

2025 FORK TWP CHIP-VISTA RIVERFRONT LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
03 073 031 000		07/25/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	
11 198 043 000		07/10/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	
14 037 020 000		05/03/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	
11 154 017 000	6533 CEDAR TRAC	04/05/22	\$17,500	WD	03-ARM'S LENGTH	\$17,500	
04 038 089 000	367 DEER PATH LN	06/29/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$40,700
04 038 105 000	18376 OXBOW	06/07/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,000
Totals:			\$328,000			\$328,000	\$92,700
							Sale. Ratio =>
							Std. Dev. =>

PRICES PAID RANGED FROM \$158/ FF TO \$612/FF. MEAN PRICE/FF IS \$360; MEDIAN PRICE/FF IS \$326. 2025 FF VALUE FOR RIVER FRONTAGE APPL

OUTLIER - NOT USED:

04 038 080 000	18618 BEAVER	04/21/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$95,700
04 891 023 000	20 MILE	09/29/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	
04 038 009 000	18896 OXBOW	10/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$70,800
04 038 088 000	351 DEER PATH	03/22/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,700

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
		\$35,000	\$35,000	89.0			
		\$40,000	\$40,000	123.0			
		\$20,500	\$20,500	70.3			
		\$17,500	\$17,500	111.0	429.0	1.09	1.09
42.84	\$81,391	\$36,359	\$22,750	65.0	150.0	0.22	0.22
43.33	\$104,011	\$37,339	\$21,350	61.0	245.0	0.34	0.34
	\$185,402	\$186,698	\$157,100	519.3		1.66	1.66
28.26			Average			Average	
0.35			per FF=>	\$360		per Net Acre=>	112,468.67

IED AT \$350, WHICH IS ROUNDED DOWN FROM MEAN PRICE AND ROUNDED UP FROM MEDIAN PRICE.

70.89	\$191,305	(\$35,305)	\$21,000	60.0	100.0	0.14	0.14
		\$40,000	\$40,000	675.8	399.0	5.93	6.19
59.00	\$141,530	\$8,570	\$30,100	86.0	175.0	0.35	0.35
58.27	\$87,306	\$6,944	\$19,250	55.0	135.0	0.17	0.17

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$393							
\$326							
\$292							
\$158							
\$559	\$162,317	\$3.73	65.00	RS 925/400			CHIP VISTA SUB &
\$612	\$108,860	\$2.50	61.00	RS 924/3448			CHIP VISTA SUB &
Average							
per SqFt=>		\$2.58					

(\$588)	(\$255,833)	(\$5.87)	60.00	RS 923/4907			CHIP VISTA SUB &
\$59	\$6,745		337.00				
\$100	\$24,769	\$0.57	86.00	RS 921/2507			CHIP VISTA SUB &
\$126	\$40,847	\$0.94	55.00	RS 923/2392			CHIP VISTA SUB &

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
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1	0	11/8/2022	401	RIVER			
1	0	11/8/2022	401	RIVER			

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1	0	11/29/2022	401	RIVER			
				402 RIVER			
1	0	9/14/2022	401	RIVER			
1	0	11/8/2022	401	RIVER			