

2024 RESIDENTIAL LAND VALUE STUDY

ZONE 1 Metes & Bounds & Roadside Plats, also Brentwood Farms, Meadowbrook Manor and River Ridge Estates Land Tables Study

LAND RESIDUAL METHOD		Metes & Bounds Lots Up To 1 Acre, Platted Roadside Subs, Brentwood Acres Subdivision & River Ridge Estates Subdivision																					
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	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-04-400-015	8035 N SEYMOUR RD	11/15/22	\$237,500	PTA	03-ARM'S LENGTH	\$237,500	\$85,500	36.00	\$220,864	\$30,636	\$14,000	104.4	208.7	1.00	0.50	\$294	\$30,636	\$1.41	104.35	21		ZONE 1 RESIDENTIAL	401
08-04-200-024	10163 W FRANCES RD	04/22/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$80,900	43.73	\$191,969	\$9,431	\$16,400	100.0	224.0	1.00	0.52	\$94	\$9,431	\$0.42	100.00	21		ZONE 1 RESIDENTIAL	401
08-07-100-026	12281 W MT MORRIS RD	10/28/21	\$145,500	PTA	03-ARM'S LENGTH	\$145,500	\$62,700	43.09	\$147,974	\$17,526	\$20,000	150.0	200.0	1.00	0.69	\$117	\$17,526	\$0.58	150.00	21		ZONE 1 RESIDENTIAL	401
08-05-400-001	8223 NICHOLS RD	08/25/22	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$92,100	53.55	\$182,074	\$9,926	\$20,000	100.0	425.0	1.00	0.98	\$99	\$9,926	\$0.23	100.00	21		ZONE 1 RESIDENTIAL	401
08-04-200-044	8391 N SEYMOUR RD	05/13/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$88,800	50.74	\$189,742	\$5,258	\$20,000	246.0	177.1	1.00	1.00	\$21	\$5,258	\$0.12	246.00	21		ZONE 1 RESIDENTIAL	401
08-04-400-014	8047 N SEYMOUR RD	01/25/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$75,900	36.14	\$186,084	\$43,916	\$20,000	208.7	208.7	1.00	1.00	\$210	\$43,916	\$1.01	208.71	21		ZONE 1 RESIDENTIAL	401
08-07-100-012	12393 W MT MORRIS RD	12/03/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$101,900	35.75	\$259,383	\$45,617	\$20,000	125.0	350.0	1.00	1.00	\$50	\$45,617	\$1.05	125.00	21		ZONE 1 RESIDENTIAL	401
08-08-300-005	11270 W STANLEY RD	07/08/22	\$209,900	PTA	03-ARM'S LENGTH	\$209,900	\$76,100	36.26	\$223,058	\$6,842	\$20,000	150.0	300.0	1.00	1.00	\$46	\$6,842	\$0.16	150.00	21		ZONE 1 RESIDENTIAL	401
08-01-100-012	8440 MORRISH RD	02/14/22	\$124,000	PTA	03-ARM'S LENGTH	\$124,000	\$47,300	38.15	\$113,606	\$30,394	\$20,000	135.0	330.0	1.00	1.00	\$225	\$30,394	\$0.70	135.00	24		ZONE 1 RESIDENTIAL	401
08-01-300-005	7394 W MT MORRIS RD	01/23/23	\$28,000	WD	24-PARTIAL ASSESSMEN	\$28,000	\$19,800	70.71	\$39,985	\$8,015	\$20,000	107.0	404.0	1.00	1.00	\$75	\$8,015	\$0.18	107.00	24		ZONE 1 RESIDENTIAL	401
08-03-300-006	8076 N SEYMOUR RD	03/01/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$78,400	49.00	\$175,397	\$4,603	\$20,000	132.0	330.0	1.00	1.00	\$35	\$4,603	\$0.11	132.00	24		ZONE 1 RESIDENTIAL	401
			\$1,931,900			\$809,400				\$212,164	\$210,400			11.00			\$19,288						

Sale. Ratio => 41.90
Std. Dev. => 9.19

\$19,287.64 Average

Metes & Bounds Up To 1 Acre and Platted Roadside Subs as well as Brentwood Farms & River Ridge Estates Plats
Net acreage adjusted to 1 on smaller lots for calculation of this rate. Went with 20,000 for final value, close to average and same as last years rate.
Land Residual Method Used due to lack of vacant land sales of 1 Ac or less.

