

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Tillable	Non Till	Row	Est Non Till Value	Est Till	Est Till/Acre
07 032 400 011 32 6 3	09/28/22	\$148,000	\$43,300	29.26	\$148,000	28.82	28.82	\$5,135	14.21	14.12	0.45	\$49,410	\$98,591	\$6,941
08 002 200 004 02 6 2	04/28/21	\$800,000	\$406,600	50.83	\$637,071	195.48	41.04	\$3,259	142.12	49.04	4.32	\$171,640	\$465,431	\$3,275
08 018 100 001 18 6 2	11/08/22	\$350,000	\$179,600	51.31	\$237,696	72.92	72.92	\$3,260	59.00	11.00	2.92	\$38,500	\$199,196	\$3,376
08 023 100 003 23 6 2	04/05/21	\$154,000	\$66,200	42.99	\$154,000	40.00	40.00	\$3,850	15.00	24.50	0.50	\$85,750	\$68,250	\$4,550
08 025 400 015 25 6 2	08/19/22	\$297,500	\$0	0.00	\$297,500	85.01	85.01	\$3,500	43.15	39.75	2.11	\$139,125	\$158,375	\$3,670
08 035 400 001 35 6 2	05/09/22	\$375,000	\$198,000	52.80	\$322,166	100.00	100.00	\$3,222	61.77	35.00	1.23	\$122,500	\$199,666	\$3,232
08 045 001 351	10/08/21	\$148,500	\$0	0.00	\$148,500	32.63	32.63	\$4,551	32.63			\$0	\$148,500	\$4,551
12 001 100 002 01 7 2	04/26/21	\$120,000	\$60,100	50.08	\$120,000	37.86	37.86	\$3,170	20.00	16.65	0.71	\$58,268	\$61,732	\$3,087
12 001 200 001 01 7 2	08/20/21	\$440,000	\$192,300	43.70	\$305,984	85.86	85.86	\$3,564	66.11	18.00	1.75	\$63,000	\$242,984	\$3,675
12 007 400 010 07 7 2	04/02/21	\$140,000	\$59,200	42.29	\$140,000	36.74	36.74	\$3,811	26.07	10.00	0.67	\$35,000	\$105,000	\$4,028
12 013 100 027 13 7 2	12/07/21	\$150,000	\$58,800	39.20	\$150,000	36.43	36.43	\$4,117	31.86	4.00	0.57	\$14,000	\$136,000	\$4,268
12 013 200 108 13 7 2	07/14/21	\$80,000	\$28,600	35.75	\$63,496	14.03	14.03	\$4,526	10.75	3.18	0.10	\$11,144	\$52,352	\$4,870
12 030 200 007 30 7 2	12/30/22	\$350,000	\$48,200	13.77	\$350,000	65.88	29.99	\$5,313	53.21	11.50	1.17	\$40,250	\$309,750	\$5,821
12 030 400 006 30 7 2	07/21/21	\$425,000	\$0	0.00	\$425,000	83.59	83.59	\$5,084	70.96	12.00	0.63	\$42,000	\$383,000	\$5,397
Totals:		\$3,978,000	\$5,272,000		\$3,499,413	915.25	2,411.62		646.84				\$2,628,827	
			Sale. Ratio =>	132.53	Average		Average					Average		
			Std. Dev. =>	23.37	per Net Acre=>	3,823.45	per SqFt=>					per Net Acre=>	\$4,064.09	
												<b>Tillable Used</b>	<b>4,000.00</b>	

2024 Commercial Industrial Land Value Analysis

If you're using the Square Footage Table in Assessing.net					
Curve Formula From Chart	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$0.95	\$41,478	\$2,380
Formula Pt 1: 19.93	5,000	0.115	\$0.73	\$31,682	\$3,637
Formula Pt 2: -0.3887	7,500	0.172	\$0.62	\$27,063	\$4,660
	10,000	0.230	\$0.56	\$24,200	\$5,556
	12,500	0.287	\$0.51	\$22,189	\$6,367
	15,000	0.344	\$0.47	\$20,671	\$7,118
	20,000	0.459	\$0.42	\$18,485	\$8,487
	25,000	0.574	\$0.39	\$16,949	\$9,727
	30,000	0.689	\$0.36	\$15,789	\$10,874
	40,000	0.918	\$0.32	\$14,119	\$12,965
	50,000	1.148	\$0.30	\$12,946	\$14,860
	60,000	1.377	\$0.28	\$12,060	\$16,612
	87,120	2.000	\$0.24	\$10,433	\$20,866
	130,680	3.000	\$0.20	\$8,912	\$26,736
	174,240	4.000	\$0.18	\$7,969	\$31,876
	217,800	5.000	\$0.17	\$7,307	\$36,535
	435,600	10.000	\$0.13	\$5,581	\$55,814
	653,400	15.000	\$0.11	\$4,768	\$71,514
	871,200	20.000	\$0.10	\$4,263	\$85,265
	1,089,000	25.000	\$0.09	\$3,909	\$97,727

