

2025 FORK TWP CHIP-VISTA BACK LOT LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
04 037 045 000	18825 N CHIPPEL	04/20/23	\$130,000	LC	03-ARM'S LENGT	\$130,000	\$64,200	49.38
04 038 010 000	18884 OXBOW	09/19/23	\$105,000	WD	03-ARM'S LENGT	\$105,000	\$52,500	50.00
04 038 040 000	620 OXBOW	10/18/23	\$85,000	WD	03-ARM'S LENGT	\$85,000	\$35,200	41.41
04 038 107 000	18356 OXBOW D	05/06/22	\$160,000	WD	03-ARM'S LENGT	\$160,000	\$88,600	55.38
Totals:			\$480,000			\$480,000	\$240,500	
Sale. Ratio =>								50.10
Std. Dev. =>								5.76

CHIP VISTA BACK LOT ON RIVER PRICES PAID RANGED FROM \$54/FF TO \$565/FF WITH AVERAGE PRICE PER FF BEING \$296 AND MEDIAN PRICE PER FF BEING \$296. **2025 APPLIED RATE = \$310; 2024 RATE = \$300/FF, which is rounded up from mean price and rounded down from median price.**

OUTLIER NOT USED:

04 037 045 000	18825 N CHIPPEL	05/20/22	\$60,000	WD	03-ARM'S LENGT	\$60,000	\$64,200	107.00
04 038 056 000	569 PARTRIDGE I	01/31/24	\$97,000	WD	03-ARM'S LENGT	\$97,000	\$32,200	33.20

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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$128,413	\$19,587	\$18,000	60.0	140.0	0.19	0.19	\$326	\$101,487
\$104,943	\$24,957	\$24,900	83.0	118.0	0.23	0.23	\$301	\$110,920
\$70,434	\$31,066	\$16,500	55.0	197.0	0.25	0.25	\$565	\$124,763
\$177,211	\$3,789	\$21,000	70.0	200.0	0.32	0.32	\$54	\$11,804
\$481,001	\$79,399	\$80,400	268.0		0.99	0.99		
	Average				Average			Average
	per FF=>		\$296		per Net Acre=>	80,363.36		per SqFt=>

G \$314.

\$128,413	(\$50,413)	\$18,000	60.0	140.0	0.19	0.19	(\$840)	(\$261,207)
\$64,462	\$52,938	\$20,400	68.0	80.0	0.13	0.13	\$779	\$423,504

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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sa	Land Table	Gravel	Paved	Inspected Date
\$2.33	60.00	RS 924/3029			CHIP VISTA SUB d	1	0	8/9/2022
\$2.55	83.00	RS 926/693			CHIP VISTA SUB d	1	0	9/14/2022
\$2.86	55.00	RS 926/3914			CHIP VISTA SUB d	1	0	11/2/2024
\$0.27	70.00	RS 918/4307			CHIP VISTA SUB d	1	0	11/8/2022

\$1.84

(\$6.00)	60.00	RS 919/756			CHIP VISTA SUB d	1	0	8/9/2022
\$9.72	68.00	RS 928/812			CHIP VISTA SUB d	1	0	8/27/2024

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Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	ite Characteristic	Access	Water Supply	Sewer
401		BACK LOT ON RIV						
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