08-01-551-014	8018 MORRISH RD	05/12/22	\$234,000	PTA	03-ARM'S LENGTH	\$234,000	\$87,000	37.18	\$204,986	\$46,014	\$17,000	80.0	125.0	1.00	0.23	\$575	\$46,014	\$4.59	80.00	24		ZONE 1 RESIDENTIAL	401
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Vacant Land Sales Study		Additional Acres After The First/Large Residential Lots														\$ Per Add							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	(-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-08-300-014	7180 DUFFIELD RD	09/07/22	\$17,900	PTA	03-ARM'S LENGTH	\$17,900	\$10,500	58.66	\$20,980	\$17,900	(\$2,100)	1.38	0.38	1.38	1.38	(\$5,570)	\$12,999	\$0.30	200.00	21		ZONE 1 RESIDENTIAL	402
08-02-200-021	8445 MORRISH RD	04/20/21	\$18,000	PTA	03-ARM'S LENGTH	\$18,000	\$13,800	76.67	\$24,550	\$18,000	(\$2,000)	2.75	1.75	2.75	2.75	(\$1,743)	\$6,545	\$0.15	181.50	24		ZONE 1 RESIDENTIAL	402
08-05-200-028	NICHOLS RD	06/24/22	\$60,000	PTA	19-MULTI PARCEL ARM'	\$14,800	\$14,800	49.33	\$29,620	\$30,000	\$10,000	4.70	3.70	4.70	4.70	\$2,703	\$6,383	\$0.15	311.00	21	08-05-200-027	ZONE 1 RESIDENTIAL	402
08-05-200-026	NICHOLS RD	06/23/21	\$32,500	PTA	03-ARM'S LENGTH	\$32,500	\$16,100	49.54	\$32,116	\$32,500	\$12,500	5.66	4.66	5.66	5.66	\$2,682	\$5,742	\$0.13	376.03	21		ZONE 1 RESIDENTIAL	402
08-05-200-025	NICHOLS RD	04/08/21	\$34,000	PTA	03-ARM'S LENGTH	\$34,000	\$16,500	48.53	\$33,000	\$34,000	\$14,000	6.00	5.00	6.00	6.00	\$2,800	\$5,667	\$0.13	397.20	21		ZONE 1 RESIDENTIAL	402
08-05-200-025	NICHOLS RD	03/10/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,500	38.37	\$33,000	\$43,000	\$23,000	6.00	5.00	6.00	6.00	\$4,600	\$7,167	\$0.16	397.20	21		ZONE 1 RESIDENTIAL	402
08-05-400-027	NICHOLS RD	04/21/21	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$21,700	39.45	\$43,452	\$55,000	\$35,000	10.02	9.02	10.02	10.02	\$3,880	\$5,489	\$0.13	330.00	21		ZONE 1 RESIDENTIAL	402
08-07-300-009	SHERIDAN RD	08/22/22	\$52,000	PTA	03-ARM'S LENGTH	\$52,000	\$28,700	55.19	\$57,480	\$52,000	\$32,000	11.70	10.70	11.70	11.70	\$2,991	\$4,444	\$0.10	107.49	21		ZONE 1 RESIDENTIAL	402
			\$282,400			\$138,600				\$282,400	\$122,400			40.21									

Sale. Ratio => 49.08
Std. Dev. => 2.45

\$3,044 per additional acre after the 1st

2024 Rate for Additional Acres After The First Full Acre and large res additional acres
The Vacant Land Sales Study Shows A Value of \$3,000 Per Additional Acre. A land Residual Study was also calculated, and shows \$3,567 per additional acre, but more weight is given to the Vacant Study, as the Vacant sales seem reliable.

