

**2024 NORWICH TOWNSHIP
RES 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
08-22-100-008	7592 E 9 MILE RD	2/3/2023		\$23,000	\$13,000	56.52	\$32,038	\$275	\$9,313	1.00	\$275	RRMH			RESIDENTIAL	401
08-33-300-003	4838 N ELM AVE	6/17/2021		\$225,000	\$102,100	45.38	\$211,640	\$23,360	\$10,000	1.00	\$23,360	4001			RESIDENTIAL	401
								\$23,635	\$19,313	2.00						
											\$11,817.50					
											Average					1 Acre used \$11,000

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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	1.38	\$10,821	RES			RESIDENTIAL AREAS	402
								\$14,900	\$12,015	1.38						
											\$10,820.62					
											Average					1.5 Acre used \$10,800

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
											SEE CHART BELOW					Using Trend, See Chart Below
											Average					2 Acre used \$10,700

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
14-09-300-015	2892 W 12TH	12/9/2022	\$210,000	\$210,000	\$84,700	40.33	\$179,294	\$47,456	\$16,750	2.50	\$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	2.69	\$2,951	ROBLK			RESIDENTIAL AREAS	401
								\$55,393	\$34,440	5.19						
											\$10,673.03					
											Average					2.5 Acre used \$10,600

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
14-05-200-021	VACANT BASELINE	11/11/2022	\$8,000	\$8,000	\$0	0.00	\$23,370	\$8,000	\$23,370	2.79	\$2,867	RES			RESIDENTIAL AREAS	402
14-25-400-027	CENTE	5/25/2022	\$22,000	\$22,000	\$14,300	65.00	\$28,620	\$22,000	\$28,620	3.32	\$6,627	RES		14-25-400-028	RESIDENTIAL AREAS	402
								\$30,000	\$51,990	6.11						
											\$4,909.98					
											Average					3 Acre used \$4,900

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
14-10-280-022	1632 W WILLOW ST	5/25/2021	\$17,000	\$17,000	\$7,800	45.88	\$18,660	\$17,000	\$18,660	3.55	\$4,789	ROBLK			RESIDENTIAL AREAS	402
								\$17,000	\$18,660	3.55						
											\$4,788.73					
											Average					4 Acre used \$4,700

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
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	4.69	\$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	5.36	\$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	5.00	\$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	5.00	\$2,054	RRMH			RESIDENTIAL	401
04-24-200-006	11843 N NEWCOSTA AVE	4/21/2023	\$150,000	\$150,000	\$63,500	42.33	\$126,930	\$47,108	\$25,000	5.00	\$9,614	RRMH			RESIDENTIAL	401
					\$5			\$107,198	\$123,990	25.05						
					\$5						\$4,279.36					
											Average					5 Acre used \$4,200

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04-13-400-009	E 15 MILE RD	8/24/2022	\$18,000	\$18,000	\$0	0.00	\$26,500	\$18,000	\$26,500	6.00	\$3,000	RES			RURAL RESIDENTIAL	402
14-11-200-008	914 S ALLEY LAKE	3/31/2023	\$35,000	\$35,000	\$24,200	69.14	\$76,191	\$16,309	\$57,500	8.00	\$2,039	RRMH			RESIDENTIAL AREAS	401
14-15-100-016		3/1/2023	\$17,000	\$17,000	\$11,600	68.24	\$39,500	\$17,000	\$39,500	8.35	\$2,036	RES			RESIDENTIAL AREAS	402
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	7.00	\$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	\$4,276	RRMH			RESIDENTIAL	401
								\$110,788	\$180,833	38.35						
											\$2,888.87					
											Average					7 Acres used \$3,000

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
04-15-100-002	7200 E 16 MILE RD	7/27/2022	\$35,000	\$35,000	\$13,600	38.86	\$30,000	\$35,000	\$30,000	10.00	\$3,500	RES			RURAL RESIDENTIAL	402
04-15-100-003	E 16 MILE RD	3/10/2023	\$32,500	\$32,500	\$13,600	41.85	\$30,000	\$32,500	\$30,000	10.00	\$3,250	RES			RURAL RESIDENTIAL	402
04-15-100-007	E 16 MILE RD	4/15/2022	\$37,500	\$37,500	\$13,600	36.27	\$30,000	\$37,500	\$30,000	10.00	\$3,750	RES			RURAL RESIDENTIAL	402
04-15-100-008	7512 E 16 MILE RD	2/17/2022	\$35,000	\$35,000	\$0	0.00	\$30,000	\$35,000	\$30,000	10.00	\$3,500	RES			RURAL RESIDENTIAL	402
04-15-100-009	7588 E 16 MILE RD	11/9/2021	\$38,900	\$38,900	\$0	0.00	\$30,000	\$38,900	\$30,000	10.00	\$3,890	RES			RURAL RESIDENTIAL	402
04-04-200-009	N DOGWOOD AVE	12/7/2022	\$30,000	\$30,000	\$13,600	45.33	\$30,030	\$30,000	\$30,030	10.01	\$2,997	RES			RURAL RESIDENTIAL	402
14-09-200-007		2/3/2023	\$35,700	\$35,700	\$13,300	37.25	\$46,712	\$33,155	\$44,167	10.00	\$3,316	RRMH			RESIDENTIAL AREAS	401
								\$242,055	\$224,197	70.01						
											\$3,457.43					
											Average					10 Acres used \$3,400

