

2026 VB2 Colbrook Meadows 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	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front		
000-19-24-455-019-00	144 NICOLE DR	04/12/24	\$325,500	WD	03-ARM'S LENGTH	\$325,500	\$153,600	45.78	\$340,015	\$27,485	\$32,000	80.0	169.0	0.31	0.31	\$344	\$89,661	\$2.04	80.00		
000-19-24-455-029-00	112 NICOLE DR	09/13/23	\$304,550	WD	03-ARM'S LENGTH	\$304,550	\$124,100	40.75	\$306,315	\$30,235	\$32,000	80.0	272.5	0.50	0.50	\$378	\$60,470	\$1.39	80.00		
000-19-24-455-034-00	101 NICOLE DR	05/03/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$146,500	43.73	\$326,808	\$40,192	\$32,000	113.7	149.5	0.39	0.39	\$353	\$103,056	\$2.37	113.72		
000-19-24-455-081-00	407 CONSTITUTION	05/29/24	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$14,000	4.31	\$342,161	\$14,739	\$32,000	104.0	163.5	0.39	0.39	\$142	\$37,792	\$0.87	104.00		
000-19-24-455-086-00	423 CONSTITUTION	05/03/24	\$348,750	WD	03-ARM'S LENGTH	\$348,750	\$145,900	41.84	\$329,874	\$50,876	\$32,000	100.0	130.5	0.30	0.30	\$509	\$169,587	\$3.89	100.00		
000-19-24-455-088-00	429 CONSTITUTION	01/15/25	\$345,375	WD	03-ARM'S LENGTH	\$345,375	\$14,000	4.05	\$350,972	\$26,403	\$32,000	100.0	109.0	0.25	0.25	\$264	\$105,612	\$2.42	100.00		
Vacant sales																					
000-19-24-455-074-00	420 CONSTITUTION	01/17/25	\$37,900	WD	03-ARM'S LENGTH	\$37,900	\$14,000	36.94	\$311,673		\$32,000	100.0	265.5	0.61	0.61				100.00		
000-19-24-455-075-00	416 CONSTITUTION	08/29/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,000	46.67	\$385,430		\$32,000	99.0	237.5	0.54	0.54				99.00		
Totals:			\$1,994,075			\$1,994,075	\$598,100		\$1,996,145	\$189,930	\$192,000	577.7		2.14	2.14						
								Sale. Ratio =>	29.99			Average			Average			Average			
								Std. Dev. =>	20.13			per FF=>	\$329	Average		per Net Acre=>	88,752.34	Average		per SqFt=>	\$2.04

use 32,000 per site value
 189,930/6=31655
 vacant sales 67,900/2=33950