

Northeast Sections and Township Acreage Table 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 | 26000 | 26000 |
| 1.5 Acres | 27500 | 18333 |
| 2 acres | 28500 | 14250 |
| 2.5 Acres | 32000 | 12800 |
| 3 Acres | 37500 | 12500 |
| 4 Acres | 50000 | 12500 |
| 5 Acres | 60000 | 12000 |
| 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

