

**TRAILSIDE ESTATES MARKET/TAX ANALYSIS
NOVEMBER 27, 2023**

<u>Address</u>	<u>Owner</u>	<u>Parcel #</u>	<u>Lot size</u>	<u>2019 EMV</u>	<u>2022EMV</u>	<u>Lot Sales Info</u>
31504 Isabelle	Tweed	29100557	20,000	\$ 28,800	\$ 52,000	Not Available
31475 Isabelle	Johnson	29100554	7,405	23,600	40,800	Not Available
31435 Isabelle	Fitzpatrick	29100548	4,356	22,400	36,500	Not Available
14910 47 th Ave	Haberle	29100566	6,098	23,100	38,600	Not Available
31444 Paul CrI	Ramirez	29100578	9,583	24,800	43,600	\$34,200 date? \$ 3.56 sq ft
31432 Paul CrI	Kosbau	29100575	7,405	22,600	40,500	48,000 4/11 Note: Sale included a second lot of 4,792 adjacent \$ 3.93 sq ft
31410 Paul CrI	Graumann	29100580	12,197	23,100	47,000	75,000 1/16 \$ 6.14 sq ft
31394 Paul CrI	Traxler	29100584	4,792	22,600	37,000	42,500 9/11 \$ 8.86 sq ft

There are approximately 38 available single lots which are suitable for some type of structure. Many will sell as double lots due to size.

If 12 lots are double lots sold at \$ 50,000 a lot -	\$ 600,000
If 6 lots are single lots sold at 30,000 a lot -	180,000
Total potential from sale of lots	\$ 780,000 (Estimate only)

City levy per \$1,000 of valuation in this area \$4.80. Conservative estimates on home values.
 12 homes at \$300,000 valuation on double lots \$ 3,600,000 X \$4.80 = \$ 17,280 city tax
 6 homes at \$250,000 valuation on single lots 1,500,000 X \$4.80 = 7,200 city tax

Total potential tax revenue for Trailside Estates \$ 24,480