

**2024 NORWICH TOWNSHIP
COMM LAND STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels in Sale	Land Table	Class
08-33-300-003	4838 N ELM AVE	6/17/2021		\$225,000	\$102,100	45.38	\$211,640	\$23,360	\$10,000	1.000	\$23,360	4001			RESIDENTIAL	401
								\$23,360	\$10,000	1.000						
										per Net Acre=>	\$23,360.00					
										Average						1 Acre used \$23,000

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14-35-300-012		4/5/2021	\$14,900	\$14,900	\$5,500	36.91	\$12,015	\$14,900	\$12,015	1.377	\$10,821	RES			RESIDENTIAL AREAS	402
								\$14,900	\$12,015	1.377						
										per Net Acre=>	\$10,820.62					
										Average						1.5 Acre used \$10,800

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										per Net Acre=>	SEE CHART BELOW					Using Trend, See Chart Below
										Average						2 Acre used \$12,000

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14-09-300-015	2892 W 12TH	12/9/2022	\$210,000	\$210,000	\$84,700	40.33	\$179,294	\$47,456	\$16,750	2.500	\$18,982	RES			RESIDENTIAL AREAS	401
14-10-200-001	872 S RANSOM AVE	5/3/2022	\$102,000	\$102,000	\$53,500	52.45	\$111,753	\$7,937	\$17,690	2.690	\$2,951	ROBLK			RESIDENTIAL AREAS	401
								\$55,393	\$34,440	5.190						
										per Net Acre=>	\$10,673.03					
										Average						2.5 Acre used \$10,600

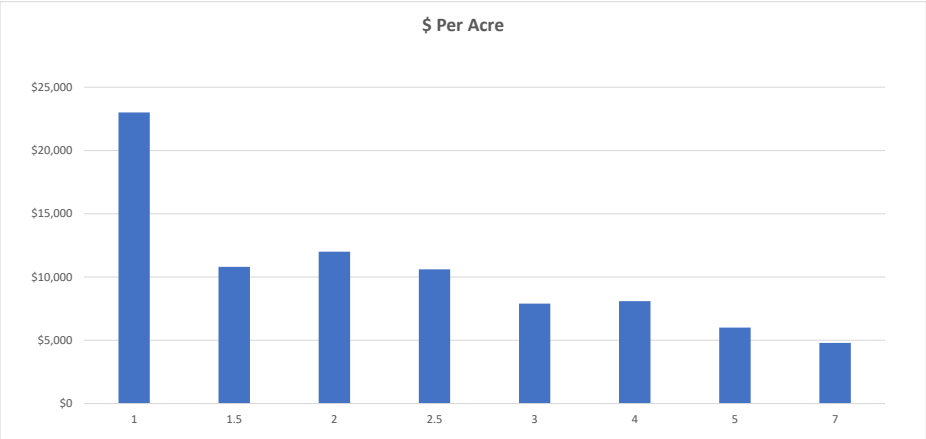
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18-25-278-013		6/9/2021	\$160,000					\$26,032	\$26,032	2.733	\$9,525				COMMERCIAL	201
14-25-400-027	CENTE	5/25/2022	\$22,000	\$22,000	\$14,300	65.00	\$28,620	\$22,000	\$28,620	3.320	\$6,627	RES		14-25-400-028	RESIDENTIAL AREAS	402
								\$48,032	\$54,652	6.053						
										per Net Acre=>	\$7,935.24					
										Average						3 Acre used \$7,900

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18-36-200-040		4/18/2022	\$240,000	\$39,048	\$0	0.00	\$0	\$39,048	\$39,048	4.768	\$8,190					
								\$39,048	\$39,048	4.768						
										per Net Acre=>	\$8,189.60					
										Average						4 Acre used \$8,100

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04-22-400-010	7949 E 14 MILE RD	8/19/2022	\$75,000	\$75,000	\$41,500	55.33	\$93,631	\$4,819	\$23,450	4.690	\$1,028	RRMH			RURAL.RESIDENTIAL	401
04-30-400-020	E 13 MILE RD	8/23/2021	\$30,000	\$30,000	\$0	0.00	\$25,540	\$30,000	\$25,540	5.360	\$5,597	RES			RURAL.RESIDENTIAL	402
08-19-300-004	6504 N PINE AVE	8/2/2022	\$15,000	\$15,000	\$7,300	48.67	\$25,000	\$15,000	\$25,000	5.000	\$3,000	4001			RESIDENTIAL	402
08-23-300-004	6572 N COTTONWOOD AVE	8/2/2022	\$72,000	\$72,000	\$36,900	51.25	\$86,729	\$10,271	\$25,000	5.000	\$2,054	RRMH			RESIDENTIAL	401
04-30-400-021	5555 E 13 MILE RD	8/23/2021	\$184,900	\$184,900	\$0	\$0	\$124,064	\$92,150	\$31,314	5.200	\$17,721	AG			COMMERCIAL	201
					\$5			\$152,240	\$130,304	25.250						
					\$5					per Net Acre=>	\$6,029					5 Acre used \$6,000
										Average						

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16-27-255-012		6/24/2021	\$300,000	\$48,800	\$0	0.00	\$0	\$48,800	\$48,800	6.535	\$7,467				COMMERCIAL	201
08-28-100-007	6328 N ELM AVE	3/19/2022	\$50,000	\$50,000	\$23,200	46.40	\$57,003	\$20,997	\$28,000	7.000	\$3,000	RRMH			RESIDENTIAL	401
08-29-400-013		5/5/2021	\$80,000	\$80,000	\$31,500	39.38	\$70,851	\$38,482	\$29,333	9.000	\$4,276	RRMH			RESIDENTIAL	401
								\$108,279	\$106,133	22.535						
										per Net Acre=>	\$4,804.93					7 Acres used \$4,800
										Average						

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Acre	\$ Per Acre
1	\$23,000
1.5	\$10,800
2	\$12,000
2.5	\$10,600
3	\$7,900
4	\$8,100
5	\$6,000
7	\$4,800