

4110 Hillcrest Orchards East Land Analysis 2025

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	
09 165 123 00	3256 SECOND ST	07/10/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,200	33.55	\$173,724	\$132,917	\$61,641	140.7	352.0	1.20	1.20	
09 165 129 00	3255 SECOND ST	04/13/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$48,000	25.81	\$113,583	\$121,473	\$49,056	112.0	352.0	0.91	0.91	
09 165 184 12	3123 THIRD ST	02/26/24	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$169,400	47.06	\$366,763	\$50,235	\$56,998	130.1	270.0	0.69	0.69	
09 170 013 00	3817 FIRST ST	01/18/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$63,700	63.70	\$142,217	(\$13,742)	\$28,475	65.0	112.0	0.19	0.19	
09 170 017 00	12915 S DIXIE HWY	06/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,100	26.17	\$100,758	\$100,302	\$21,060	182.6	320.0	0.81	0.81	
<b>Totals:</b>			<b>\$1,071,000</b>			<b>\$1,071,000</b>	<b>\$410,400</b>		<b>\$897,045</b>	<b>\$391,185</b>	<b>\$217,230</b>	<b>630.4</b>		<b>3.81</b>	<b>3.81</b>	
								<b>Sale. Ratio =&gt;</b>	<b>38.32</b>	<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>16.15</b>	<b>per FF=&gt;</b>			<b>\$621</b>	<b>per Net Acre=&gt; 102,781.14</b>		

After Analysis, used \$621 FF for 2025 and Used Township Acreage Table for Acreage Lots

Not Used

09 165 175 00	3064 THIRD ST	02/24/23	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$93,400	28.09	\$218,384	\$163,172	\$49,056	112.0	352.0	0.91	0.91
09 165 063 10	12921 A ST	12/08/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$40,500	29.56	\$87,951	\$79,032	\$29,983	68.5	112.0	0.21	0.21

Township Acreage Table

	Cost	Per Acre
1 Acre	30000	30000
1.5 Acres	33000	22000
2 acres	36000	18000
2.5 Acres	40000	16000
3 Acres	47000	15666
4 Acres	60000	15000
5 Acres	67500	13500
7 Acres	80000	11428
10 Acres	100000	10000
15 Acres	110000	7333
20 Acres	120000	6000
25 Acres	145000	5800
30 Acres	174000	5800
40 Acres	232000	5800
50 Acres	290000	5800
100 Acres	580000	5800

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
\$944	\$110,396	\$2.53	149.00	4110	2023R10743		HILLCREST ORCHARDS EAST	1	0	6/27/1990		401	LARGE LOTS		
\$1,085	\$134,224	\$3.08	112.00	4110	2022R09068		HILLCREST ORCHARDS EAST	1	0	6/29/1990		401	LARGE LOTS		
\$386	\$72,385	\$1.66	112.00	4110	2024R02475		HILLCREST ORCHARDS EAST	0	0	NOT INSPECTED		401	SM-MED LOTS		
(\$211)	(\$71,202)	(\$1.63)	75.00	4110	2023R00927		HILLCREST ORCHARDS EAST	0	1	7/10/1990		401	SM LOTS		
\$549	\$123,830	\$2.84	135.00	4110	2022R12449		HILLCREST ORCHARDS EAST	0	1	7/10/1990		401	SM LOTS		

**Average  
per SqFt=> \$2.36**

\$1,457	\$180,301	\$4.14	112.00	4110	2023R02683		HILLCREST ORCHARDS EAST	0	0	1/15/1994		401	LARGE LOTS		
\$1,155	\$383,650	\$8.81	80.00	4110	2023R18197		HILLCREST ORCHARDS EAST	1	0	6/21/1990		401	SM LOTS		

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character