LAND RESIDUAL METHOD		Additional Acres After The First/Large Residential Lots														\$ Per Add								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	(-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
08-08-400-004	7221 NICHOLS RD	03/30/22	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$67,800	38.97	\$169,345	\$28,155	\$8,155	1.25	0.25	1.25	1.25	\$32,620	\$171	\$22,524	\$0.52	165.00	21		ZONE 1 RESIDENTIAL	401
08-09-300-002	8134 SHERIDAN RD	07/29/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,200	43.90	\$230,858	\$6,142	(\$13,858)	1.50	0.50	1.50	1.50	(\$27,716)	\$26	\$4,095	\$0.09	233.00	21		ZONE 1 RESIDENTIAL	401
08-03-200-015	9091 W FRANCES RD	02/24/23	\$199,500	PTA	03-ARM'S LENGTH	\$199,500	\$74,600	37.39	\$174,729	\$47,821	\$27,821	2.00	1.00	2.00	2.00	\$27,821	\$290	\$23,911	\$0.55	165.00	24		ZONE 1 RESIDENTIAL	401
08-03-200-031	9069 W FRANCES RD	11/16/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$78,400	42.38	\$195,720	\$11,880	(\$8,120)	2.00	1.00	2.00	2.00	(\$8,120)	\$72	\$5,940	\$0.14	165.00	24		ZONE 1 RESIDENTIAL	401
08-08-400-023	11212 W STANLEY RD	05/11/22	\$361,000	PTA	03-ARM'S LENGTH	\$361,000	\$142,100	39.36	\$350,613	\$35,587	\$15,587	3.00	2.00	3.00	3.00	\$7,794	\$598	\$11,862	\$0.27	59.52	21		ZONE 1 RESIDENTIAL	401
08-02-200-008	8133 W FRANCES RD	08/30/22	\$144,000	PTA	03-ARM'S LENGTH	\$144,000	\$67,100	46.60	\$155,398	\$16,064	(\$3,936)	3.87	2.87	3.87	3.87	(\$1,371)	\$51	\$4,151	\$0.20	313.50	24		ZONE 1 RESIDENTIAL	401
08-02-200-020	8459 MORRISH RD	04/21/21	\$204,900	PTA	03-ARM'S LENGTH	\$204,900	\$84,300	41.14	\$205,148	\$28,306	\$8,306	4.29	3.29	4.29	4.29	\$2,525	\$99	\$6,598	\$0.15	284.63	24		ZONE 1 RESIDENTIAL	401
08-02-200-023	8489 MORRISH RD	08/16/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$85,100	36.21	\$226,765	\$36,841	\$16,841	4.31	3.31	4.31	4.31	\$5,088	\$129	\$8,548	\$0.20	284.63	24		ZONE 1 RESIDENTIAL	401
08-05-100-008	11375 W FRANCES RD	08/13/21	\$218,752	PTA	03-ARM'S LENGTH	\$218,752	\$70,200	32.09	\$173,069	\$78,163	\$58,163	5.80	4.80	5.80	5.80	\$12,117	\$143	\$13,476	\$0.31	546.90	21		ZONE 1 RESIDENTIAL	401
08-05-400-028	8177 NICHOLS RD	03/04/22	\$246,500	PTA	03-ARM'S LENGTH	\$246,500	\$110,000	44.62	\$274,090	\$9,858	(\$10,142)	7.97	6.97	7.98	7.98	(\$1,455)	\$37	\$1,237	\$0.03	263.00	21		ZONE 1 RESIDENTIAL	401
08-05-400-026	8101 NICHOLS RD	05/12/22	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$138,500	33.37	\$377,532	\$79,360	\$59,360	9.42	8.42	9.42	9.42	\$7,050	\$512	\$8,425	\$0.19	155.00	21		ZONE 1 RESIDENTIAL	401
08-05-200-001	11267 W FRANCES RD	08/15/22	\$399,900	PTA	03-ARM'S LENGTH	\$399,900	\$153,900	38.48	\$388,148	\$56,552	\$36,552	10.10	9.10	10.10	10.10	\$4,017	\$200	\$5,599	\$0.13	282.93	21		ZONE 1 RESIDENTIAL	401
08-04-400-047	8089 N SEYMOUR RD	11/02/22	\$156,000	PTA	03-ARM'S LENGTH	\$156,000	\$79,900	51.22	\$180,739	\$35,041	\$15,041	16.30	15.30	16.30	16.30	\$983	\$177	\$2,150	\$0.05	197.43	21		ZONE 1 RESIDENTIAL	401
			\$3,149,552			\$1,244,100				\$469,770	\$209,770			58.81		\$3,567								

Sale. Ratio => 39.50
Std. Dev. => 8.66

\$3,567 Per Add Acres

ZONE 2 Metes & Bounds & Roadside Plats Land Tables Study

LAND RESIDUAL METHOD		Metes & Bounds Lots Up To 1 Acre & Platted Roadside																					
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	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-29-400-013	11155 ANDERSON DR	12/29/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$77,500	39.74	\$196,218	\$15,282	\$16,500	149.0	135.0	1.00	0.46	\$103	\$15,282	\$0.76	149.00	22		ZONE 2 RESIDENTIAL	401
08-19-400-012	5089 DUFFIELD RD	04/06/21	\$109,900	PTA	03-ARM'S LENGTH	\$109,900	\$48,300	33.95	\$122,183	\$6,217	\$1												

08-12-576-012	7139 N ELMS RD	12/20/21	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$54,700	33.77	\$135,115	\$46,885	\$20,000	100.0	280.0	1.00	0.64	\$469	\$46,885	\$1.67	100.00	25	ZONE 5 RESIDENTIAL	401
08-13-552-023	6169 JOHNSON RD	11/11/22	\$148,500	PTA	03-ARM'S LENGTH	\$148,500	\$72,800	49.02	\$173,041	\$1,459	\$26,000	100.0	445.0	1.00	1.02	\$15	\$1,459	\$0.03	100.00	25	ZONE 5 RESIDENTIAL	401
						\$3,270,300	\$1,291,400			\$489,388												

Sale. Ratio => 39.49
 Std. Dev. => 6.42

25,635.83 AVERAGE

Metes & Bounds Up To 1 Acre and Platted Roadside Subs 25,000 USED FOR 2024 RATES
 Net acreage adjusted to 1 on smaller lots
 for calculation of this rate.
 The Land Residual Study Was Used In This Area Due To Lack Of Vacant Land Sales Of 1 Acre or Less.