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.31	\$13,659	\$13,659	
65,340	1.5	\$0.27	\$11,667	\$17,501	
87,120	2.0	\$0.24	\$10,433	\$20,866	
108,900	2.5	\$0.22	\$9,566	\$23,916	
130,680	3.0	\$0.20	\$8,912	\$26,736	
174,240	4.0	\$0.18	\$7,969	\$31,876	
217,800	5.0	\$0.17	\$7,307	\$36,535	
304,920	7.0	\$0.15	\$6,411	\$44,879	
435,600	10.0	\$0.13	\$5,581	\$55,814	
653,400	15.0	\$0.11	\$4,768	\$71,514	
871,200	20.0	\$0.10	\$4,263	\$85,265	
1,089,000	25.0	\$0.09	\$3,909	\$97,727	
1,306,800	30.0	\$0.08	\$3,642	\$109,249	
1,742,400	40.0	\$0.07	\$3,256	\$130,256	
2,178,000	50.0	\$0.07	\$2,986	\$149,294	
4,356,000	100.0	\$0.05	\$2,281	\$228,070	

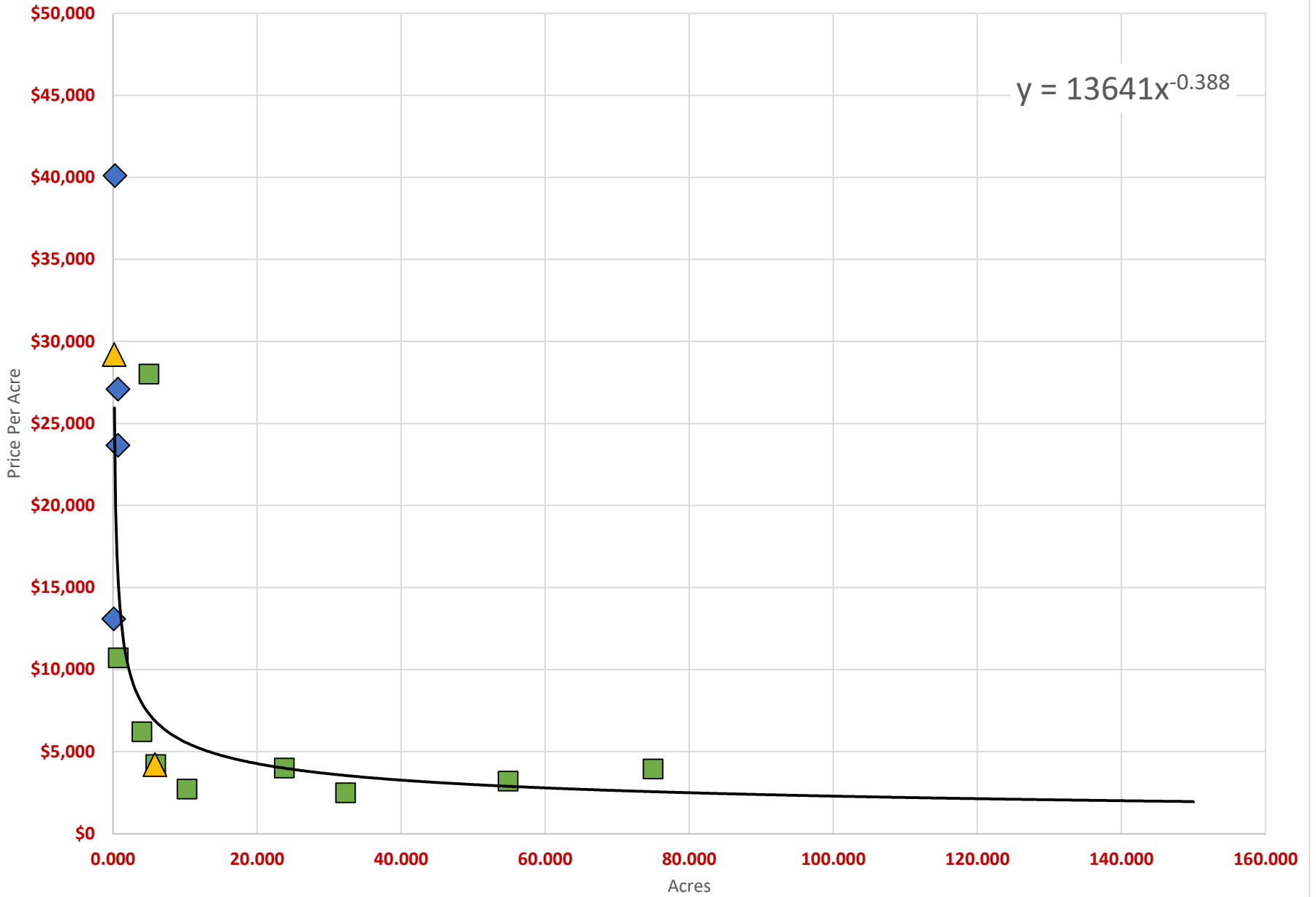
This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

