

Star Township 2026 Residual Land Values for acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
05-13-025-004-00	11190 OLDS RD	11/29/23	\$314,260	WD	03-ARMS LENGTH	\$37,360	18.68	18.68	\$5,040
05-13-020-006-00	7060 STRAWBERRY LN	06/28/23	\$262,000	WD	19-MULTI PARCEL ARMS LENGTH	\$30,000	20.00	10.00	\$4,788
05-13-024-008-00	3263 PATTERSON RD (VACANT)	12/02/24	\$28,500	PTA	03-ARMS LENGTH	\$17,227	7.40	7.40	\$3,851
05-13-029-009-40	4673 TUCKER RD	11/25/24	\$208,000	WD	19-MULTI PARCEL ARMS LENGTH	\$43,800	14.60	4.60	\$3,802
05-13-012-007-00		01/28/25	\$146,000	WD	03-ARMS LENGTH	\$120,000	40.00	40.00	\$3,650
05-13-029-003-00	4141 BLACKBERRY LN	02/02/24	\$297,000	WD	19-MULTI PARCEL ARMS LENGTH	\$111,750	53.75	38.75	\$3,451
05-13-029-004-00	4454 BLACKBERRY LN	02/02/24	\$297,000	WD	19-MULTI PARCEL ARMS LENGTH	\$111,750	53.75	15.00	\$3,451
05-13-028-004-10		11/13/24	\$28,500	PTA	03-ARMS LENGTH	\$20,000	10.00	10.00	\$2,850
05-13-016-001-15		05/08/24	\$51,750	WD	03-ARMS LENGTH	\$31,184	19.49	19.49	\$2,655
05-13-016-001-11		05/28/24	\$51,750	WD	03-ARMS LENGTH	\$31,248	19.53	19.53	\$2,650
05-13-022-002-20		02/09/24	\$50,000	PTA	03-ARMS LENGTH	\$40,000	20.00	20.00	\$2,500
05-13-090-005-00		04/04/23	\$12,500	WD	03-ARMS LENGTH	\$10,000	5.00	5.00	\$2,500
05-13-009-005-30		01/24/24	\$19,500	WD	03-ARMS LENGTH	\$14,839	8.64	8.64	\$2,257
05-13-090-004-00		03/13/24	\$10,000	PTA	03-ARMS LENGTH	\$12,000	5.00	5.00	\$2,000
05-13-090-048-00		04/11/24	\$10,000	WD	03-ARMS LENGTH	\$12,000	5.00	5.00	\$2,000
05-13-031-001-80	6679 HILLCREST DR (VACANT)	04/24/23	\$20,000	WD	03-ARMS LENGTH	\$13,527	10.02	10.02	\$1,996
05-13-011-008-00		09/06/23	\$18,500	WD	03-ARMS LENGTH	\$15,000	10.00	9.52	\$1,850
05-13-020-004-00	7097 STRAWBERRY LN (VACANT)	02/07/24	\$18,000	WD	03-ARMS LENGTH	\$20,000	10.00	10.00	\$1,800
05-13-030-010-10		10/28/24	\$2,500	QC	03-ARMS LENGTH	\$3,360	1.40	1.40	\$1,786
05-13-029-009-30	4651 TUCKER RD	04/29/24	\$150,000	QC	03-ARMS LENGTH	\$11,040	4.60	4.60	\$1,285
05-13-031-001-25		06/19/24	\$28,000	WD	03-ARMS LENGTH	\$12,384	5.16	5.16	\$1,136
<b>Totals:</b>						<b>\$718,469</b>	<b>342.02</b>	<b>267.79</b>	

Average per FF-->	Average per Net Acre-->	Average per SqFt-->
Used	3,203.60	3,203.60
Mean	2,728.51	
Median	2,500.00	
Mode	2500 and 2000	

Due to lack of land sales a blended analysis was used for by acre properties.

Land values of \$ per acre were consistent with the vacant.

