

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	
09 205 018 00	S DIXIE HWY	05/02/22	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$9,600	73.85	\$45,356	\$13,000	\$45,356	87.1	300.0	0.69	0.69	
09 205 053 00	3114 DIXIE BROOK ST	07/15/22	\$56,900	WD	03-ARM'S LENGTH	\$56,900	\$32,000	56.24	\$108,760	\$5,724	\$57,584	110.5	253.6	0.89	0.89	
09 205 062 00	2963 CLAYTON ST	08/23/22	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$78,300	37.64	\$212,902	\$28,117	\$33,019	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	\$139,313	\$89,451	\$43,764	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	\$288,067	\$119,842	\$77,909	149.5	292.0	1.34	1.34	
Totals:			\$792,900			\$792,900	\$262,900		\$794,398	\$256,134	\$257,632	494.5		3.78	3.78	
								Sale. Ratio =>	33.16	Average			Average			
								Std. Dev. =>	20.35	per FF=>			\$518	per Net Acre=>		67,706.58

After Analysis, used \$518 FF for 2024 and Township Acreage Table for Larger Lots

Not Used

09 205 031 00	3008 CLAYTON ST	08/03/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$54,900	48.16	\$162,385	(\$2,714)	\$45,671	87.7	159.0	0.55	0.55
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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	Site Characteristics
\$149	\$18,868	\$0.43	100.00	4120	2022R11166		DIXIE BROOK SUB	0	1	9/12/2014		402	FF VALUE			
\$52	\$6,468	\$0.15	152.00	4120	2022R14738		DIXIE BROOK SUB	0	1	7/11/1990		401	FF VALUE	FF VALUE		
\$444	\$77,033	\$1.77	100.00	4120	2022R17398		DIXIE BROOK SUB	0	1	7/11/1990		401	FF VALUE			
\$1,065	\$177,835	\$4.08	150.00	4120	2022R23974		DIXIE BROOK SUB	1	0	7/13/1990		401	FF VALUE			
\$801	\$89,368	\$2.05	200.00	4120	2022R16153		DIXIE BROOK SUB	1	0	7/16/1990		401	FF VALUE			

**Average
per SqFt=> \$1.55**

(\$31)	(\$4,953)	(\$0.11)	150.00	4120	2022R16475		DIXIE BROOK SUB	0	1	7/13/1990		401	FF VALUE			
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Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character