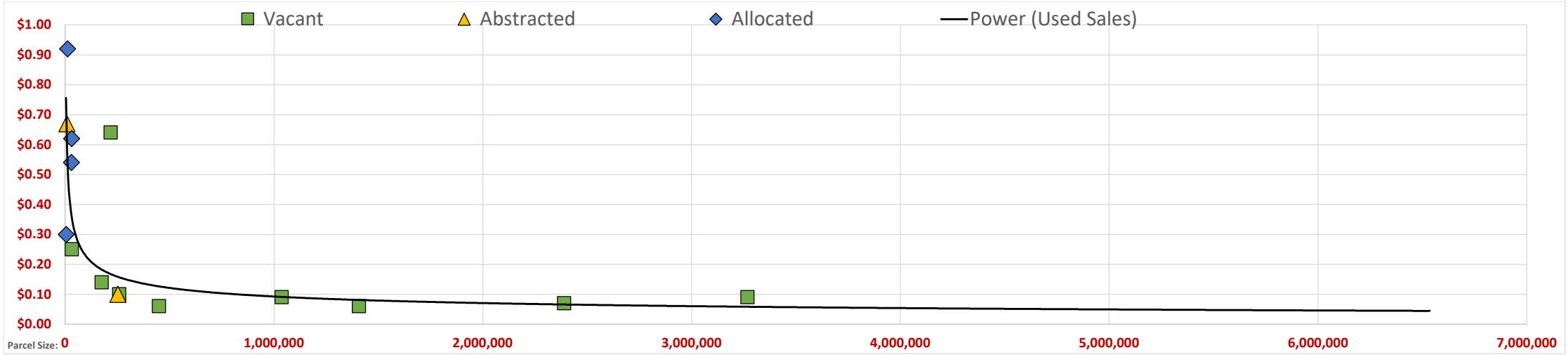
Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$0.25	\$0.25	1	0.00%	\$0.67	\$0.67	4	30.17%	\$0.60	\$0.58	6	32.18%	\$0.55	\$0.58
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	1	0.00%	\$0.14	\$0.14	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.14	\$0.14
5.00	9.99	2	72.97%	\$0.37	\$0.37	1	0.00%	\$0.10	\$0.10	0	0.00%	\$0.00	\$0.00	3	180.00%	\$0.28	\$0.10
10.00	10000.00	5	17.14%	\$0.07	\$0.07	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	17.14%	\$0.07	\$0.07
0.00	10000.00	9	104.94%	\$0.17	\$0.09	2	74.03%	\$0.39	\$0.39	4	30.17%	\$0.60	\$0.58	15	160.48%	\$0.31	\$0.14

2024 Commercial Industrial Land Value Analysis

■ Vacant    ▲ Abstracted    ◆ Allocated    — Power (Used Sales)



