

5100 Residential FF Value for 2024

Sub Rate

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	
03-7700-0018-00-9	605 N CYGNET LAKE DR	06/21/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$103,900	34.07	\$326,397	\$11,653	\$33,050	50.0	120.0	0.14	0.14	\$233	\$84,442	\$1.94	50.00	5100	3333/1068		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0023-00-2	627 N CYGNET LAKE DR	07/30/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$98,200	33.98	\$302,202	\$19,848	\$33,050	50.0	125.0	0.14	0.14	\$397	\$138,797	\$3.19	50.00	5100	3339/0476		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0028-00-4	641 S CYGNET LAKE DR	09/15/21	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$112,600	44.86	\$271,733	\$12,317	\$33,050	50.0	150.0	0.17	0.17	\$246	\$71,610	\$1.64	50.00	5100	3345/2269		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0032-00-1	655 S CYGNET LAKE DR	10/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$116,300	40.81	\$298,880	\$19,170	\$33,050	50.0	150.0	0.17	0.17	\$383	\$111,453	\$2.56	50.00	5100	3352/1071		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0042-00-7	654 S CYGNET LAKE DR	10/19/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$100,700	36.62	\$274,527	\$34,845	\$34,372	52.0	107.6	0.13	0.13	\$670	\$272,227	\$6.25	52.00	5100	3351/1514		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0065-00-7	644 S CYGNET LAKE DR	08/05/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$129,600	51.43	\$315,512	\$20,896	\$66,100	100.0	65.0	0.15	0.15	\$209	\$140,242	\$3.22	100.00	5100	3339/2202		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0066-00-3	635 TRUMPETER BAY DR	05/28/21	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$105,300	37.62	\$296,687	\$52,618	\$69,405	105.0	160.0	0.39	0.39	\$501	\$136,316	\$3.13	105.00	5100	3331/0912		5100 TRUMPETER BAY	401	SUB RATE	
03-7700-0085-00-8	533 SWAN RIVER DR	09/01/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$64,700	43.13	\$157,260	\$145,900	\$153,160	310.0	680.0	0.96	0.29	\$471	\$151,349	\$3.47	310.00	5100	3386/1781	03-7700-0082-00-9, 03-7700-0086-00-4, 03-7700-0083-00-5, 03-7700-0084-00-1	5100 TRUMPETER BAY	402	SUB RATE	
03-7701-0001-00-0	583 N CYGNET LAKE DR	11/09/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$10,600	50.48	\$276,902	\$20,172	\$33,050	50.0	164.0	0.19	0.19	\$403	\$107,298	\$2.46	50.00	5100	3353/3463		5100 TRUMPETER BAY	402	SUB RATE	
03-7701-0008-00-0	557 N CYGNET LAKE DR	03/10/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$10,600	50.48	\$33,050	\$20,172	\$33,050	50.0	129.1	0.15	0.15	\$403	\$136,297	\$3.13	50.00	5100	3367/1463		5100 TRUMPETER BAY	402	SUB RATE	
03-7701-0009-00-0	553 N CYGNET LAKE DR	07/01/22	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$11,500	69.70	\$293,578	\$15,672	\$36,355	55.0	129.6	0.16	0.16	\$285	\$95,561	\$2.19	55.00	5100	3379/2481		5100 TRUMPETER BAY	402	SUB RATE	
03-7701-0012-00-0	541 N CYGNET LAKE DR	01/24/23	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$21,400	47.56	\$63,664	\$43,344	\$62,008	101.5	403.2	0.43	0.16	\$427	\$100,800	\$2.31	101.48	5100	3397/3119	03-7701-0013-00-0	5100 TRUMPETER BAY	402	SUB RATE	
Totals:						\$2,190,400	\$885,400		\$2,910,392	\$416,607	\$619,700	1,023.5			3.18	2.24										
						Sale. Ratio =>		40.42			Average per FF=>		\$407		Average per Net Acre=>	130,926.15		Average per SqFt=>	\$3.01							
						Std. Dev. =>		10.02																		

Used \$407 per ff for Neighborhood 5100 "Sub Rate"