

Small lot Residential Land Value Table for 2023 Roll  
 Used for Twp Commercial & Industrial Land Value Table For 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. S:	Cur. Appraisal	Land Residual
10-005-012-30	2112 135TH A\	11/13/20	\$125,000	WD	03-ARM'S LENC	\$125,000	\$48,900	39.12	\$103,690	\$51,310
10-012-005-00	3307 13TH ST	06/11/21	\$275,000	WD	03-ARM'S LENC	\$275,000	\$92,300	33.56	\$195,787	\$108,913
10-012-010-00	3389 13TH ST	09/25/20	\$270,000	WD	03-ARM'S LENC	\$270,000	\$100,400	37.19	\$210,805	\$74,195
10-015-006-00	3118 17TH ST	05/07/21	\$221,000	WD	03-ARM'S LENC	\$221,000	\$75,100	33.98	\$157,795	\$77,205
10-018-020-00	2381 130TH A\	09/09/20	\$215,000	WD	03-ARM'S LENC	\$215,000	\$93,700	43.58	\$220,610	\$41,560
10-020-006-00	2168 130TH A\	08/28/20	\$177,000	WD	03-ARM'S LENC	\$177,000	\$77,900	44.01	\$171,460	\$48,540
10-021-005-10	2910 18TH ST	04/10/20	\$100,000	WD	03-ARM'S LENC	\$100,000	\$25,100	25.10	\$71,097	\$94,803
10-028-008-00	1960 128TH A\	09/07/21	\$342,000	WD	03-ARM'S LENC	\$342,000	\$114,100	33.36	\$245,546	\$141,134
10-029-008-00	2716 20TH ST	09/10/21	\$377,000	WD	03-ARM'S LENC	\$377,000	\$102,100	27.08	\$261,103	\$178,447
10-020-011-31	2976 21ST STR	06/15/21	\$205,000	WD	03-ARM'S LENC	\$205,000	\$85,900	41.90	\$195,935	\$77,915
10-035-014-00	2418 14TH ST	12/01/20	\$379,000	WD	03-ARM'S LENC	\$379,000	\$154,900	40.87	\$344,715	\$106,952
10-350-005-00	2173 132ND A	08/13/21	\$415,000	WD	03-ARM'S LENC	\$415,000	\$125,300	30.19	\$267,194	\$183,846
10-601-024-00	1215 HILLCRE	11/12/21	\$242,000	WD	03-ARM'S LENC	\$242,000	\$98,300	40.62	\$209,985	\$68,015
10-601-029-00	1220 WOODLA	09/09/21	\$240,000	WD	03-ARM'S LENC	\$240,000	\$78,500	32.71	\$165,754	\$99,761
<b>Totals:</b>			<b>\$3,583,000</b>			<b>\$3,583,000</b>	<b>\$1,272,500</b>		<b>\$2,821,476</b>	<b>\$1,352,596</b>
								<b>Sale. Ratio =&gt;</b>	<b>35.51</b>	
								<b>Std. Dev. =&gt;</b>	<b>6.03</b>	

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ff	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$30,000	270.0	161.3	1.00	1.00	\$190	\$51,310	\$1.18	270.00	4100	4541/505
\$29,700	208.0	208.0	1.98	0.99	\$524	\$54,923	\$1.26	208.00	4100	4635/462
\$15,000	132.0	231.0	0.70	0.70	\$562	\$105,993	\$2.43	132.00	4100	4545/204
\$14,000	210.0	138.0	0.70	0.67	\$368	\$110,293	\$2.53	210.00	4100	4622/945
\$47,170	420.0	351.6	3.39	3.39	\$99	\$12,260	\$0.28	420.00	4100	4524/47
\$43,000	280.0	388.9	2.50	2.50	\$173	\$19,416	\$0.45	280.00	4100	4506/607
\$65,900	366.0	735.5	6.18	6.18	\$259	\$15,340	\$0.35	366.00	4100	4451/749
\$44,680	222.0	547.0	2.78	2.78	\$636	\$50,768	\$1.17	222.00	4100	4670/84
\$62,550	275.0	872.8	5.51	5.51	\$649	\$32,386	\$0.74	275.00	4100	4671/840
\$68,850	605.0	487.4	6.77	6.77	\$129	\$11,509	\$0.26	605.00	4100	4634/450
\$72,667	795.0	330.0	7.40	7.40	\$135	\$14,453	\$0.33	795.00	4100	4566/790
\$36,040	165.0	430.3	1.63	1.63	\$1,114	\$112,789	\$2.59	165.00	4450	4660/293
\$36,000	180.0	99.9	0.41	0.41	\$378	\$164,685	\$3.78	180.00	4410	4704/679
\$25,515	94.5	138.1	0.10	0.30	\$1,056	\$1,017,969	\$23.37	94.50	4410	4676/636
<b>\$591,072</b>	<b>4,222.5</b>		<b>41.05</b>	<b>40.23</b>						
<b>Average per FF=&gt;</b>	<b>\$320</b>		<b>Average per Net /</b>	<b>32,946.75</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.76</b>			

Land Table	Grave	Paved	Inspected	Date	Class	Rate Group 1
4003 HOPKINS	0	1	7/14/99	401	SITE VALUE D	
4003 HOPKINS	1	0	7/7/97	401	C' FRONTAGE	
4003 HOPKINS	0	1	7/7/97	401	LARGE	
4003 HOPKINS	0	0	11/10/89	401	AVERAGE	
4003 HOPKINS	0	1	11/8/89	401	A' FRONTAGE	
4003 HOPKINS	0	1	11/13/89	401	A' FRONTAGE	
4003 HOPKINS	0	0	10/29/10	401	A' FRONTAGE	
4003 HOPKINS	0	1	7/25/96	401	A' FRONTAGE	
4003 HOPKINS	0	1	7/25/96	401	A' FRONTAGE	
4003 HOPKINS	0	0	1/7/00	401	A' FRONTAGE	
4003 HOPKINS	1	0	7/1/96	401	A' FRONTAGE	
4008 RAVINE V	1	0	6/21/04	401	SITE VALUE D	
4014 WAYVIEV	0	1	11/3/89	401	A' FRONTAGE	
4014 WAYVIEV	0	1	11/3/89	401	C' FRONTAGE	

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