

LaPlaisant Woods Vacant 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	
09 210 023 00	6424 MORTAR CREEK RD	01/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,900	50.38	\$244,048	\$39,463	\$43,511	114.5	100.0	0.21	
Totals:			\$240,000			\$240,000	\$120,900		\$244,048	\$39,463	\$43,511	114.5		0.21	
								Sale. Ratio =>	50.38				Average		
								Std. Dev. =>	#DIV/0!				per FF=>	\$345	Average
														per Net Acre=>	

Not enough data to move from last year...Kept FF at \$1980 for 2025

Rate Group 3 Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character