2024 Commercial Industrial Land Value Analysis



Valuation Method	Use? 1=Yes, 0=No	Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Exclusion Comment
Vacant	1	006-015-300-27	10/22/2021	\$28,000	\$0	\$28,000	N/A	10.320	449,539	\$2,713	\$0.06	5	0.00%	\$28,000	\$2,713	\$0.06	\$48.05	
Vacant	1	02 003 300 010 03 5 3	6/25/2021	\$140,000	\$0	\$140,000	N/A	5.000	217,800	\$28,000	\$0.64	9	0.00%	\$140,000	\$28,000	\$0.64	N/A	
Vacant	1	19 009 200 026 09 5 4	3/3/2022	\$175,000	\$0	\$175,000	N/A	54.860	2,389,702	\$3,190	\$0.07	1	0.00%	\$175,000	\$3,190	\$0.07	N/A	
Vacant	1	19 009 400 008 09 5 4	3/3/2022	\$80,000	\$0	\$80,000	N/A	32.300	1,406,988	\$2,477	\$0.06	1	0.00%	\$80,000	\$2,477	\$0.06	N/A	
Vacant	1	19 014 300 006 14 5 4	2/3/2023	\$25,000	\$0	\$25,000	N/A	5.942	258,834	\$4,207	\$0.10	-10	0.00%	\$25,000	\$4,207	\$0.10	N/A	
Vacant	1	19 110 001 021	3/10/2023	\$8,000	\$0	\$8,000	N/A	0.747	32,539	\$10,710	\$0.25	-11	0.00%	\$8,000	\$10,710	\$0.25	\$41.05	
Vacant	1	21 032 400 014 32 5 3	9/29/2022	\$25,000	\$0	\$25,000	N/A	4.030	175,547	\$6,203	\$0.14	-6	0.00%	\$25,000	\$6,203	\$0.14	N/A	
Vacant	1	09 029 100 006 29 6 1	6/24/2021	\$295,000	\$0	\$295,000	N/A	75.010	3,267,436	\$3,933	\$0.09	9	0.00%	\$295,000	\$3,933	\$0.09	N/A	
Vacant	1	11 005 300 021 05 7 3	7/26/2022	\$95,000	\$0	\$95,000	N/A	23.810	1,037,164	\$3,990	\$0.09	-4	0.00%	\$95,000	\$3,990	\$0.09	N/A	
Allocation	1	08 045 001 225	1/4/2022	\$12,000	\$11,173	\$1,675	0.1396	0.128	5,576	\$13,088	\$0.30	3	0.00%	\$1,675	\$13,088	\$0.30	\$12.88	
Allocation	1	006-227-231-06	5/21/2021	\$75,000	\$41,065	\$10,470	0.1396	0.261	11,369	\$40,115	\$0.92	10	0.00%	\$10,470	\$40,115	\$0.92	\$130.88	
Allocation	1	01 022 100 006 22 5 4	12/30/2022	\$138,000	\$74,405	\$19,265	0.1396	0.711	30,971	\$27,095	\$0.62	-9	0.00%	\$19,265	\$27,095	\$0.62	\$52.64	
Allocation	1	04 010 400 011 10 5 1	2/7/2023	\$116,000	\$116,169	\$16,194	0.1396	0.684	29,795	\$23,675	\$0.54	-10	0.00%	\$16,194	\$23,675	\$0.54	N/A	
Abstraction	1	006-126-207-08	8/23/2022	\$63,000	\$57,685	\$5,315	0.0844	0.182	7,928	\$29,203	\$0.67	-5	0.00%	\$5,315	\$29,203	\$0.67	\$22.33	
Abstraction	1	11 029 200 011 29 7 3	9/28/2021	\$150,000	\$125,588	\$24,412	0.1627	5.810	253,084	\$4,202	\$0.10	6	0.00%	\$24,412	\$4,202	\$0.10	N/A	

