

2022 Land Values

8500 CONDO LOTS

	2017	2018	2019	2020	2021	2022
SITE A	\$ 25,000	50,000	\$50,000	\$50,000	\$ 77,000	\$ 77,000
SITE B	\$ 70,000	68,000	\$68,000	\$68,000	\$ 110,000	\$ 110,000
SITE C	\$ 16,000	18,000	\$18,000	\$18,000	\$ 37,000	\$ 63,000
SITE D	\$ 32,000	38,000	\$38,000	\$38,000	\$ 72,000	\$ 72,000
SITE E	\$ 25,000	40,000	\$40,000	\$40,000	\$42,000	\$42,000
SITE F	\$ 150,000	146,000	\$146,000	\$150,000	\$ 151,000	\$ 151,000
SITE G					\$ 77,000	\$ 77,000
SITE H					\$ 49,000	\$ 50,000
SITE I					\$ -	\$ 50,000

Same as BAYOU POINTE- Not enough sales

SAME as Lincoln Pines-new Development

SALE DATE SALE PRICE BUILDING VALUE LAND VALUE COMMENTS

SITE A

BAYOU POINTE

70-07-01-305-001	15198 Bayou Pointe Pl	4/19/2018	\$ 220,000	\$ 180,852	\$ 39,148
70-07-01-305-025	14000 Bayou Ridge Cir	9/17/2018	\$ 250,000	\$ 162,119	\$ 87,881
70-07-01-305-007	15162 Bayou Pointe Pl	10/12/2018	\$ 277,000	\$ 189,863	\$ 87,137
70-07-01-305-030	14026 Bayou Ridge Cir	10/31/2018	\$ 262,000	\$ 177,280	\$ 84,720
70-07-01-305-023	15073 Bayou Pointe Pl	3/7/2019	\$ 242,000	\$ 158,807	\$ 83,193
70-07-01-305-028	14018 Bayou Ridge cir	5/22/2019	\$ 235,000	\$ 155,222	\$ 79,778
70-07-01-305-006	15174 Bayou Pointe Pl	6/20/2019	\$ 260,000	\$ 188,046	\$ 71,954
70-07-01-305-027	14016 Bayou Ridge Cir	6/28/2019	\$ 225,000	\$ 153,507	\$ 71,493
70-07-01-305-026	14002 Bayou Ridge Cir	11/8/2019	\$ 247,500	\$ 159,055	\$ 88,445
			AVERAGE		\$ 77,083

SITE B

THE RETREAT

70-07-16-235-034	12565 Retreat Dr	8/16/2016	\$ 45,000	\$ 269,187	\$ 45,000
70-07-16-235-042	12691 Retreat Dr	7/18/2018	\$ 395,000	\$ 245,329	\$ 125,813
70-07-16-235-010	12660 Retreat Dr	7/31/2018	\$ 399,500	\$ 269,187	\$ 154,171
70-07-16-235-029	12508 Retreat Dr	8/6/2018	\$ 385,000	\$ 264,734	\$ 115,813
70-07-16-235-017	12604 Retreat Dr	8/15/2018	\$ 385,000	\$ 303,488	\$ 120,266
70-07-16-235-032	12539 Retreat Dr	8/31/2018	\$ 410,000	\$ 267,898	\$ 106,512
70-07-16-235-002	12734 Retreat Dr	6/3/2019	\$ 361,200	\$ 351,881	\$ 93,302
70-07-16-235-016	12612 Retreat Dr	8/15/2019	\$ 470,750	\$ 118,869	\$ 118,869
			AVERAGE		\$ 109,968

SITE C

BIGNELL RIDGE

70-07-02-282-007	14119 Landon Ln	6/15/2015	\$ 19,550	\$ 187,838	\$ 19,550
70-07-02-282-016	14114 Landon Ln	1/11/2016	\$ 16,459	\$ 178,698	\$ 16,459
70-07-02-282-017	14126 Landon Ln	1/11/2016	\$ 16,459	\$ 252,745	\$ 16,459
70-07-02-282-018	14134 Landon Ln	1/11/2016	\$ 16,459	\$ 229,598	\$ 16,459
70-07-02-282-020	15228 Rachel Ct Pvt	1/11/2016	\$ 16,459	\$ 301,354	\$ 16,459
70-07-02-282-021	15220 Rachel Ct Pvt	1/11/2016	\$ 16,459	\$ 283,063	\$ 16,459
70-07-02-282-023	15229 Rachel Ct Pvt	1/11/2016	\$ 16,460	\$ 187,838	\$ 16,459
70-07-02-282-019	14158 Landon Ln	1/11/2016	\$ 19,550	\$ 87,162	\$ 19,550
70-07-02-282-002	14177 Landon Ln	11/20/2018	\$ 275,000	\$ 81,302	\$ 19,550
70-07-02-282-026	15241 Rachel Ct Pvt	8/16/2019	\$ 260,000	\$ 88,255	\$ 16,459
70-07-02-282-004	14153 Landon Ln	10/15/2019	\$ 341,000	\$ 50,402	\$ 16,459
70-07-02-282-001	14185 Landon Ln	1/3/2020	\$ 280,000	\$ 38,546	\$ 16,459
70-07-02-282-021	15220 Rachel Ct Pvt	2/7/2020	\$ 339,900	\$ 31,837	\$ 16,459
70-07-02-282-016	14114 Landon Ln	3/4/2020	\$ 314,900	\$ 283,063	\$ 16,459