Outliers

05-13-020-002-30		06/28/23	\$262,000	WD	19-MULTI PARCEL ARMS LENGTH	\$30,000	20.00	10.00	\$6,288
05-13-023-009-40		08/15/24	\$47,000	WD	03-ARMS LENGTH	\$11,640	4.85	4.85	\$9,691
05-13-016-001-35	2923 TOBIAS RD (VACANT)	11/15/23	\$57,900	WD	03-ARMS LENGTH	\$15,000	10.00	10.00	\$5,790
05-13-015-003-10	10146 WILDFLOWER TRL (VACANT)	06/03/23	\$45,000	WD	03-ARMS LENGTH	\$15,000	10.00	10.00	\$4,500
05-13-090-017-00	6701 ARTHUR LN	03/08/24	\$157,000	WD	19-MULTI PARCEL ARMS LENGTH	\$26,304	10.96	5.00	\$11,630
05-13-022-001-10		04/21/23	\$30,000	WD	03-ARMS LENGTH	\$15,000	10.00	10.00	\$3,000
05-13-012-003-05		10/15/23	\$10,900	LC	29-SELLERS INTEREST IN A LC	\$6,024	2.51	2.51	\$4,343
05-13-015-001-10		02/26/24	\$28,000	WD	03-ARMS LENGTH	\$16,000	10.00	10.00	\$2,800
05-13-020-002-00	7201 RASPBERRY LN	02/16/24	\$35,000	WD	03-ARMS LENGTH	\$20,000	10.00	10.00	\$3,500
05-13-023-006-25		10/11/24	\$35,000	WD	03-ARMS LENGTH	\$20,000	10.00	10.00	\$3,500
05-13-023-006-01		06/06/24	\$11,000	QC	03-ARMS LENGTH	\$17,973	8.10	8.10	\$1,356
05-13-030-010-00		10/28/24	\$2,500	QC	03-ARMS LENGTH	\$3,840	1.60	1.60	\$1,563
05-13-150-034-00	4062 EAST ST	03/03/25	\$60,000	PTA	03-ARMS LENGTH	\$17,250	0.17	0.17	\$146,310
05-13-030-010-30	4227 EAST ST	03/27/25	\$245,900	WD	03-ARMS LENGTH	\$4,200	1.40	1.40	\$72,109
05-13-030-010-20	4205 EAST ST	02/14/25	\$218,000	WD	03-ARMS LENGTH	\$4,200	1.40	1.40	\$39,226
05-13-013-006-00	11405 ALBA HWY	01/26/24	\$255,000	QC	03-ARMS LENGTH	\$6,941	2.89	2.89	\$27,507
05-13-020-017-00	3190 TOBIAS RD	10/17/24	\$195,000	PTA	03-ARMS LENGTH	\$6,000	2.50	2.50	\$26,563
05-13-013-006-00	11405 ALBA HWY	05/25/23	\$251,000	WD	03-ARMS LENGTH	\$5,784	2.89	2.89	\$25,594
05-13-023-006-16	10245 OLDS RD	06/07/24	\$665,000	WD	03-ARMS LENGTH	\$20,020	10.01	10.01	\$20,975