Vacant Land Sale	JOHNSON RD	07/19/21	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$13,000	86.67	\$26,000	\$15,000	\$26,000	100.0	440.0	1.00	1.00	\$150	\$15,000	\$0.34	100.00	25	ZONE 5 RESIDENTIAL	402
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LAND RESIDUAL METHOD		Additional Acres After The First/Large Residential Lots										\$ Per Add											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	LR (-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-24-100-033	7349 W COLDWATER RD	12/16/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$43,800	43.80	\$105,734	\$25,466	\$466	3.00	2.00	3.00	\$233.00	\$176	\$8,489	\$0.19	145.00	25		ZONE 5 RESIDENTIAL	401
08-11-300-008	7160 N MCKINLEY RD	08/04/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$89,800	33.26	\$234,481	\$71,919	\$46,919	5.00	4.00	5.00	\$11,729.75	\$189	\$14,384	\$0.33	380.00	25		ZONE 5 RESIDENTIAL	401
08-11-300-015	8270 W STANLEY RD	04/12/22	\$277,450	PTA	03-ARM'S LENGTH	\$277,450	\$103,600	37.34	\$273,351	\$40,499	\$15,499	5.00	4.00	5.00	\$3,874.75	\$186	\$8,100	\$0.19	217.80	25		ZONE 5 RESIDENTIAL	401
08-11-400-015	8008 W STANLEY RD	07/20/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$62,900	29.95	\$201,420	\$44,980	\$19,980	5.00	4.00	5.00	\$4,995.00	\$273	\$8,996	\$0.21	165.00	25		ZONE 5 RESIDENTIAL	401
08-12-100-019	7335 JOHNSON RD	09/26/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$93,500	29.68	\$299,922	\$51,478	\$26,478	5.00	4.00	5.00	\$6,619.50	\$312	\$10,296	\$0.24	165.00	25		ZONE 5 RESIDENTIAL	401
08-12-300-007	7208 JOHNSON RD	02/16/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$70,200	33.43	\$198,595	\$48,117	\$23,117	5.12	4.12	5.12	\$5,610.92	\$288	\$9,398	\$0.22	167.19	25		ZONE 5 RESIDENTIAL	401
08-24-576-002	7238 W CARPENTER RD	02/02/23	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$74,200	41.45	\$173,586	\$43,194	\$18,194	5.26	4.26	5.26	\$4,270.89	\$241	\$8,212	\$0.19	179.00	25		ZONE 5 RESIDENTIAL	401
08-24-200-035	7105 W COLDWATER RD	06/30/22	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$159,600	41.03	\$381,829	\$52,853	\$27,853	8.57	7.57	8.57	\$3,679.39	\$529	\$6,167	\$0.14	100.00	25		ZONE 5 RESIDENTIAL	401
08-24-400-008	5057 N ELMS RD	03/24/23	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$167,500	46.53	\$395,182	\$37,618	\$12,618	19.00	18.00	19.00	\$701.00	\$21	\$1,980	\$0.05	1,777.00	25		ZONE 5 RESIDENTIAL	401
08-13-200-043	6277 N ELMS RD	11/18/22	\$595,000	PTA	03-ARM'S LENGTH	\$595,000	\$246,900	41.50	\$582,272	\$119,744	\$94,744	32.16	31.16	32.16	\$3,040.56	\$1,497	\$3,723	\$0.09	80.00	25		ZONE 5 RESIDENTIAL	401
08-24-400-001	7227 W CARPENTER RD	03/11/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$130,300	33.41	\$366,199	\$99,201	\$74,201	20.00	19.00	20.00	\$3,905.32	\$150	\$4,960	\$0.04	660.00	25		ZONE 5 RESIDENTIAL	401
						\$3,295,450	\$1,242,300			\$635,069													

Sale. Ratio => 37.70
 Std. Dev. => 7.35

\$3,526.29 Per Additional Acre After 1st

2024 Rate For Additional Acres After The First Full Acre \$3,500 Per Additional Acre After 1st
 and large res additional acres
 The Vacant Land Sales Study Shows A Similar Value of \$3,448 Per Additional Acre,
 Therefore, it is used to backup the \$3,500 Rate calculated from the Land Residual Study.