SITE D	HUNTERSWOODS		AVERAGE	\$	62,917
	70-07-14-227-037	15273 Canterbury Ln Pvt	4/20/2018	\$ 254,100	\$ 173,982
	70-07-14-229-007	15318 Broadmoor Pl Pvt	4/20/2018	\$ 195,000	\$ 117,852
	70-07-14-229-011	15317 Broadmoor Pl Pvt	4/27/2018	\$ 220,000	\$ 147,759
	70-07-14-229-050	152636 Broadmoor Pl Pvt	6/29/2018	\$ 174,900	\$ 115,368
	70-07-14-227-036	15281 Canterbury Ln Pvt	7/27/2018	\$ 285,000	\$ 187,891
	70-07-14-226-004	15332 Saddlebrook Ct Pvt	2/15/2019	\$ 220,000	\$ 155,637
	70-07-14-227-015	15282 Steeplechase Ct Pvt	3/1/2019	\$ 205,000	\$ 135,134
	70-07-14-228-093	15473 Winchester Cir Pvt	3/29/2019	\$ 220,000	\$ 165,609
	70-07-14-227-038	15265 Canterbury Ln pvt	4/17/2019	\$ 280,000	\$ 206,093
	70-07-14-228-027	15312 Winchester Cir Pvt	4/18/2019	\$ 225,000	\$ 209,041
	70-07-14-227-004	15277 Steeplechase Ct Pvt	6/1/2019	\$ 232,000	\$ 141,894
	70-07-14-227-030	15316 Canterbury Ln pvt	6/7/2019	\$ 310,000	\$ 202,305
	70-07-14-228-002	15295 Winchester Cir Pvt	6/28/2019	\$ 187,000	\$ 107,890
	70-07-14-229-014	15301 Broadmoor Pl Pvt	8/2/2019	\$ 180,000	\$ 117,195
	70-07-14-227-013	15266 Steeplechase Ct Pvt	11/4/2019	\$ 225,000	\$ 150,953
	70-07-14-228-072	15516 Winchester Cir Pvt	12/3/2019	\$ 242,600	\$ 156,156
	70-07-14-227-012	15258 Steeplechase Ct Pvt	3/6/2020	\$ 258,900	\$ 200,297
		AVERAGE			\$ 71,967
		OTHER/MISC			
	70-03-26-371-003	15847 Mercury Dr	11/21/2014	\$76,000	\$ 45,850
	70-03-27-270-002	15628 164th Ave	10/30/2015	\$129,900	\$ 81,911
	70-03-27-270-001	15630 164th ave	10/30/2015	\$129,900	\$ 81,911
		AVERAGE			\$42,043
		BRUCKER BEACH			
	70-03-32-412-001	14612 Brucker St	12/22/2016	\$ 134,900	\$ 134,900
	70-03-32-412-004	14676 Brucker St	12/22/2016	\$ 179,900	\$ 179,900
	70-03-32-412-002	14634 Brucker St	12/28/2016	\$ 142,400	\$ 142,400
	70-03-32-412-007	14611 Brucker St	12/30/2016	\$ 129,500	\$ 129,500
	70-03-32-412-005	14653 Brucker St	1/23/2017	\$ 150,000	\$ 150,000
	70-03-32-412-006	14637 Brucker Woods ct	5/26/2017	\$ 145,000	\$ 145,000
	70-03-32-412-003	14658 Brucker Woods ct	9/10/2018	\$ 174,900	\$ 174,900
		AVERAGE			\$ 150,943
		MILLHOUSE			
	70-07-01-163-022	15064 Kingfisher Way	2/6/2020	\$ 324,605	\$ 235,037
	70-07-01-163-009	14882 Kingfisher Way	2/28/2020	\$ 411,213	\$ 304,985
	70-07-01-163-017	14988 Kingfisher Way	3/3/2020	\$ 346,450	\$ 255,601
		AVERAGE			\$ 95,548

SITE H

LINCOLN PINES

70-07-12-480-001	14729 Pine Dew Dr	1/3/2020	\$42,780	\$ 42,780
70-07-12-480-002	14727 Pine Dew Dr	1/3/2020	\$44,640	\$ 44,640
70-07-12-480-029	14726 Pine Dew Dr	1/24/2020	\$54,870	\$ 54,870
70-07-12-480-030	14728 Pine Dew Dr	1/24/2020	\$52,080	\$ 52,080
70-07-12-480-014	14703 Pine Dew Dr	11/25/2020	\$65,100	\$ 65,100
70-07-12-480-003	14725 Pine Dew Dr	3/24/2021	\$43,710	\$ 43,710
70-07-12-480-004	14723 Pine Dew Dr	3/24/2021	\$43,710	\$ 43,710
		AVERAGE		\$ 49,556