

Veniaville 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		
09 016 003 70	YARGERVILLE RD	06/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$101,100	36.11	\$217,189	\$92,067	\$29,256	87.2	140.0	0.67	0.39		
09 224 010 00	2866 YARGERVILLE RD	04/22/22	\$180,250	WD	03-ARM'S LENGTH	\$180,250	\$77,600	43.05	\$247,550	\$27,195	\$94,495	116.8	94.1	0.31	0.31		
<b>Totals:</b>			<b>\$460,250</b>			<b>\$460,250</b>	<b>\$178,700</b>		<b>\$464,739</b>	<b>\$119,262</b>	<b>\$123,751</b>	<b>204.0</b>		<b>0.98</b>	<b>0.70</b>		
								<b>Sale. Ratio =&gt;</b>	<b>38.83</b>	<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>4.91</b>	<b>per FF=&gt;</b>			<b>\$584</b>	<b>per Net Acre=&gt; 121,820.22</b>			

After Analysis, used \$584 FF for 2025

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
\$1,055	\$137,825	\$3.16	88.00	4150	2022R14277	09 224 001 00	VENIAVILLE	0	1	6/20/2022		402				
\$233	\$87,444	\$2.01	138.00	4150	2022R09314		VENIAVILLE	0	1	7/18/1990		401	FRONT FOOT V			

**Average  
per SqFt=> \$2.80**

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