Vacant Land Sale Study		Additional Acres After The First/Large Residential Lots										\$ Per Add											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	LR (-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-23-200-046	W COLDWATER RD	10/27/21	\$58,000	PTA	03-ARM'S LENGTH	\$58,000	\$22,200	38.28	\$44,408	\$58,000	\$33,000	8.31	7.31	8.31	\$4,516.22	##REFI	\$6,982	\$0.16	209.70	21		ZONE 5 RESIDENTIAL	402
08-12-300-040	7239 JOHNSON RD	12/01/21	\$59,000	PTA	03-ARM'S LENGTH	\$59,000	\$23,400	39.66	\$46,800	\$59,000	\$34,000	9.00	8.00	9.00	\$4,250.00	##REFI	\$6,556	\$0.15	66.00	25		ZONE 5 RESIDENTIAL	402
08-11-300-019	N MCKINLEY RD	02/09/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$44,900	27.21	\$96,620	\$165,000	\$140,000	33.10	32.10	33.10	\$4,361.37	##REFI	\$4,985	\$0.11	735.00	25		ZONE 5 RESIDENTIAL	402
08-14-300-047	6237 DELAND RD	03/11/22	\$12,000	PTA	03-ARM'S LENGTH	\$12,000	\$0	0.00	\$43,212	\$12,000	(\$13,000)	2.00	1.00	2.00	(\$13,000.00)	##REFI	\$6,000	\$0.14	175.00	25		ZONE 5 RESIDENTIAL	401
08-14-300-046	6129 DELAND RD	03/11/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$0	0.00	\$47,398	\$15,000	(\$10,000)	2.51	1.51	2.51	(\$6,622.52)	##REFI	\$5,976	\$0.14	66.00	25		ZONE 5 RESIDENTIAL	401
08-14-551-030	8350 W COLDWATER RD	01/28/22	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$0	0.00	\$61,282	\$19,500	(\$5,500)	2.85	1.85	2.85	(\$2,972.97)	##REFI	\$6,842	\$0.16	60.00	25		ZONE 5 RESIDENTIAL	401
										\$178,500													

\$3,448.14 Per Additional Acre After 1st

RIVER FRONTAGE Metes & Bounds & Roadside Plats Land Tables Study

LAND RESIDUALS METHOD		Metes & Bounds Lots Up To 1 Acre & Platted Roadside Subs																					
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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-04-200-012	8492 N SEYMOUR RD	06/01/21	\$238,000	PTA	03-ARM'S LENGTH	\$238,000	\$72,000	30.25	\$185,647	\$107,353	\$55,000	100.0	435.6	1.00	1.00	\$1,074	\$107,353	\$2.46	100.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-04-200-018	8396 N SEYMOUR RD	09/27/22	\$175,900	PTA	03-ARM'S LENGTH	\$175,900	\$68,900	39.17	\$156,754	\$74,146	\$55,000	158.3	210.6	1.00	0.62	\$468	\$74,146	\$2.75	158.27	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-36-577-003	7296 RIVER RD	03/31/23	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$124,200	45.00	\$292,748	\$38,252	\$55,000	90.0	387.2	1.00	0.80	\$425	\$38,252	\$1.10	90.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-22-554-018	5064 N SEYMOUR RD	10/31/22	\$119,900	PTA	03-ARM'S LENGTH	\$119,900	\$64,100	53.46	\$145,015	\$29,885	\$55,000	100.0	196.0	1.00	0.55	\$299	\$29,885	\$1.25	100.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-04-200-042	8406 N SEYMOUR RD	12/17/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$68,100	36.81	\$175,117	\$65,903	\$56,020	139.00	366.00	1.17	1.17	\$474	\$56,327	\$1.29	139.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
						\$994,800	\$397,300			\$315,539													

Sale. Ratio => 39.94
 Std. Dev. => 4.64

61,032.69 AVERAGE

Metes & Bounds Up To 1 Acre and Platted Roadside Subs 61,000 USED FOR 2024 RATES
 Net acreage adjusted to 1 on smaller lots
 For Township River Frontage Land Table
 for calculation of this rate.
 The Land Residual Study Was Used In This Area Due To Lack Of Vacant Land Sales Of 1 Acre or Less.

