

4010 Northwest 4020 Northeast 4040 Southeast 4030 Southwest Land Analysis 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
09 007 024 21	HUBBARD RD	05/13/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$22,500	33.33	\$55,000	\$67,500	\$55,000	0.0	0.0	5.00	5.00	
09 017 025 00	YARGERVILLE RD	08/04/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$13,500	27.00	\$27,670	\$50,000	\$27,670	0.0	0.0	1.67	1.67	
09 021 038 30	SWARTZ RD	06/30/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,300	61.50	\$21,320	\$20,000	\$21,320	0.0	0.0	0.82	0.82	
09 021 062 31	N SUDER RD	01/06/23	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$14,100	49.47	\$28,118	\$28,500	\$28,118	0.0	0.0	2.64	2.64	
09 033 001 00	S TELEGRAPH RD	04/25/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$37,600	44.24	\$101,190	\$85,000	\$101,190	0.0	0.0	10.24	10.24	
Totals:			\$251,000			\$251,000	\$100,000		\$233,298	\$251,000	\$233,298	0.0		20.37	20.37	
								Sale. Ratio =>	39.84	Average			Average			
								Std. Dev. =>	13.56	per FF=>			#DIV/0!	per Net Acre=>		12,320.83

After Analysis, Used Township Vacant Land Study for 2025

	Cost	Per Acre
1 Acre	30000	30000
1.5 Acres	33000	22000
2 acres	36000	18000
2.5 Acres	40000	16000
3 Acres	47000	15666
4 Acres	60000	15000
5 Acres	67500	13500
7 Acres	80000	11428
10 Acres	100000	10000
15 Acres	110000	7333
20 Acres	120000	6000
25 Acres	145000	5800
30 Acres	174000	5800
40 Acres	232000	5800
50 Acres	290000	5800
100 Acres	580000	5800

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
#DIV/0!	\$13,500	\$0.31	0.00	4010			TOWNSHIP ACREAGE TABLE	1	0	5/23/2022		402			
#DIV/0!	\$29,940	\$0.69	0.00	4010	2023R11910		TOWNSHIP ACREAGE TABLE	1	0	6/29/2022		402			
#DIV/0!	\$24,390	\$0.56	0.00	4010	2022R14174		TOWNSHIP ACREAGE TABLE	1	0	8/15/2022		402			
#DIV/0!	\$10,779	\$0.25	0.00	4010	2023R00440		TOWNSHIP ACREAGE TABLE	0	0	8/3/2022		402			
#DIV/0!	\$8,302	\$0.19	0.00	4030	2023R06848		TOWNSHIP ACREAGE TABLE	0	1	8/31/1990		402			

**Average
per SqFt=> \$0.28**

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character

