

6001 Developmental Land Study Used for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa
05-001-031-11	1263 146TH AVE	01/29/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,000	39.47
07-004-027-00	68TH ST	07/06/18	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$67,900	18.35
10-013-006-00	12TH & 13TH ST	01/10/22	\$916,920	WD	03-ARM'S LENGTH	\$916,920	\$341,800	37.28
10-013-009-30	12TH ST & 130TH AVE	11/04/21	\$1,058,040	WD	19-MULTI PARCEL ARM	\$1,058,040	\$389,800	36.84
11-001-031-00	147TH AVE	11/11/16	\$414,000	WD	03-ARM'S LENGTH	\$414,000	\$182,000	43.96
11-012-019-00	61ST ST	11/23/21	\$343,000	WD	19-MULTI PARCEL ARM	\$343,000	\$70,700	20.61
11-012-032-10	6125 145TH AVE	02/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,100	46.55
11-035-046-00	BLUE STAR HWY	12/28/17	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$139,600	35.79
19-007-001-00	3424 146TH AVE	02/16/22	\$1,714,000	WD	03-ARM'S LENGTH	\$1,714,000	\$337,300	19.68
53-02-15-200-023	1002 INTERCHANGE DR	10/21/20	\$1,000,000	MLC	03-ARM'S LENGTH	\$1,000,000	\$882,700	88.27
<b>Totals:</b>			<b>\$6,595,960</b>			<b>\$6,595,960</b>	<b>\$2,579,900</b>	
							<b>Sale. Ratio =&gt;</b>	<b>39.11</b>
							<b>Std. Dev. =&gt;</b>	<b>20.18</b>

2022 used      Developmental Land Value      \$    13,500    Per Acre  
 2023 used      Developmental Land Value      \$    16,400    Per Acr      17.70% increase

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sq	Actual Front
\$205,935	\$190,000	\$205,935	150.0	1303.9	12.56	12.56	\$1,267	\$15,131	\$0.35	150.00
\$447,893	\$370,000	\$447,893	0.0	0.0	30.19	30.19	#DIV/0!	\$12,256	\$0.28	0.00
\$803,600	\$916,920	\$803,600	660.0	3234.0	49.00	49.00	\$1,389	\$18,713	\$0.43	660.00
\$741,183	\$1,058,040	\$741,183	2,292.0	2693.2	55.49	33.95	\$462	\$19,068	\$0.44	2,292.00
\$475,231	\$414,000	\$475,231	0.0	0.0	28.76	18.37	#DIV/0!	\$14,395	\$0.33	0.00
\$295,721	\$343,000	\$295,721	361.0	1657.3	20.32	19.31	\$950	\$16,880	\$0.39	361.00
\$246,000	\$200,000	\$246,000	0.0	0.0	10.00	15.00	#DIV/0!	\$20,000	\$0.46	0.00
\$373,592	\$390,000	\$373,592	653.3	700.0	22.78	22.78	\$597	\$17,120	\$0.39	653.31
\$1,593,298	\$1,383,658	\$1,262,956	1,947.0	1682.8	75.23	75.23	\$711	\$18,393	\$0.42	1,947.00
\$1,206,494	\$1,000,000	\$1,206,494	1,200.0	1950.0	80.46	80.46	\$833	\$12,429	\$0.29	1,200.00
<b>\$6,388,947</b>	<b>\$6,265,618</b>	<b>\$6,058,605</b>	<b>7,263.3</b>		<b>384.79</b>	<b>356.85</b>				
		<b>Average</b>			<b>Average</b>			<b>Average</b>		
		<b>per FF=&gt;</b>	<b>\$863</b>		<b>per Net Acr</b>	<b>16,283.43</b>		<b>per SqFt=&gt;</b>	<b>\$0.37</b>	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Grave	ave	inspected Date	Use Code	Class
DOR-A	4726/674		DORR TOWNSHIP AG& RES ECF	0	0	3/17/22	AG VAC	302
GAN-I	4261/616		GANGES TOWNSHIP AG& RES ECF	0	1	11/1/22	IND VAC	302
HOP-D	4719/693		HOPKINS DEVELOPMENTAL	1	0	4/29/22	DEV VAC	601
HOP-D	4694/101	10-013-009-00, 10-013-009	HOPKINS DEVELOPMENTAL	1	0	4/29/22	DEV VAC	601
4100	4173/80	11-001-030-00	LAKETOWN DEVELOPMENTAL	0	1	4/25/17	DEV VAC	006
LAK-A	4704/682	11-012-010-10	LAKETOWN TOWNSHIP AG& RES ECF	0	1	5/3/22	AG VAC	102
4100	4587/439		LAKETOWN TOWNSHIP AG& RES ECF	0	0	NOT INSPECTE	RES VAC	001
LAK-A	4209/895		LAKETOWN TOWNSHIP AG& RES ECF	0	0	4/1/21	AG VAC	001
SAL-A	4735/988		SALEM TOWNSHIP AG& RES ECF	0	1	6/21/22	AGRICULTUF	001
XHO-D	4526/887		HOLLAND CITY DEVELOPMENTAL	0	1	4/26/21	AG VAC	102