

4100 Hillcrest Orchards West 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		
09 165 016 00	3097 W STEIN RD	06/23/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$118,900	48.14	\$248,693	\$80,883	\$82,576	159.1	352.0	0.99	0.99		
09 165 022 00	3027 W STEIN RD	02/10/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,400	44.23	\$209,097	\$43,019	\$77,116	148.6	352.0	0.91	0.91		
09 165 070 01	12837 A ST	08/10/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,900	34.94	\$117,295	\$68,945	\$26,240	0.0	0.0	1.08	1.08		
09 165 097 00	2820 SECOND ST	06/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$81,200	37.77	\$217,026	\$67,842	\$69,868	134.6	352.0	0.80	0.80		
09 165 099 00	2838 SECOND ST	12/28/22	\$144,200	WD	03-ARM'S LENGTH	\$144,200	\$52,200	36.20	\$146,143	\$75,173	\$77,116	148.6	352.0	0.91	0.91		
09 165 108 01	12936 C ST	07/25/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$143,000	42.06	\$379,662	\$2,540	\$42,202	81.3	146.0	0.32	0.32		
09 165 147 00	2949 SECOND ST	11/10/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$51,300	28.50	\$137,132	\$90,750	\$47,882	92.3	142.0	0.37	0.37		
09 165 171 00	12829 C ST	05/18/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$63,300	34.97	\$138,281	\$110,452	\$67,733	130.5	112.0	0.65	0.65		
09 165 196 00	3029 THIRD ST	11/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$110,800	39.57	\$300,641	\$37,293	\$57,934	111.6	298.0	0.77	0.77		
09 165 199 10	2957 THIRD ST	06/01/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$38,400	34.29	\$81,546	\$60,721	\$30,267	58.3	172.0	0.22	0.22		
09 165 202 00	2925 THIRD ST	05/23/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,000	44.58	\$224,864	\$91,370	\$76,234	146.9	344.0	0.88	0.88		
09 165 204 00	2869 THIRD ST	06/16/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$157,700	36.25	\$421,566	\$81,545	\$68,111	131.2	344.5	0.79	0.79		
Totals:			\$2,709,200			\$2,709,200	\$1,057,100		\$2,621,946	\$810,533	\$723,279	1,343.0		8.66	8.66		
								Sale. Ratio =>	39.02	Average							
								Std. Dev. =>	5.48	per FF=>			\$604	Average		per Net Acre=>	93,562.62

After Analysis, used \$604 FF for 2025 and Used Township Acreage Table for Acreage Lots

Not Used

09 165 016 00	3097 W STEIN RD	09/28/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$92,800	56.24	\$248,693	(\$1,117)	\$82,576	159.1	352.0	0.99	0.99
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Township Acreage Table

	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
\$508	\$82,031	\$1.88	122.00	4100	2023R10390		HILLCREST ORCHARDS WEST	0	1	7/2/1990		401	SM-MED LOTS	
\$290	\$47,535	\$1.09	112.00	4100	2023R02140		HILLCREST ORCHARDS WEST	0	1	7/2/1990		401	MED-LG LOTS	
#DIV/0!	\$63,838	\$1.47	0.00	4100	2023R11963/2024R1480		HILLCREST ORCHARDS WEST	0	0	NOT INSPECTED		401	LARGE LOTS	
\$504	\$84,803	\$1.95	99.00	4100	2022R16619		HILLCREST ORCHARDS WEST	1	0	7/6/1990		401	SM-MED LOTS	
\$506	\$83,064	\$1.91	112.00	4100	2023R00053		HILLCREST ORCHARDS WEST	1	0	7/6/1990		401	MED-LG LOTS	
\$31	\$8,063	\$0.19	94.00	4100	2022R15086		HILLCREST ORCHARDS WEST	0	0	NOT INSPECTED		401	SMALL LOTS	
\$984	\$248,630	\$5.71	112.00	4100	2022R21831		HILLCREST ORCHARDS WEST	1	0	7/6/1990		401	SMALL LOTS	
\$846	\$171,243	\$3.93	251.00	4100	2023R14735		HILLCREST ORCHARDS WEST	1	0	7/9/1990		401	LARGE LOTS	
\$334	\$48,685	\$1.12	112.00	4100	2022R21764		HILLCREST ORCHARDS WEST	1	0	8/3/1990		401	LARGE LOTS	
\$1,041	\$274,756	\$6.31	56.00	4100	2023R08941		HILLCREST ORCHARDS WEST	1	0	7/9/1990		401	SMALL LOTS	
\$622	\$103,360	\$2.37	112.00	4100	2023R08080		HILLCREST ORCHARDS WEST	1	0	7/9/1990		401	SM-MED LOTS	
\$621	\$103,091	\$2.37	100.00	4100	2022R11019		HILLCREST ORCHARDS WEST	1	0	8/3/1990		401	SMALL LOTS	

**Average
per SqFt=> \$2.15**

(\$7)	(\$1,133)	(\$0.03)	122.00	4100	2022R21263		HILLCREST ORCHARDS WEST	0	1	7/2/1990		401	SM-MED LOTS	
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