SALE DATE	Parcel_1	# of Lots	Public Sewer? Y/N	Public Water? Y/N	LIBER/PAGE	SALE PRICE	Ver	Bldg Value	Land Residual	Actual Front	Rear	Adjusted Frontage	Actual Depth	Standard Depth	Depth Factor	Equivalent FF	\$/FF	\$/Lot	Sq Ft	\$/Sq Ft	R/W Ft	Sq	Comment
5/14/21	04 165 001 009	1.00	N	N	1797/859	\$ 5,000		\$ -	\$ 5,000										13,334	\$ 0.37	0.00		BL Lake LeAnn/N of US-12
5/11/21	15 010 400 015 10 8 3	1.00	N	N	1795/1118	\$ 85,000		\$ -	\$ 85,000										65,751	\$ 1.29	18249.00		Hillsdale Rd & Montgomery Rd
10/22/21	18 085 001 041	3.00	Y	N	1810/723	\$ 11,000		\$ -	\$ 11,000										43,200	\$ 0.25	0.00		BL Merry Lake (Territorial Rd)
12/28/21	04 060 001 036	1.00	N	N	1816/455	\$ 4,000	pta	\$ -	\$ 4,000										26,418	\$ 0.15	0.00		BL Lake LeAnn Golf Course area
7/20/21	04 060 001 040	1.00	N	N	1801/843	\$ 5,500	pta	\$ -	\$ 5,500										19,503	\$ 0.28	0.00		BL Lake LeAnn Golf Course area
5/20/22	04 060 001 044	1.00	N	N	1827/837	\$ 5,250		\$ -	\$ 5,250										13,126	\$ 0.40	0.00		BL Lake LeAnn Golf Course area
4/30/21	04 060 001 044	1.00	N	N	1795/25	\$ 5,000		\$ -	\$ 5,000										13,126	\$ 0.38	0.00		BL Lake LeAnn Golf Course area
3/15/23	04 060 001 048	1.00	N	N	1846/401	\$ 3,850		\$ -	\$ 3,850										13,503	\$ 0.29	0.00		BL Lake LeAnn Golf Course area
11/10/22	04 110 001 020	1.00	N	N	1839/261	\$ 4,500		\$ -	\$ 4,500										8,952	\$ 0.50	0.00		BL Lake LeAnn Golf Course area
4/1/21	04 110 001 037	1.00	N	N	1791/1084	\$ 3,500		\$ -	\$ 3,500										9,000	\$ 0.39	0.00		BL Lake LeAnn Golf Course area
4/9/21	04 110 001 052	1.00	N	N	1792/1115	\$ 5,000		\$ -	\$ 5,000										13,017	\$ 0.38	0.00		BL Lake LeAnn Golf Course area
9/2/21	04 110 001 094	2.00	N	N	1806/231	\$ 5,200		\$ -	\$ 5,200										18,000	\$ 0.29	0.00		BL Lake LeAnn Golf Course area
12/6/21	04 110 001 094	2.00	N	N	1814/422	\$ 10,000		\$ -	\$ 10,000										18,000	\$ 0.56	0.00		BL Lake LeAnn Golf Course area
3/16/23	04 110 001 113	1.00	N	N	1846/129	\$ 5,000		\$ -	\$ 5,000										13,098	\$ 0.38	0.00		BL Lake LeAnn Golf Course area
8/3/22	04 110 001 132	1.00	N	N	1834/62	\$ 3,000		\$ -	\$ 3,000										9,941	\$ 0.30	0.00		BL Lake LeAnn Golf Course area
5/3/22	04 110 001 174	1.00	N	N	1825/1159	\$ 2,500		\$ -	\$ 2,500										9,561	\$ 0.26	0.00		BL Lake LeAnn Golf Course area
8/9/22	04 110 001 176	1.00	N	N	1832/1152	\$ 2,500		\$ -	\$ 2,500										9,000	\$ 0.28	0.00		BL Lake LeAnn Golf Course area
5/25/22	04 110 001 212	1.00	N	N	1829/234	\$ 2,800		\$ -	\$ 2,800										20,496	\$ 0.14	0.00		BL Lake LeAnn Golf Course area
11/10/21	04 110 001 213	1.00	N	N	1811/1286	\$ 2,800	pta	\$ -	\$ 2,800										11,166	\$ 0.25	0.00		BL Lake LeAnn Golf Course area
9/22/21	04 110 001 220	1.00	N	N	1807/488	\$ 1,000	pta	\$ -	\$ 1,000										10,243	\$ 0.10	0.00		BL Lake LeAnn Golf Course area
6/29/21	04 110 001 262	1.00	N	N	1800/146	\$ 5,500		\$ -	\$ 5,500										9,000	\$ 0.61	0.00		BL Lake LeAnn Golf Course area
5/6/21	04 110 001 272	3.00	N	N	1795/627	\$ 16,000		\$ -	\$ 16,000										27,823	\$ 0.58	0.00		BL Lake LeAnn Golf Course area
8/9/21	04 110 001 312	1.00	N	N	1803/1012	\$ 3,500		\$ -	\$ 3,500										9,000	\$ 0.39	0.00		BL Lake LeAnn Golf Course area
4/15/21	17 085 001 089	5.00	Y	Y	1792/1054	\$ 15,000	pta	\$ -	\$ 15,000										87,455	\$ 0.17	0.00		Waldron Village Res
1/20/23	20 110 002 16 023 7 4	1.00	Y	Y	1842/1197	\$ 15,000		\$ -	\$ 15,000										32,670	\$ 0.46	0.00		Reading City - Residential
6/3/21	21 065 001 002	1.00	Y	Y	1798/728	\$ 11,400		\$ -	\$ 11,400										20,625	\$ 0.55	0.00		Jonesville City - Residential

