

2025 VERONA TWP RES NEAR CITY ACREAGE (Sections 18-21 28-30) LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
27-020-011-00	111 N HELLEMS	09/08/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,400
27-021-006-00	211 CARPENTER	11/07/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$83,900
27-030-071-00	580 NUGENT	09/13/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$50,200
27-020-011-00	111 N HELLEMS	09/08/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,400
27-018-018-55	872 HURON CRES	06/23/23	\$183,700	WD	03-ARM'S LENGTH	\$183,700	\$84,800
27-028-028-00	1725 THOMPSON	12/07/23	\$407,000	WD	03-ARM'S LENGTH	\$392,756	\$171,400
27-029-013-10	1793 NUGENT RO/	06/02/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,700
Totals:			\$1,579,700			\$1,565,456	\$606,800

Sale. Ratio =>

Std. Dev. =>

Due to the lack of relevant vacant land sales, improved residential sales were used; the Extraction Method of Land Valuation was applied for RES N
As parcel sizes increase, there is a diminishing value per acre. 2025 RES Acreage Near City (Sections 18-21 & 28-30) was applied at the following rat

RATE:	\$/Acre	Last Year RATE:
1ac = \$9,100	\$9,100	\$8,401
1.5ac = \$13,575	\$9,050	\$12,601
2ac = \$18,000	\$9,000	\$16,354
2.5ac = \$22,375	\$8,950	\$19,550
3ac = \$26,700	\$8,900	\$22,620
4ac = \$35,200	\$8,800	\$28,473
5ac = \$43,500	\$8,700	\$34,037
7ac = \$60,200	\$8,600	\$44,549
10 ac = \$85,000	\$8,500	\$59,259
15 ac = \$124,500	\$8,300	\$81,962
20ac = \$162,000	\$8,100	\$93,460
25 ac = \$195,000	\$7,800	\$104,958
30 ac = \$225,000	\$7,500	\$118,030
40 ac = \$280,000	\$7,000	\$126,160
50 ac = \$300,000	\$6,000	\$157,700
100ac = \$550,000	\$5,500	\$315,400

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OUTLIERS/NOT USED:

27-030-058-50	650 S SILVER	04/06/22	\$5,400	WD	03-ARM'S LENGTH	\$5,400	\$18,900
27-018-050-10	WHITELAM STREET	10/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$40,700
27-018-050-15	766 WHITELAM STI	10/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$40,700
27-030-040-50	887 THOMPSON	09/25/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$72,800
27-028-016-00	1515 THOMPSON I	04/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,300
27-021-014-70	990 UBLY ROAD	08/29/22	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$126,500

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
38.63	\$153,557	\$64,916	\$28,473	0.0	0.0	4.00	4.00
29.34	\$287,689	\$25,011	\$26,700	0.0	0.0	3.00	3.00
36.38	\$150,410	\$11,090	\$23,500	100.0	295.0	0.68	0.68
38.63	\$187,355	\$37,845	\$35,200	0.0	0.0	4.00	4.00
46.16	\$178,779	\$27,421	\$22,500	150.0	523.0	1.80	1.80
43.64	\$369,584	\$116,632	\$93,460	0.0	0.0	20.00	20.00
37.68	\$144,891	\$73,478	\$33,369	0.0	0.0	4.88	4.88
	\$1,472,265	\$356,393	\$263,202	250.0		38.36	38.36
38.76		Average				Average	
1.71		per FF=>		\$1,426		per Net Acre=>	9,291.23

ear City Acreage. Mean sale price is \$9,291/ac; 2025 Near City Acreage applied at \$9,100/acre, rounded down from mean price.
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350.00	\$40,052	(\$17,286)	\$17,366	147.2	970.0	1.96	1.96
67.83	\$86,122	\$11,786	\$37,908	96.1	220.8	4.30	4.30
67.83	\$86,122	\$11,786	\$37,908	96.1	220.8	4.30	3.62
36.22	\$152,462	\$73,370	\$24,832	194.0	331.0	1.47	1.47
47.96	\$262,670	\$53,337	\$61,007	0.0	0.0	11.00	1.24
48.19	\$269,064	\$78,221	\$84,785	0.0	0.0	16.82	16.82

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
#DIV/0!	\$16,229	\$0.37	0.00	ECITY 1827/231			
#DIV/0!	\$8,337	\$0.19	0.00	RESNC 1800/604			NEAR-CITY RESIDE
\$111	\$16,381	\$0.38	100.00	RESNC 1795/684			NEAR-CITY RESIDE
#DIV/0!	\$9,461	\$0.22	0.00	RESNC 1827/231			NEAR-CITY RESIDE
\$183	\$15,225	\$0.35	150.00	75 1821/12			HURON CREST
#DIV/0!	\$5,832	\$0.13	0.00	SCITY 1834/436			
#DIV/0!	\$15,057	\$0.35	0.00	SCITY 1817/466			

Average

per SqFt=>

\$0.21

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(\$117)	(\$8,819)	(\$0.20)	88.00	TFS 1780/614	THOMPSON FARM
\$123	\$2,742	\$0.06	130.00	18 1797/769	WHITELAM ST ARE
\$123	\$2,742	\$0.06	130.00	18 1797/769	WHITELAM ST ARE
\$378	\$49,776	\$1.14	194.00	SCITY 1828/400	
#DIV/0!	\$4,849	\$0.11	0.00	SCITY 1781/402	
#DIV/0!	\$4,650	\$0.11	0.00	ECITY 1794/247	