

2026 Randall Site Values Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
000-19-22-101-011-00	2903 RUSSELL CT	06/25/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,900	48.45	\$220,458
000-19-22-102-019-00	2934 RUSSELL CT	03/03/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$52,800	26.40	\$124,741
000-19-22-103-008-00	2707 VIRGINIA CT	03/03/25	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$137,700	38.52	\$337,196
000-19-22-104-006-00	2652 FRANKLIN CT	10/17/23	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$88,100	29.61	\$267,871
000-19-22-105-005-00	2663 JONATHAN CT	12/15/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$117,200	66.97	\$271,946
000-19-22-107-007-01	2300 ELIZABETH CT	09/22/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$87,100	47.08	\$230,126
Totals:			\$1,415,000			\$1,415,000	\$579,800		\$1,452,338
								Sale. Ratio =>	40.98
								Std. Dev. =>	14.80

USE 35,400 SITE VALUE
 $1,415,000/6=235,833 *15\%=35,374$
 SMALL LOTS WITH LAKEVIEW