2024 BARTON TOWNSHIP
COMM 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
04-30-400-003	5503 E 13 MILE RD	8/22/2022	$75,000	$75,000	$29,900	39.87	$53,769	$21,231	$0	0.83	$25,580	RRMH			RURAL.RESIDENTIAL	401
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
								$44,866	**$19,313**	**2.83**						
										per Net Acre=>	**$15,853.71**					
										Average				**1 Acre used $15,000**		
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**
14-35-300-012		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**						
										per Net Acre=>	**$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**
										per Net Acre=>				**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**						
										per Net Acre=>	**$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**						
										per Net Acre=>	**$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**						
										per Net Acre=>	**$4,788.73**					
										Average				**4 Acre used $4,800**		
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**
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	$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	$36,900	51.25	$86,729	$10,271	$25,000	5.00	$2,054	RRMH			RESIDENTIAL	401
14-25-400-026	3636 S CENTERLILNE	3/25/2022	$40,000	$40,000	$8,300	20.75	$22,048	$40,000	$19,736	4.67	$8,565	RES			RESIDENTIAL AREAS	401
14-03-100-014		4/11/2022	$32,500	$32,500	$10,000	30.77	$20,085	$32,500	$20,085	5.10	$6,373	RES			RESIDENTIAL AREAS	402
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				401
					$5			**$179,698**	**$163,811**	**34.82**						
					$5					**per Net Acre=>**	**$5,160.77**			**5 Acre used $5,100**		
										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**
04-13-400-009	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	$23,200	46.40	$57,003	$20,997	$28,000	7.00	$3,000	RRMH			RESIDENTIAL	401
14-33-300-008	2833 W 48TH	10/6/2021	$225,000	$225,000	$73,500	32.67	$154,810	$92,436	$22,246	7.904	$11,695	RRMH			RESIDENTIAL AREAS	401
								$164,742	**$173,746**	**37.25**						
										per Net Acre=>	**$4,422.13**			**7 Acres used $4,400**		
										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**
04-15-100-002	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
04-25-300-007	E 13 E MILE RD	12/15/2022	$40,000	$40,000	$16,200	40.50	$35,546	$40,000	$30,510	10.17	$3,933	RES			RURAL.RESIDENTIAL	402
04-03-100-003	7230 E 18 MILE RD	7/7/2022	$49,900	$49,900	$15,000	30.06	$33,960	$49,900	$33,960	11.32	$4,408	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
								$331,955	**$288,667**	**103.20**				**10 Acres used $3,700**		
										per Net Acre=>	**$3,744.87**					
										Average						

2024 BARTON TOWNSHIP
COMM 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
14-33-400-004	2609 W 48TH ST	4/2/2021	$290,000	$290,000	$123,500	42.59	$264,674	$54,516	$29,190	11.70	$4,659	RES			RESIDENTIAL AREAS	401
08-30-300-006	5130 E POLK ST	11/10/2021		$55,000	$29,100	52.91	$65,017	$26,883	$36,900	12.30	$2,186	4001			RESIDENTIAL	401
								$81,399	**$66,090**	**24.00**						
										per Net Acre=> Average	**$3,391.63**			**15 Acres used $3,400**		

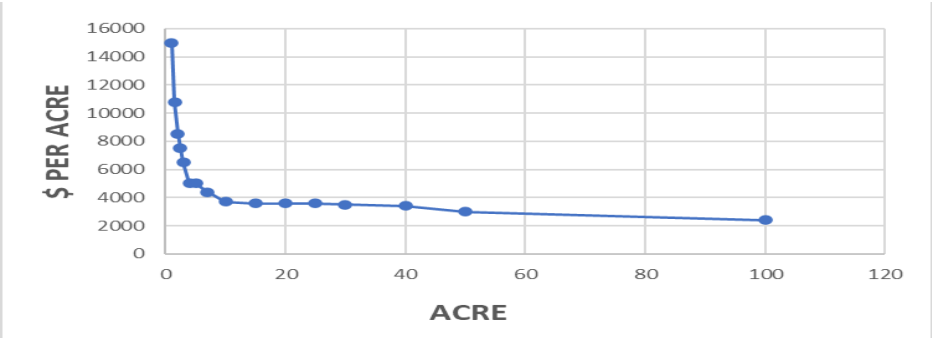
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	ECF Area	Time Adj $/Acre	Other Parcels in Sale	Land Table	Class
04-15-100-011	7300 E 16 MILE RD	10/28/2022	$70,000	$70,000	$0	0.00	$52,000	$70,000	$52,000	20.00	$3,500	RES		04-15-100-004	RURAL.RESIDENTIAL	402
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
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
								$207,804	**$148,334**	**59.08**				**20 Acres used $3,600**		
										per Net Acre=> Average	**$3,517.33**					

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		2/16/2022	$95,000	$95,000	$32,800	34.53	$89,116	$80,181	$74,297	24.47	$3,277	RES		04-22-400-007	RURAL.RESIDENTIAL	401
04-23-200-016	10190 N HEMLOCK	8/21/2020	$260,000	$260,000	$85,400	32.85	$222,804	$120,284	$63,849	25.28	$3,997	RES	$4,956	04-32-100-006	RURAL.RESIDENTIAL	402
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
								$268,521	**$212,443**	**74.22**						
										per Net Acre=> Average	**$3,617.91**			**25 Acres used $3,600**		

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
14-07-300-002	1280 S LUCE AVE	11/30/2021	$161,543	$161,543	$49,800	30.83	$108,274	$131,105	$77,836	35.6	$3,683	RRMH			RESIDENTIAL AREAS	401
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		$2,514			
04-28-300-009	10686 N ELM AVE	3/23/2018	78000	$78,000	$33,600	43.08	$67,202	$135,720	$67,202	29.99	$2,601	RES	$4,525	04-28-300-010, 04-28-30(	RURAL.RESIDENTIAL	401
								$344,619	**$225,106**	**96.53**						
										per Net Acre=> Average	**$3,570.07**			**30 Acres used $3,500**		

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
14-07-300-002	1280 S LUCE AVE	11/30/2021	$161,543	$161,543	$49,800	30.83	$108,274	$131,105	$77,836	35.60	$3,683	RRMH			RESIDENTIAL AREAS	401
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
								$261,294	**$169,942**	**75.60**						
										per Net Acre=> Average	**$3,456.27**			**40 Acres used $3,400**		

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=> Average	**$3,042.55**			**50 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
04-18-400-006	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
04-18-100-002	12504 N PINE AVE	1/27/2023	$330,000	$330,000	$112,000	33.94	$280,038	$238,742	$188,780	84.39	$2,829	RES			RURAL.RESIDENTIAL	401
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:						**$1,195,434**	**$1,207,070**	**496.14**						
										per Net Acre=> Average	**$2,409.47**			**100 Acres used $2,400**		

*******USED RESIDENTIAL STUDY FOR COMMERCIAL.**