Number of Lots = 36  
Sale Count = 26

Totals \$ 238,800 \$ - \$ 238,800 Inc Data Inc Data Inc Data Inc Data Inc Data Inc Data Inc Data Inc Data \$ 6,633 545,008 18,249.00  
Ave-> Inc Data Inc Data Inc Data Inc Data Inc Data I/D Inc Data Inc Data \$ 6,633 20,962 \$ 0.44

Land Residual Value Analysis	
Sale Count	26
Ave Land Residual/Sale	\$9,185
Ave ABS DEV Land Res	\$7,624
Coefficient of Dispersion	83.00%

Actual Depth Analysis	
Sale Count	Incomplete Data
Ave Actual Depth/Sale	Incomplete Data
Ave ABS DEV Actual Depth	Incomplete Data
Coefficient of Dispersion	Incomplete Data

Standard Depth Analysis	
Sale Count	Incomplete Data
Ave Standard Depth/Sale	Incomplete Data
Ave ABS DEV Standard Dep	Incomplete Data
Coefficient of Dispersion	Incomplete Data

Equivalent Front Foot Analysis	
Sale Count	Incomplete Data
Ave Equivalent FF/Sale	Incomplete Data
Ave ABS DEV Equiv FF	Incomplete Data
Coefficient of Dispersion	Incomplete Data

\$/FF Analysis	
Sale Count	Incomplete Data
Ave \$/FF/Sale	Incomplete Data
Ave ABS DEV \$/FF	Incomplete Data
Coefficient of Dispersion	Incomplete Data

Sale \$/Lot Analysis	
Lot Count	36
Ave Actual \$/Lot	\$6,633
Ave ABS DEV \$/Lot	\$4,285
Coefficient of Dispersion	64.60%

Square Foot Analysis	
Sale Count	26
Ave Lot Sq Ft	20,962
Ave ABS DEV Lot Sq Ft	12,119
Coefficient of Dispersion	57.81%

\$/Square Foot Analysis	
Sale Count	26
Ave \$/Sq Ft	\$0.44
Ave ABS DEV \$/Sq Ft	\$0.17
Coefficient of Dispersion	38.17%

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
07 180 001 007	ALMEDA DR	07/08/22	\$22,500	\$12,900	57.33	\$4,209	0.70	0.40	\$5,987
<b>11 034 200 063 34 7 3</b>		<b>11/11/21</b>				<b>\$5,000</b>	<b>0.95</b>	<b>0.95</b>	<b>\$5,263</b>
12 009 200 015 09 7 2	5860 HUDSON RD	02/11/23	\$50,000	\$19,700	39.40	\$9,711	1.00	1.00	\$9,711
<b>11 034 200 063 34 7 3</b>		<b>05/27/22</b>				<b>\$10,000</b>	<b>1.71</b>	<b>1.71</b>	<b>\$5,848</b>
07 250 001 052	2261 PONDBROOKE DR	04/27/22	\$18,000	\$18,900	105.00	\$18,000	1.80	1.00	\$9,994
11 012 300 034 12 7 3		04/30/21				\$15,000	2.00	2.00	\$7,500
<b>Totals:</b>			<b>\$90,500</b>	<b>\$51,500</b>		<b>\$61,920</b>	<b>8.16</b>	<b>7.06</b>	
					Sale. Ratio =>	56.91	Average		
					Std. Dev. =>	33.90	per Net Acre=>		7,584.52
							Average		
							per SqFt=>		
							<b>1 Acre Used =&gt;</b>		<b>7,500.00</b>

