

4800 Residential FF Value for 2024

Fairplain North Neighborhood

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
03-0030-0011-00-3	1421 COLFAX AVE	03/15/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$91,700	35.96	\$254,354	\$24,891	\$23,180	166.7	0.0	5.00	5.00	\$149	\$4,978	\$0.11	166.70	4800	3400/3662		4800 FAIRPLAIN NORTH	401	
03-0030-0012-05-1	1387 SUPERIOR ST	08/05/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$26,000	40.00	\$65,323	\$2,985	\$3,308	52.5	132.0	0.16	0.16	\$57	\$18,774	\$0.43	52.50	4800	3341/1204		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0024-47-4	1403 HURD AVE	11/23/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$33,300	28.22	\$117,768	\$5,162	\$4,930	78.3	158.0	0.28	0.28	\$66	\$18,176	\$0.42	78.25	4800	3354/3380		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0028-02-0	1591 UNION AVE	07/09/21	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$63,100	32.03	\$197,611	\$8,457	\$8,669	275.0	332.0	1.87	1.87	\$31	\$4,522	\$0.10	275.00	4800	3335/2514		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0066-00-2	1502 BROADWAY AVE	09/20/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$37,200	26.76	\$136,914	\$13,336	\$10,756	118.8	0.0	2.32	2.32	\$112	\$5,748	\$0.13	118.80	4800	3388/0946		4800 FAIRPLAIN NORTH	401	
03-0030-0067-00-9	1525 COLFAX AVE	05/28/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$61,400	44.65	\$164,145	(\$20,616)	\$6,029	95.7	209.5	0.46	0.46	(\$215)	(\$44,817)	(\$1.03)	95.70	4800	3330/0730		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0070-06-9	273 HAMPTON RD	10/07/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$58,400	37.20	\$157,642	\$4,398	\$5,040	80.0	96.7	0.18	0.18	\$55	\$24,708	\$0.57	80.00	4800	3388/1005		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0070-08-5	233 HAMPTON RD	05/28/21	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$42,800	59.03	\$79,548	(\$3,898)	\$3,150	50.0	95.7	0.11	0.11	(\$78)	(\$35,436)	(\$0.81)	50.00	4800	3332/3287		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0072-01-1	1685 COLFAX AVE	03/28/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$38,100	52.19	\$72,998	\$3,007	\$3,005	47.7	155.0	0.17	0.17	\$63	\$17,688	\$0.41	47.70	4800	3384/1540		4800 FAIRPLAIN NORTH	401	
03-0030-0075-10-9	234 HAMPTON RD	08/04/21	\$64,375	WD	03-ARM'S LENGTH	\$64,375	\$36,500	56.70	\$67,090	\$435	\$3,150	50.0	176.2	0.20	0.20	\$9	\$2,153	\$0.05	50.00	4800	3339/1137		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0075-11-7	254 HAMPTON RD	06/30/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$29,200	23.17	\$125,472	\$5,253	\$4,725	75.0	176.1	0.30	0.30	\$70	\$17,337	\$0.40	75.00	4800	3337/1183		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0088-04-9	1593 COLUMBUS AVE	08/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,600	38.21	\$196,367	\$878	\$7,245	115.0	131.8	0.35	0.35	\$8	\$2,523	\$0.06	115.00	4800	3342/2581		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0107-11-6	222 ORCHARD LN	11/12/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$57,800	27.26	\$213,805	\$3,235	\$5,040	80.0	143.0	0.26	0.26	\$40	\$12,300	\$0.28	80.00	4800	3353/3135		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-0030-0107-12-4	181 ORCHARD LN	07/22/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$59,600	31.38	\$190,442	\$3,496	\$4,038	64.1	146.0	0.22	0.22	\$55	\$16,260	\$0.37	64.10	4800	3337/2158		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-1320-0023-00-9	1614 BROADWAY AVE	06/01/21	\$60,900	WD	03-ARM'S LENGTH	\$60,900	\$37,400	61.41	\$72,634	(\$7,198)	\$4,536	72.0	109.8	0.18	0.18	(\$100)	(\$39,768)	(\$0.91)	72.00	4800	3330/1029		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-1320-0025-00-1	276 ELVERN DR	06/03/22	\$59,400	WD	03-ARM'S LENGTH	\$59,400	\$28,900	48.65	\$58,610	\$3,940	\$3,150	50.0	142.1	0.16	0.16	\$79	\$24,172	\$0.55	50.00	4800	3376/2293		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-1320-0029-00-7	240 ELVERN DR	06/03/22	\$69,300	WD	03-ARM'S LENGTH	\$69,300	\$42,000	60.61	\$82,528	(\$13,228)	\$5,100	100.0	142.1	0.33	0.33	(\$132)	(\$40,577)	(\$0.93)	100.00	4800	3376/2319		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-2310-0014-01-6	271 HELMAR CT	11/09/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$51,700	37.19	\$132,029	\$15,791	\$8,820	140.0	80.6	0.26	0.26	\$113	\$60,969	\$1.40	140.00	