

2024 BARTON TOWNSHIP RURAL 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	
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=>	\$3,391.63	15 Acres used \$3,400				
											Average						
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					
											per Net Acre=>	\$3,517.33	20 Acres used \$3,600				
											Average						
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=>	\$3,617.91	25 Acres used \$3,600				
											Average						
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, 04-28-300-	RURAL RESIDENTIAL	401	
										\$344,619	\$225,106	96.53					
											per Net Acre=>	\$3,570.07	30 Acres used \$3,500				
											Average						
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=>	\$3,456.27	40 Acres used \$3,400				
											Average						
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	50 Acres used \$3,000				
											Average						
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=>	\$2,409.47	100 Acres used \$2,400				
											Average						

