL	06/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$84,200	35.08	\$235,554	\$37,318	\$32,872	113.4	131.5	0.34	0.34	\$329	\$109,117	\$2.50	113.35	4550	3333/2781		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0066-00-0	1403 WHISPERING TRL	10/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,600	39.53	\$253,826	\$64,602	\$18,428	90.8	140.3	0.29	0.29	\$712	\$221,240	\$5.08	90.78	4550	3393/2429		4550 WOOD RIDGE BENSON	401	AVERAGE
03-9000-0066-00-0	1403 WHISPERING TRL	11/23/22	\$300,000	CD	03-ARM'S LENGTH	\$300,000	\$118,600	39.53	\$307,897	\$18,429	\$26,326	90.8	140.3	0.29	0.29	\$203	\$63,113	\$1.45	90.78	4550	3393/2433		4550 WOOD RIDGE BENSON	401	AVERAGE
<b>Totals:</b>			<b>\$4,769,089</b>			<b>\$4,769,089</b>	<b>\$2,130,800</b>			<b>\$4,814,423</b>	<b>\$368,074</b>	<b>\$385,612</b>	<b>1,374.7</b>	<b>295.78</b>	<b>4.76</b>										
							<b>Sale. Ratio =&gt;</b>	<b>44.68</b>				<b>Average</b>		<b>Average</b>			<b>Average</b>								
							<b>Std. Dev. =&gt;</b>	<b>10.18</b>				<b>per FF=&gt;</b>	<b>\$268</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>	<b>1,244.40</b>	<b>Average</b>		<b>per SqFt=&gt;</b>	<b>\$0.03</b>				

Used \$268 per FF for 4550 Neighborhood "Average"