4800	3391/3021		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-2310-0022-00-1	265 CLARDELLE AVE	10/21/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$40,300	33.31	\$110,143	\$15,456	\$4,599	73.0	90.0	0.15	0.15	\$212	\$102,358	\$2.35	73.00	4800	3389/2861		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-2310-0024-01-1	236 HELMAR CT	09/08/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$58,400	49.08	\$120,641	\$2,958	\$4,599	73.0	180.0	0.30	0.30	\$41	\$9,795	\$0.22	73.00	4800	3345/0270		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-2310-0030-00-3	179 CLARDELLE AVE	10/24/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,000	38.29	\$176,490	\$4,810	\$6,300	100.0	110.0	0.25	0.25	\$48	\$19,012	\$0.44	100.00	4800	3394/0257		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-4200-0005-00-6	671 MCKANN ST	07/23/21	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$24,000	41.74	\$62,262	(\$623)	\$4,139	65.7	118.1	0.18	0.18	(\$9)	(\$3,500)	(\$0.08)	65.70	4800	3340/2016		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-4370-0001-00-8	1401 UNION AVE	03/31/23	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$21,400	29.52	\$72,913	\$2,573	\$2,986	47.4	133.0	0.15	0.15	\$54	\$17,745	\$0.41	47.40	4800	3403/2793		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-4370-0016-00-5	1444 AGARD AVE	12/21/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$30,600	24.48	\$118,206	\$10,962	\$4,168	66.2	130.0	0.20	0.20	\$166	\$55,645	\$1.28	66.16	4800	3360/1688		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-4370-0025-00-4	1439 AGARD AVE	02/02/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$25,200	20.16	\$117,906	\$11,261	\$4,167	66.2	134.0	0.20	0.20	\$170	\$55,473	\$1.27	66.15	4800	3397/4069		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-4370-0030-00-8	1495 AGARD AVE	11/05/21	\$121,900	WD	03-ARM'S LENGTH	\$121,900	\$23,000	18.87	\$117,758	\$7,780	\$3,638	57.7	134.0	0.18	0.18	\$135	\$43,708	\$1.00	57.74	4800	3352/1792		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-4370-0031-02-1	1432 HURD AVE	11/30/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$27,000	25.71	\$88,735	\$20,430	\$4,165	66.1	132.9	0.20	0.20	\$309	\$101,139	\$2.32	66.11	4800	3394/0751		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-5640-0028-00-6	1340 COLUMBUS AVE	08/19/22	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$22,500	30.61	\$74,726	\$1,924	\$3,150	50.0	124.0	0.14	0.14	\$38	\$13,549	\$0.31	50.00	4800	3384/2972		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-5680-0018-00-0	485 TERRACE DR	08/27/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$36,400	24.76	\$146,371	\$3,779	\$2,550	50.0	160.6	0.18	0.18	\$76	\$20,538	\$0.47	50.00	4800	3344/1050		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-6860-0008-00-8	235 EASTERN AVE	03/23/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$41,300	28.50	\$140,970	\$10,230	\$6,300	100.0	124.4	0.29	0.29	\$102	\$35,769	\$0.82	100.00	4800	3369/2289		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-6860-0018-00-3	208 EASTERN AVE	02/18/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,000	35.63	\$163,653	\$2,647	\$6,300	100.0	154.9	0.36	0.36	\$26	\$7,435	\$0.17	100.00	4800	3365/1935		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-6890-0004-00-4	1367 UNION AVE	07/19/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$27,400	20.30	\$129,394	\$8,693	\$3,087	49.0	133.0	0.15	0.15	\$177	\$57,953	\$1.33	49.00	4800	3382/1827		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-6890-0015-00-6	1342 AGARD AVE	04/01/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500	\$27,800	49.20	\$63,454	(\$3,804)	\$3,150	50.0	130.0	0.15	0.15	(\$76)	(\$25,530)	(\$0.59)	50.00	4800	3324/0440		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
03-6890-0015-00-6	1342 AGARD AVE	09/15/22	\$56,600	WD	03-ARM'S LENGTH	\$56,600	\$27,200	48.06	\$63,454	(\$3,704)	\$3,150	50.0	130.0	0.15	0.15	(\$74)	(\$24,859)	(\$0.57)	50.00	4800	3387/0328		4800 FAIRPLAIN NORTH	401	FF RATE FP NOR
Totals:			\$4,120,275			\$4,120,275	\$1,424,200		\$4,152,356	\$145,696	\$180,319	2,775.0		16.04	16.04			Average							
							Sale. Ratio =>	34.57			Average			per Net Acre=>	9,085.56			per SqFt=>	\$0.21						
							Std. Dev. =>	12.23			Average			per FF=>	\$53										

Used \$53 per FF for 4800 Fairplain North Neighborhood