LAND RESIDUALS METHOD		Additional Acres After The First/Large Residential Lots										\$ Per Add											
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	LR (-) 1st Acre	Total Acres	Add Ac	Net Acres	Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-22-200-021	5275 CONESTOGA DR	10/03/22	\$434,999	PTA	03-ARM'S LENGTH	\$434,999	\$176,700	40.62	\$419,985	\$72,954	\$11,954	1.49	0.49	1.49	24,395.92	\$655	\$48,962	\$1.12	111.39	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-15-200-025	6461 N MCKINLEY RD	05/02/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$87,800	27.87	\$272,883	\$103,117	\$42,117	2.00	1.00	2.00	42,117.00	\$454	\$51,559	\$1.18	227.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-22-300-010	5224 N SEYMOUR RD	12/23/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$102,100	58.34	\$224,070	\$14,810	(\$46,190)	2.48	1.48	2.48	(\$1,209.46)	\$56	\$5,972	\$0.14	265.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-10-400-020	9020 ASPEN LN	09/30/21	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$190,500	34.64	\$489,967	\$124,093	\$63,093	2.51	1.51	2.51	41,783.44	\$1,241	\$49,439	\$1.13	100.00	21		TOWNSHIP RIVER FRONTAG	401
08-15-200-003	6283 N MCKINLEY RD	08/17/21	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$131,800	38.88	\$337,430	\$70,370	\$9,370	3.30	2.30	3.30	4,073.91	\$126	\$21,324	\$0.49	560.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-22-200-064	9232 VISTA DEL ARROYA	12/01/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$103,400	39.02	\$261,306	\$78,854	\$17,854	4.36	3.36	4.36	5,313.69	\$265	\$18,086	\$0.42	298.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-11-100-002	7217 N MCKINLEY RD	01/27/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$137,100	39.74	\$355,716	\$80,284	\$19,284	7.00	6.00	7.00	3,214.00	\$109	\$11,469	\$0.26	734.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-15-200-045	6321 N MCKINLEY RD	11/10/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$183,300	48.24	\$398,026	\$119,294	\$58,294	14.72	13.72	14.72	4,248.83	\$398	\$8,104	\$0.19	300.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
08-15-400-038	9098 W COLDWATER RD	03/17/22	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$113,500	34.93	\$297,034	\$132,491	\$71,491	20.75	19.75	20.75	3,619.80	\$251	\$6,385	\$0.15	528.00	TWSPR	TOWNSHIP RIVER FRONTAG	401	
						\$3,128,899	\$1,226,200			\$796,267													

\$4,984.22 Per Additional Acre After 1st

Vacant Land sales seem reliable, adjusted slightly from 23,300 to 23,000 due to the abundance of smaller lots than the sales study had available and the lower values from the residual study.

LAND RESIDUAL METHOD

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	LOTS	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
08-12-526-016	7331 ADELLE CT	07/15/21	\$123,600	WD	03-ARM'S LENGTH	\$123,600	\$50,100	40.53	\$123,439	\$20,161	\$20,000	135.0	219.4	1.00	0.68	\$149	\$29,649	\$68	135.00	ElmsV		OLDER SUBS	401
08-12-527-001	7169 W MT MORRIS RD	11/29/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$60,400	36.61	\$149,866	\$35,134	\$20,000	112.0	200.0	1.00	0.51	\$314	\$68,354	\$157	112.00	ElmsV		OLDER SUBS	401
08-12-528-029	7056 PARTRIDGE DR	10/28/21	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$73,600	43.32	\$183,844	\$6,056	\$20,000	100.0	200.0	1.00	0.46	\$61	\$13,194	\$0.30	100.00	ElmsV		OLDER SUBS	401
08-12-528-033	7106 PARTRIDGE DR	06/03/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$81,900	39.00	\$192,180	\$37,820	\$20,000	171.5	152.4	1.00	0.60	\$221	\$63,033	\$145	171.45	ElmsV		OLDER SUBS	401
08-24-576-029	7070 HICKORY ST	05/04/22	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$76,700	40.37	\$182,687	\$32,313	\$25,000	92.0	403.0	1.00	0.85	\$351	\$32,313	\$0.74	92.00	25		OLDER SUBS	401
08-24-577-002	5200 PLEASANT DR	07/29/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$74,400	42.51	\$178,554	\$14,446	\$18,000	100.0	246.0	1.00	0.57	\$144	\$14,446	\$0.33	100.00	25		OLDER SUBS	401
08-24-577-007	7096 W CARPENTER RD	11/23/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,700	42.76	\$191,136	(\$3,136)	\$18,000	146.0	205.0	1.00	0.69	(\$21)	(\$3,136)	(\$0.07)	146.00	25		OLDER SUBS	401
08-24-578-007	5151 BLOSSOM DR	05/11/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$82,100	46.91	\$197,707	(\$4,707)	\$18,000	100.0	200.0	1.00	0.46	(\$47)	(\$4,707)	(\$0.11)	100.00	25		OLDER SUBS	401
08-34-576-008	3098 BEECH TREE LN	07/26/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$109,000	41.13	\$278,287	\$6,713	\$20,000	84.0	280.0	1.00	0.54	\$80	\$12,431	\$0.29	84.00	Z3SUB		OLDER SUBS	401
08-34-576-027	3047 BEECH TREE LN	12/14/22	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$106,800	45.45	\$252,002	\$2,998	\$20,000	90.0	233.0	1.00	0.48	\$33	\$6,233	\$0.14	90.00	Z3SUB		OLDER SUBS	401
08-34-576-028	3039 BEECH TREE LN	08/09/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$123,800	41.27	\$313,130	\$6,870	\$20,000	90.0	233.0	1.00	0.48	\$76	\$14,283	\$0.33	90.00	Z3SUB		OLDER SUBS	401
						\$2,178,500	\$911,500			\$154,668				11.00									
									Sale. Ratio =>	41.84													
									Std. Dev. =>	0.52													\$14,060.73

