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Dexter Gables ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$183,800	29.17
<b>Totals:</b>			<b>\$630,000</b>			<b>\$630,000</b>		<b>29.17</b>

Sale. Ratio =>

Due to no sales in the Dexter Gables neighborhood, sales form Meadow Ridge neighborhood were utilized to develop the 2026



Land Table	Property Class	Building	Dep.
MEADOWRIDGE	401		82

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Dexter Gables Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$183,800
D-04-23-105-032	6455 MEADOW CREEK DR	02/15/24	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$45,200
D-04-23-105-033	6457 MEADOW CREEK DR	02/15/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$93,400
<b>Totals:</b>			<b>\$1,010,000</b>			<b>\$1,010,000</b>	<b>\$322,400</b>

Sale. Ratio =>

Std. Dev. =>

Due to no sales in the Dexter Gables neighborhood, sales form Meadow Ridge neighborhood were utilized to develop the 2026 Land Values.

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
29.17	\$626,116	\$81,784	\$77,900	1.29	1.29	\$63,398	\$1.46	00075
39.65	\$116,450	\$114,000	\$116,450	10.58	10.58	\$10,775	\$0.25	00075
35.11	\$255,000	\$266,000	\$255,000	30.00	30.00	\$8,867	\$0.20	00075
	<b>\$997,566</b>	<b>\$461,784</b>	<b>\$449,350</b>	<b>41.87</b>	<b>41.87</b>			
<b>31.92</b>				<b>Average</b>		<b>Average</b>		
<b>5.25</b>				<b>per Net Acre=&gt;</b>	<b>11,028.99</b>	<b>per SqFt=&gt;</b>	<b>\$0.25</b>	

Line#	Page	Land Table	Class
5494	0989	MEADOWRIDGE	401
5545	0240	MEADOWRIDGE	402
5545	0241	MEADOWRIDGE	402

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