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
09 024 300 016 24 6 1	N SOMERSET RD	01/21/22	\$55,000	\$19,300	35.09	\$55,000	10.00	10.00	\$5,500
09 029 100 002 29 6 1	10221 CHURCH RD	06/14/21	\$56,000	\$18,800	33.57	\$56,000	10.00	10.00	\$5,600
15 022 100 007 22 8 3	11331 WOODBRIDGE RD	03/31/23	\$185,000	\$70,700	38.22	\$49,362	10.00	10.00	\$4,936
07 019 400 015 19 6 3	4303 MECHANIC RD	06/10/21	\$261,500	\$110,390	42.21	\$53,189	10.10	10.10	\$5,266
07 030 300 010 30 6 3	1333 N SAND LAKE RD	05/18/21	\$310,000	\$140,250	45.24	\$51,757	10.18	10.18	\$5,086
<b>Totals:</b>			<b>\$867,500</b>	<b>\$359,440</b>		<b>\$265,308</b>	<b>50.28</b>	<b>50.28</b>	
					Sale. Ratio =>	41.43	Average		
					Std. Dev. =>	4.86	per Net Acre=>		5,277.03
							Average		
							per SqFt=>		
							<b>10 Acre Used =&gt;</b>		<b>5,200.00</b>

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre
12 012 300 005 12 7 2	3577 S RUMSEY RD	05/11/21	\$72,500	\$36,700	50.62	\$72,500	18.48	18.48	\$3,923
12 004 400 046 04 7 2	BEECHER RD	11/17/21	\$55,700	\$54,200	97.31	\$55,700	27.85	27.85	\$2,000
15 013 400 018 13 8 3	CLARK RD	11/05/21	\$100,000	\$47,400	47.40	\$100,000	28.13	28.13	\$3,555
12 023 100 003 23 7 2	WAY RD	08/10/21	\$104,816	\$52,600	50.18	\$104,816	30.00	30.00	\$3,494
12 028 300 001 28 7 2	5121 SKUSE RD	04/19/21	\$160,000	\$68,000	42.50	\$160,000	40.00	40.00	\$4,000
09 029 100 006 29 6 1	10287 CHURCH RD	09/22/22	\$287,500	\$123,800	43.06	\$287,500	75.01	75.01	\$3,833
<b>Totals:</b>			<b>\$780,516</b>	<b>\$382,700</b>		<b>\$780,516</b>	<b>219.47</b>	<b>219.47</b>	
					Sale. Ratio =>	49.03	Average		
					Std. Dev. =>	20.92	per Net Acre=>		3,556.37
							Average		
							per SqFt=>		
							<b>20+ Acre Used =&gt;</b>		<b>3,500.00</b>

Acres	\$/Acre	Rate Used
<b>1</b>	<b>7,500</b>	<b>7,500</b>
1.5	7,400	11,100
2	7,200	14,400
2.5	7,100	17,750
3	7,000	21,000
4	6,700	26,800
5	6,500	32,500
7	6,000	42,000
<b>10</b>	<b>5,200</b>	<b>52,000</b>
15	4,400	66,000
<b>20</b>	<b>3,500</b>	<b>70,000</b>
25	3,500	87,500
30	3,500	105,000
40	3,500	140,000
50	3,500	175,000
100	3,500	350,000

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
07 170 001 052	3960 W HALLETT RD	06/25/21	\$125,000	\$62,768	\$12,814	116.5	\$539	410	1799/1272
07 205 001 002	4051 W BACON RD	06/17/21	\$145,000	\$38,081	\$24,814	225.6	\$169	410	1800/422
07 215 001 037	4660 W BACON RD	04/30/21	\$159,900	\$41,703	\$11,285	102.6	\$407	410	1794/768
07 180 001 008	ALMEDA DR	07/08/22	\$22,500	\$22,500	\$28,335	257.6	\$87	420	1830/1002
07 235 001 016	1855 WILDWOOD DR W	11/15/21	\$177,300	\$17,673	\$22,231	202.1	\$87	410	1812/559
07 250 001 020	2248 PONDBROOKE DR	01/18/22	\$196,000	\$45,535	\$18,430	167.5	\$272	410	1817/1202
07 250 001 052	2261 PONDBROOKE DR	04/27/22	\$18,000	\$18,000	\$41,528	377.5	\$48	410	1826/4
07 250 001 060	2240 PONDBROOKE DR	01/21/22	\$275,000	\$9,823	\$30,975	281.6	\$35	410	1817/1092
<b>Totals:</b>			<b>\$1,118,700</b>	<b>\$256,083</b>	<b>\$190,412</b>	<b>1,731.0</b>			
							<b>Average</b>		
							<b>per FF=&gt;</b>	<b>\$148</b>	



