

Yargerville Heights 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 | | |
|----------------|---------------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|--------------------|-----------------|--------------|----------------|-------------------------------------|-------------|--|--|
| 09 225 006 00 | 2319 YARGERVILLE RD | 05/09/22 | \$108,333 | WD | 03-ARM'S LENGTH | \$108,333 | \$72,200 | 66.65 | \$107,023 | \$31,310 | \$30,000 | 100.0 | 150.0 | 0.34 | 0.34 | | |
| 09 230 006 00 | 13683 N SUDER RD | 06/09/23 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$69,400 | 46.27 | \$100,854 | \$77,855 | \$28,709 | 95.7 | 150.0 | 0.33 | 0.33 | | |
| Totals: | | | \$258,333 | | | \$258,333 | \$141,600 | | \$207,877 | \$109,165 | \$58,709 | 195.7 | | 0.67 | 0.67 | | |
| | | | | | | | | Sale. Ratio => | 54.81 | Average | | | Average | | | | |
| | | | | | | | | Std. Dev. => | 14.41 | per FF=> | | | \$558 | per Net Acre=> 162,932.84 | | | |

After Analysis, Used \$558 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 |
|------------|--------------|--------------|--------------|----------|------------|-----------------------|---------------------|--------|-------|----------------|----------|-------|--------------|--------------|--------------|
| \$313 | \$91,017 | \$2.09 | 100.00 | 4140 | 2022R10799 | | YARGERVILLE HEIGHTS | 0 | 1 | 7/18/1990 | | 401 | FF | | |
| \$814 | \$238,819 | \$5.48 | 94.65 | 4140 | 2023R09142 | | YARGERVILLE HEIGHTS | 0 | 1 | 7/18/1990 | | 401 | FF | | |

**Average
per SqFt=> \$3.74**

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