

Burleigh Residential \$/FF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
040-010-400-012-00	1880 S M-65	06/05/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,700
040-013-300-004-00	2491 TOWERLINE RD	08/30/24	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$76,400
040-015-400-003-00	S M-65	09/11/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$5,550
040-023-400-004-00	2986 TOWERLINE RD	08/29/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,700
Totals:			\$494,500			\$494,500	\$220,350
							Sale. Ratio =>
							Std. Dev. =>

Using \$138

outlier

040-036-300-002-00	6330 DYER RD	05/13/24	\$34,500	WD	03-ARM'S LENGTH	\$34,500	\$26,500
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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.92	\$119,390	\$24,346	\$13,736	163.5	264.0	0.99	0.99	\$149	\$24,567
41.30	\$152,860	\$59,860	\$27,720	330.0	550.0	2.00	1.00	\$181	\$29,930
58.42	\$11,088	\$9,500	\$11,088	132.0	392.0	1.19	1.19	\$72	\$7,997
46.29	\$157,402	\$43,342	\$30,744	366.0	287.3	2.41	2.41	\$118	\$17,954
	\$440,740	\$137,048	\$83,288	991.5		6.59	5.59		
44.56			Average			Average			Average
7.32			per FF=>	\$138		per Net Acre=>	20,786.90		per SqFt=>
76.81	\$53,035	(\$1,735)	\$16,800	200.0	153.0	0.70	0.70	(\$9)	(\$2,472)

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$0.56	163.52	4	2023002989		RESIDENTIAL
\$0.69	330.00	4	2024004683	040-013-300-005-00	RESIDENTIAL
\$0.18	132.00	4	2023004714		RESIDENTIAL
\$0.41	366.00	4	2023004596		RESIDENTIAL

\$0.48

(\$0.06)	200.00	4	2024002559		RESIDENTIAL
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