Star Township 2026 LON Vacant Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table
05-13-300-085-00		08/22/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$900	18.00	\$1,700	\$5,000	\$1,700	LAKE OF THE NORTH
05-13-400-308-00	5746 DEERPATH DR (VACANT)	09/24/24	\$5,000	QC	03-ARM'S LENGTH	\$5,000	\$900	18.00	\$1,700	\$5,000	\$1,700	LAKE OF THE NORTH
05-13-200-029-00	11460 PENCIL LAKE RD	09/12/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$500	11.11	\$1,000	\$4,500	\$1,000	LAKE OF THE NORTH
05-13-275-175-00		01/21/25	\$3,900	WD	03-ARM'S LENGTH	\$3,900	\$900	23.08	\$1,800	\$3,900	\$1,800	LAKE OF THE NORTH
05-13-475-093-00		11/21/23	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$500	16.67	\$1,000	\$3,000	\$1,000	LAKE OF THE NORTH
05-13-300-372-00	8912 DELLWOOD DR (VACANT)	07/06/23	\$3,000	QC	03-ARM'S LENGTH	\$3,000	\$900	30.00	\$1,700	\$3,000	\$1,700	LAKE OF THE NORTH
05-13-450-276-00		11/20/24	\$2,900	PTA	03-ARM'S LENGTH	\$2,900	\$1,700	58.62	\$3,400	\$2,900	\$3,400	LAKE OF THE NORTH
05-13-300-515-00		04/01/24	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$900	36.00	\$1,700	\$2,500	\$1,700	LAKE OF THE NORTH
05-13-500-073-00		06/03/24	\$2,500	WD	03-ARM'S LENGTH	\$2,500	\$900	36.00	\$1,700	\$2,500	\$1,700	LAKE OF THE NORTH
05-13-400-181-00		07/05/24	\$2,495	QC	03-ARM'S LENGTH	\$2,495	\$900	36.07	\$1,700	\$2,495	\$1,700	LAKE OF THE NORTH
05-13-300-371-00		06/06/23	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$500	25.00	\$1,000	\$2,000	\$1,000	LAKE OF THE NORTH
05-13-450-361-00		06/13/24	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$900	45.00	\$1,700	\$2,000	\$1,700	LAKE OF THE NORTH
05-13-275-078-00		03/28/25	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$900	45.00	\$1,800	\$2,000	\$1,800	LAKE OF THE NORTH
05-13-400-165-00		03/28/25	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$900	45.00	\$1,800	\$2,000	\$1,800	LAKE OF THE NORTH
05-13-275-229-00	10887 SPRUCEDALE CIR (VACANT)	10/18/24	\$1,900	WD	03-ARM'S LENGTH	\$1,900	\$900	47.37	\$1,700	\$1,900	\$1,700	LAKE OF THE NORTH
05-13-275-285-00		05/10/24	\$1,900	WD	03-ARM'S LENGTH	\$1,900	\$900	47.37	\$1,700	\$1,900	\$1,700	LAKE OF THE NORTH
05-13-400-074-00		11/07/24	\$1,900	WD	03-ARM'S LENGTH	\$1,900	\$800	44.44	\$1,500	\$1,900	\$1,500	LAKE OF THE NORTH
05-13-275-177-00		09/28/23	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,700	\$1,800	\$1,700	LAKE OF THE NORTH
05-13-275-115-00		10/25/24	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,700	\$1,800	\$1,700	LAKE OF THE NORTH
05-13-300-585-00		03/04/24	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,700	\$1,800	\$1,700	LAKE OF THE NORTH
05-13-450-500-00		10/25/24	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,700	\$1,800	\$1,700	LAKE OF THE NORTH
05-13-300-025-00		12/23/24	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,700	\$1,800	\$1,700	LAKE OF THE NORTH
05-13-325-126-00		11/21/24	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,800	\$1,800	\$1,800	LAKE OF THE NORTH
05-13-400-287-00		02/14/25	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,800	\$1,800	\$1,800	LAKE OF THE NORTH
05-13-450-365-00		03/07/25	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,800	\$1,800	\$1,800	LAKE OF THE NORTH
05-13-450-366-00		03/07/25	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,800	\$1,800	\$1,800	LAKE OF THE NORTH
05-13-450-367-00		03/07/25	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,800	\$1,800	\$1,800	LAKE OF THE NORTH
05-13-500-065-00		02/24/25	\$1,800	QC	03-ARM'S LENGTH	\$1,800	\$900	50.00	\$1,800	\$1,800	\$1,800	LAKE OF THE NORTH
05-13-500-168-00	5912 PINEVIEW DR (VACANT)	05/24/23	\$1,700	WD	03-ARM'S LENGTH	\$1,700	\$500	29.41	\$1,000	\$1,700	\$1,000	LAKE OF THE NORTH
05-13-425-044-00		09/05/24	\$1,650	QC	03-ARM'S LENGTH	\$1,650	\$900	54.55	\$1,700	\$1,650	\$1,700	LAKE OF THE NORTH
05-13-400-235-00		02/12/25	\$1,600	WD	03-ARM'S LENGTH	\$1,600	\$900	56.25	\$1,800	\$1,600	\$1,800	LAKE OF THE NORTH
05-13-500-134-00		08/18/23	\$1,550	WD	03-ARM'S LENGTH	\$1,550	\$500	32.26	\$1,000	\$1,550	\$1,000	LAKE OF THE NORTH
05-13-425-034-00		09/30/24	\$1,500	PTA	03-ARM'S LENGTH	\$1,500	\$500	33.33	\$1,000	\$1,500	\$1,000	LAKE OF THE NORTH
05-13-450-324-00		08/05/24	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$500	33.33	\$1,000	\$1,500	\$1,000	LAKE OF THE NORTH
05-13-450-325-00		08/05/24	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$500	33.33	\$1,000	\$1,500	\$1,000	LAKE OF THE NORTH
05-13-450-326-00		08/05/24	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$500	33.33	\$1,000	\$1,500	\$1,000	LAKE OF THE NORTH
05-13-475-026-00	9649 VALLEYWAY DR (VACANT)	11/06/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,700	\$1,500	\$1,700	LAKE OF THE NORTH
05-13-500-249-00		08/21/24	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,700	\$1,500	\$1,700	LAKE OF THE NORTH
05-13-250-235-00		02/27/25	\$1,500	PTA	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-300-618-00		01/20/25	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-300-619-00		01/20/25	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-300-620-00		01/20/25	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-400-234-00		02/12/25	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-450-492-00		11/06/24	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-450-608-00		03/17/25	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$900	60.00	\$1,800	\$1,500	\$1,800	LAKE OF THE NORTH
05-13-350-256-00		02/22/24	\$1,343	QC	03-ARM'S LENGTH	\$1,343	\$900	67.01	\$1,700	\$1,343	\$1,700	LAKE OF THE NORTH
<b>Totals:</b>							<b>\$95,638</b>	<b>\$36,500</b>	<b>\$75,200</b>	<b>\$95,638</b>	<b>\$75,200</b>	<b>Average per FF=&gt;</b>
								<b>40.26</b>				<b>\$2,079</b>
								<b>14.04</b>				<b>Used</b>
												<b>Mean</b>
												<b>Median</b>
												<b>Mode</b>
												<b>2000</b>
												<b>2079</b>
												<b>1800</b>
												<b>1500</b>

Due to lack of waterfront lot sales historical sales value at ten times the traditional lot value, therefore 20,000/lake lot was used.