LAND RESIDUAL STUDY

PER LOT VALUE LAND S GRANRICH ESTATES AREA & APPLE HILL ESTATES SUBDIVISIONS

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	LOTS	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class								
08-22-576-002	5013 CHICKSAW TRL	11/12/21	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$76,700	38.16	\$195,138	\$25,862	\$20,000	100.0	255.7	1.00	0.59	\$259	\$44,058	\$1.01	100.00	GrEst		GRANRICH ESTATES	401								
08-27-501-020	4474 CEDARDALE LN	07/05/22	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$86,700	35.98	\$227,401	\$33,599	\$20,000	160.0	140.0	1.00	0.51	\$210	\$65,368	\$1.50	160.00	GrEst		GRANRICH ESTATES	401								
08-27-501-021	4484 CEDARDALE LN	05/04/22	\$246,000	PTA	03-ARM'S LENGTH	\$246,000	\$93,400	37.97	\$222,091	\$43,909	\$20,000	90.0	290.4	1.00	0.60	\$488	\$73,182	\$1.68	90.00	GrEst		GRANRICH ESTATES	401								
08-22-577-007	5096 TAHQUAMENON TRL	12/30/22	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$60,600	40.95	\$142,581	\$25,419	\$20,000	100.0	201.0	1.00	0.46	\$254	\$55,139	\$1.27	100.00	GrEst		GRANRICH ESTATES	401								
08-22-577-011	5136 TAHQUAMENON TRL	03/20/23	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$74,700	41.52	\$176,914	\$22,986	\$20,000	100.0	201.0	1.00	0.46	\$230	\$49,861	\$1.14	100.00	GrEst		GRANRICH ESTATES	401								
08-22-577-018	5212 TAHQUAMENON TRL	11/15/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$69,300	40.76	\$175,550	\$14,450	\$20,000	100.0	200.0	1.00	0.46	\$145	\$31,481	\$0.72	100.00	GrEst		GRANRICH ESTATES	401								
08-22-577-033	5305 CHICKSAW TRL	01/14/22	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$110,900	44.54	\$265,649	\$3,351	\$20,000	100.0	200.0	1.00	0.46	\$34	\$7,301	\$0.17	100.00	GrEst		GRANRICH ESTATES	401								
08-22-577-059	5028 CHICKSAW TRL	02/01/22	\$205,000	PTA	03-ARM'S LENGTH	\$202,000	\$73,000	36.14	\$190,789	\$31,211	\$20,000	100.0	200.0	1.00	0.46	\$312	\$67,998	\$1.56	100.00	GrEst		GRANRICH ESTATES	401								
08-22-577-062	9209 SHOSHONE TRL	12/08/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,700	40.36	\$186,642	\$28,358	\$20,000	119.0	248.9	1.00	0.68	\$238	\$41,703	\$0.96	119.00	GrEst		GRANRICH ESTATES	401								
08-22-577-093	5120 CHICKSAW TRL	07/20/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,800	41.65	\$179,519	\$10,481	\$20,000	90.0	231.4	1.00	0.48	\$116	\$21,927	\$0.50	90.00	GrEst		GRANRICH ESTATES	401								
08-22-577-131	9202 NAVAJO TRL	06/10/22	\$240,000	PTA	03-ARM'S LENGTH	\$232,800	\$87,000	37.37	\$223,006	\$29,794	\$20,000	100.0	252.6	1.00	0.58	\$298	\$51,369	\$1.18	100.00	GrEst		GRANRICH ESTATES	401								
08-22-552-003	5055 POTAWATAMI TRL	07/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$83,400	45.08	\$197,804	\$7,196	\$20,000	100.0	270.1	1.00	0.62	\$72	\$11,606	\$0.27	100.00	GrEst		GRANRICH ESTATES	401								
08-22-552-015	5047 SIOUX CT	11/22/22	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$81,400	36.26	\$203,741	\$40,759	\$20,000	100.0	200.0	1.00	0.62	\$408	\$88,800	\$2.04	100.00	GrEst		GRANRICH ESTATES	401								
08-22-526-007	9112 BUFFALO CT	06/18/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$103,900	36.46	\$265,771	\$41,229	\$22,000	59.5	402.4	1.00	0.55	\$692	\$74,962	\$1.72	59.54	GrEst		GRANRICH ESTATES	401								
