

Belleterre St / Dixie Brook Sub 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
09 205 062 00	2963 CLAYTON ST	08/23/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$78,300	37.64	\$223,282	\$17,547	\$32,829	63.4	159.0	0.37	0.37
09 205 090 00	11415 MCKINNEY AVE	12/08/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$46,300	25.03	\$144,597	\$83,915	\$43,512	84.0	146.0	0.50	0.50
09 205 095 00	3220 COUSINO RD	08/01/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$96,700	29.30	\$300,172	\$107,288	\$77,460	149.5	292.0	1.34	1.34
<b>Totals:</b>			<b>\$723,000</b>			<b>\$723,000</b>	<b>\$221,300</b>		<b>\$668,051</b>	<b>\$208,750</b>	<b>\$153,801</b>	<b>296.9</b>		<b>2.21</b>	<b>2.21</b>
								<b>Sale. Ratio =&gt;</b>	<b>30.61</b>	<b>Average</b>				<b>Average</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.42</b>	<b>per FF=&gt;</b>			<b>\$703</b>	<b>per Net Acre=&gt;</b>	<b>94,499.77</b>

After Analysis, Used \$703 FF for 2025

Not Used

09 205 018 00	S DIXIE HWY	05/02/22	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$9,600	73.85	\$45,095	\$13,000	\$45,095	87.1	300.0	0.69	0.69
09 205 031 00	3008 CLAYTON ST	08/03/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$54,900	48.16	\$168,920	(\$9,512)	\$45,408	87.7	159.0	0.55	0.55
09 205 053 00	3114 DIXIE BROOK ST	07/15/22	\$56,900	WD	03-ARM'S LENGTH	\$56,900	\$32,000	56.24	\$111,462	\$2,691	\$57,253	110.5	253.6	0.89	0.89

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	Site Characteristics
\$277	\$48,074	\$1.10	100.00	4120	2022R17398		DIXIE BROOK SUB	0	1	7/11/1990		401	FF VALUE			
\$999	\$166,829	\$3.83	150.00	4120	2022R23974		DIXIE BROOK SUB	1	0	7/13/1990		401	FF VALUE			
\$717	\$80,006	\$1.84	200.00	4120	2022R16153		DIXIE BROOK SUB	1	0	7/16/1990		401	FF VALUE			

**Average  
per SqFt=> \$2.17**

\$149	\$18,868	\$0.43	100.00	4120	2022R11166		DIXIE BROOK SUB	0	1	9/12/2014		402	FF VALUE			
(\$109)	(\$17,358)	(\$0.40)	150.00	4120	2022R16475		DIXIE BROOK SUB	0	1	7/13/1990		401	FF VALUE			
\$24	\$3,041	\$0.07	152.00	4120	2022R14738		DIXIE BROOK SUB	0	1	7/11/1990		401	FF VALUE	FF VALUE		

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

