4550 Residential FF Value for 2024

Wood Ridge, Benson "Ravine"

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
03-9000-0008-00-0	1331 SYCAMORE LN	03/17/23	$529,000	WD	03-ARM'S LENGTH	$529,000	$165,400	31.27	$530,250	$44,825	$46,075	93.3	163.5	0.35	0.35	$481	$128,071	$2.94	93.27	4550	3400/3450		4550 WOOD RIDGE BENSON	401	RAVINE
03-9000-0012-00-7	1323 SYCAMORE LN	04/19/21	$283,000	WD	03-ARM'S LENGTH	$283,000	$115,200	40.71	$290,127	$50,533	$57,660	116.7	91.9	0.25	0.25	$433	$205,419	$4.72	116.72	4550	3325/0790		4550 WOOD RIDGE BENSON	401	RAVINE
03-9000-0014-00-0	383 ARBOR RIDGE	05/25/21	$300,000	WD	03-ARM'S LENGTH	$300,000	$118,500	39.50	$309,620	$35,077	$44,697	90.5	107.1	0.22	0.22	$388	$158,005	$3.63	90.48	4550	3330/2095		4550 WOOD RIDGE BENSON	401	RAVINE
		Totals:	**$1,112,000**			**$1,112,000**	**$399,100**		**$1,129,997**	**$130,435**	**$148,432**	**300.5**		**0.82**	**0.82**										
							Sale. Ratio =>	**35.89**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**5.14**			**per FF=>**	**$434**		**per Net Acre=>**	**159,455.99**		**per SqFt=>**	**$3.66**							

Used $434 per ff for 4550 Neighborhood "Ravine"

4550 Ravine FF