08-22-526-010	9118 BUFFALO CT	08/13/21	\$193,200	PTA	03-ARM'S LENGTH	\$193,200	\$84,500	43.74	\$214,864	\$336	\$22,000	69.0	301.1	1.00	0.48	\$5	\$704	\$0.02	69.00	GrEst		GRANRICH ESTATES	401								
08-22-526-026	5289 CONESTOGA DR	03/31/23	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$130,800	40.88	\$312,379	\$29,621	\$22,000	115.0	177.0	1.00	0.47	\$258	\$63,428	\$1.46	115.00	GrEst		GRANRICH ESTATES	401								
08-22-526-030	5280 CONESTOGA DR	10/04/21	\$274,000	PTA	03-ARM'S LENGTH	\$274,000	\$113,600	41.46	\$294,724	\$1,276	\$22,000	61.7	358.0	1.00	0.51	\$21	\$2,517	\$0.06	61.72	GrEst		GRANRICH ESTATES	401								
08-22-526-042	9063 OVERLAND TRL	09/24/21	\$271,500	PTA	03-ARM'S LENGTH	\$271,500	\$105,100	38.71	\$267,914	\$25,586	\$22,000	60.0	384.8	1.00	0.53	\$426	\$48,275	\$1.11	60.00	GrEst		GRANRICH ESTATES	401								
08-22-526-044	9060 OVERLAND TRL	08/19/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$108,600	51.71	\$222,030	\$9,970	\$22,000	60.0	392.0	1.00	0.54	\$166	\$18,463	\$0.42	60.00	GrEst		GRANRICH ESTATES	401								
08-22-526-045	9064 OVERLAND TRL	10/11/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$101,600	36.29	\$259,736	\$42,264	\$22,000	60.0	406.6	1.00	0.56	\$704	\$75,471	\$1.73	60.00	GrEst		GRANRICH ESTATES	401								
08-23-551-002	5164 N MCKINLEY RD	09/19/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$77,700	37.00	\$197,678	\$32,322	\$20,000	130.0	200.0	1.00	0.60	\$249	\$54,141	\$1.24	130.00	AHE#1		APPLE HILL ESTATES	401								
08-23-553-018	8389 APPLE BLOSSOM LN	04/21/21	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$83,200	41.19	\$208,487	\$13,513	\$20,000	100.0	200.0	1.00	0.46	\$135	\$29,440	\$0.68	100.00	AHE#1		APPLE HILL ESTATES	401								
08-23-553-024	8428 APPLE BLOSSOM LN	08/02/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$95,300	39.71	\$241,856	\$18,144	\$20,000	145.0	141.2	1.00	0.47	\$125	\$38,604	\$0.89	145.00	AHE#1		APPLE HILL ESTATES	401								
08-23-501-005	8474 WESLEY DR	03/20/23	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$129,700	39.91	\$309,785	\$35,215	\$20,000	100.0	214.2	1.00	0.49	\$352	\$71,575	\$1.64	100.00	AHE#1		APPLE HILL ESTATES	401								
08-23-501-009	8434 WESLEY DR	03/23/23	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$114,600	38.85	\$274,015	\$40,985	\$20,000	100.0	214.2	1.00	0.49	\$410	\$83,303	\$1.91	100.00	AHE#1		APPLE HILL ESTATES	401								
						\$5,749,900	\$2,295,200			\$607,836				25.00																	
															\$24,313.44																
									Sale. Ratio =>	39.92																					
									Std. Dev. =>	0.49																					
									Lot Value For Granrich Estates Area & Apple Hill Estates																						
									Both are older, high density developments, located on the East side, near the river.																						
									Per Lot Rate best fits the area																						

Includes Developments: Granrich Estates, Parkside Sub, Ponderosa, Apple Hill Estates, Apple Hill North

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
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