Condo Site Value - Woods at Lochaven

Total Acreage	12.89
Acreage Value (LV 400 Rual Residential Table)	60,092
Number of Units	26
Calculated Per Unit Rate	2,311
Used =>	2,311

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page	
07 030 400 003 30 6 3	1280 HICKORY RD	03/28/22	\$113,000	\$57,388	\$24,249	75.8	\$757	420	1822/889	
07 165 001 006	1291 HICKORY RD	03/21/22	\$200,000	\$35,798	\$64,176	200.5	\$178	420	1821/1258	
07 165 001 007	1301 HICKORY RD	04/01/21	\$185,000	\$19,590	\$21,128	66.0	\$297	420	1793/419	
07 165 001 083	1189 HICKORY RD	06/22/22	\$333,000	\$144,453	\$47,376	148.0	\$976	420	1829/562	
07 165 001 088	1291 HICKORY RD	03/21/22	\$200,000	\$37,028	\$42,798	133.7	\$277	420	1821/1258	
07 205 001 038	1510 SOUTH DR	08/04/22	\$305,000	\$105,963	\$46,802	146.3	\$725	420	1832/353	
07 205 001 039	1500 SOUTH DR	05/23/22	\$455,000	\$71,995	\$116,869	464.8	\$155	420	1827/1213	
07 225 001 007	1447 HICKORY RD	06/03/21	\$355,000	\$83,547	\$22,665	70.8	\$1,180	420	1797/502	
07 230 001 011	1486 NORTHVIEW DR	04/14/21	\$165,000	\$53,462	\$39,181	122.4	\$437	420	1793/451	
07 230 001 022	1464 NORTHVIEW DR	03/25/22	\$159,900	\$66,156	\$21,367	66.8	\$991	420	1822/508	
07 230 001 024	1460 NORTHVIEW DR	11/23/21	\$45,000	\$26,964	\$23,011	71.9	\$375	420	1814/997	
<b>Totals:</b>			<b>\$2,515,900</b>	<b>\$702,344</b>	<b>\$469,622</b>	<b>1,567.2</b>				
							<b>Average</b>			
							<b>per FF=&gt;</b>		<b>\$448</b>	

Parcel	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Effec. Front	Dollars/FF	ECF Area	Liber/Page
07 035 400 016 35 6 3	1811 STEAMBURG RD	07/22/22	\$929,000	\$423,759	\$164,299	205.4	\$2,063	420	1831/478
07 255 001 001	2635 WINONA DR	10/13/21	\$625,000	\$185,694	\$241,883	302.4	\$614	420	1809/226
07 255 001 004	2621 WINONA DR	05/13/21	\$170,000	\$170,000	\$149,077	186.3	\$912	420	1795/1289
11 085 001 044	2446 ASH-TE-WETTE DR	03/31/23	\$325,000	\$113,349	\$80,147	160.0	\$709	4003	1846-1100
11 085 001 088	2028 ASH-TE-WETTE DR	05/24/21	\$340,000	\$120,315	\$69,451	81.7	\$1,473	4003	1796-1067
<b>Totals:</b>			<b>\$2,389,000</b>	<b>\$1,013,117</b>	<b>\$704,857</b>	<b>935.8</b>			
						<b>Average</b>			
						<b>per FF=&gt;</b>	<b>\$1,083</b>		

**Used=> 1,000.0**

Parcel Number	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Class
09 018 400 006 18 6 1	02/24/22	\$50,000	\$60,200	120.40	\$38,831	32.00	32.00	\$1,213	101
11 009 200 011 09 7 3	12/13/21	\$30,000	\$17,000	56.67	\$30,000	10.04	10.04	\$2,988	102
12 004 400 046 04 7 2	11/17/21	\$55,700	\$54,200	97.31	\$55,700	27.85	27.85	\$2,000	402
12 019 200 007 19 7 2	05/27/21	\$10,000	\$0	0.00	\$10,000	4.00	4.00	\$2,500	402
<b>Totals:</b>		<b>\$145,700</b>	<b>\$131,400</b>		<b>\$134,531</b>	<b>73.89</b>	<b>73.89</b>		
			<b>Sale. Ratio =&gt;</b>	<b>90.19</b>		<b>Average</b>		<b>Average</b>	
			<b>Std. Dev. =&gt;</b>	<b>52.78</b>		<b>per Net Acre=&gt;</b>	<b>1,820.69</b>	<b>per SqFt=&gt;</b>	

Used=> 2,000.00