2024 NORWICH TOWNSHIP RES 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
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Using Trend, See Chart Below
per Net Acre=> SEE CHART BELOW
15 Acres used \$3,000

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
14-09-200-002		8/4/2022	\$65,000	\$65,000	\$22,800	35.08	\$45,622	\$65,000	\$45,622	20.00	\$3,250	RES			RESIDENTIAL AREAS	402
08-29-200-008		2/17/2022	\$30,000	\$30,000	\$0	0.00	\$71,358	\$7,070	\$48,428	20	\$354	RRMH			RESIDENTIAL	401
04-03-100-013	14321 N CHESTNUT AVE	10/2/2018	78000	\$78,000	\$31,500	40.38	\$86,384	\$72,804	\$50,712	19.08	\$2,218	RRMH	\$3,814		RURAL-RESIDENTIAL	401
										\$144,762	\$144,762	59.08				

per Net Acre=> \$2,452.17
Average

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
04-22-400-006		2/13/2020	\$64,860	\$64,860	\$30,900	47.64	\$89,116	\$68,056	\$74,297	24.47	\$2,045	RES	\$2,781	04-22-400-007	RURAL-RESIDENTIAL	402
								\$68,056	\$74,297	24.47						

per Net Acre=> \$2,781.20
Average

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
04-11-300-011	13030 N COTTONWOOD AVE	1/29/2021	200000	\$200,000	\$81,900	40.95	\$206,677	\$77,794	\$80,068	30.94	\$2,372					401
								\$77,794	\$80,068	30.94						

per Net Acre=> \$2,514.35
Average

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
08-27-200-006	6263 N COTTONWOOD AVE	3/10/2023		\$329,900	\$135,600	41.10	\$291,817	\$130,189	\$92,106	40.00	\$3,255	4001			RESIDENTIAL	401
								\$130,189	\$92,106	40.00						

per Net Acre=> \$3,254.73
Average

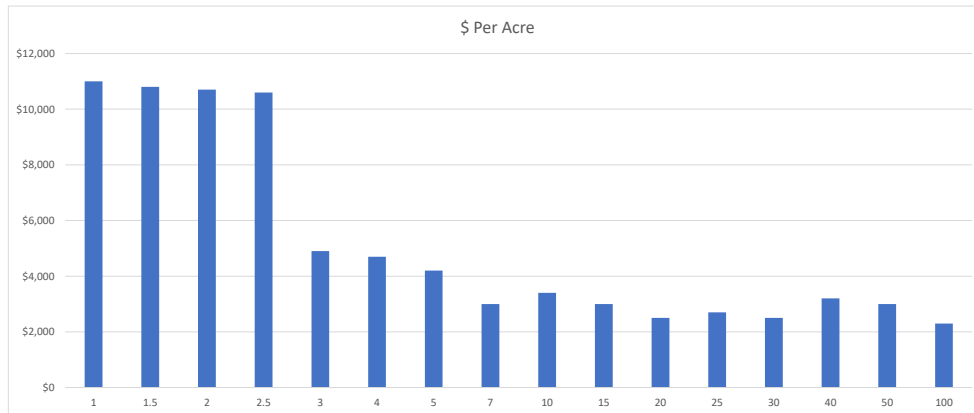
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels in Sale	Land Table	Class
04-21-200-007	11871 N CYPRESS AVE	2/10/2023	\$210,000	\$210,000	\$63,500	30.24	\$156,000	\$210,000	\$156,000	68.00	\$3,088	RES			RURAL-RESIDENTIAL	402
04-15-100-010	12575 N CYPRESS AVE	5/19/2022	\$220,000	\$220,000	\$67,500	30.68	\$166,658	\$220,000	\$166,658	73.33	\$3,000	RES			RURAL-RESIDENTIAL	402
								\$430,000	\$322,658	141.33						

per Net Acre=> \$3,042.55
Average

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04-18-400-006	N LOCUST AVE	10/18/2021	\$175,000	\$175,000	\$69,300	39.60	\$180,000	\$175,000	\$180,000	80.00	\$2,188	RES			RURAL-RESIDENTIAL	402
04-36-100-004	8810 E 13 MILE RD	3/25/2022	\$80,000	\$80,000	\$69,300	86.63	\$180,000	\$80,000	\$180,000	80.00	\$1,000	RES			RURAL-RESIDENTIAL	402
14-07-200-001	4268 W 8TH ST	5/27/2021	\$285,000	\$285,000	\$197,100	69.16	\$427,814	\$177,006	\$319,820	97.90	\$1,808	RRMH			RESIDENTIAL AREAS	401
08-01-100-001	9000 E 12 MILE RD	5/31/2022		\$634,900	\$186,100	29.31	\$448,684	\$524,686	\$338,470	153.85	\$3,410	4001			RESIDENTIAL	401
Totals:								\$956,692	\$1,018,290	411.75						

per Net Acre=> \$2,323.48
Average

100 Acres used \$2,300



Acres	\$ Per Acre
1	\$11,000
1.5	\$10,800
2	\$10,700
2.5	\$10,600
3	\$4,900
4	\$4,700
5	\$4,200
7	\$3,000
10	\$3,400
15	\$3,000
20	\$2,500
25	\$2,700
30	\$2,500
40	\$3,200
50	\$3,000
100	\$2,300