

Large lot Residential Land Value Table used 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	Asd./Adj. Sa	Cur. Appraisal
10-011-011-00	3233 16TH ST	06/23/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$110,400	49.62	\$259,612
10-020-011-31	2976 21ST STREET	06/15/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,900	41.90	\$195,935
10-021-005-10	2910 18TH ST	04/10/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$25,100	25.10	\$71,097
10-026-026-11	2664 14TH ST	07/09/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$174,500	29.58	\$401,353
10-029-008-00	2716 20TH ST	09/10/21	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$102,100	27.08	\$261,103
10-032-001-00	2476 20TH ST	09/11/20	\$278,400	WD	03-ARM'S LENGTH	\$278,400	\$87,300	31.36	\$245,807
10-032-014-00	2573 22ND ST	10/06/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,900	46.59	\$120,568
10-035-014-00	2418 14TH ST	12/01/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$154,900	40.87	\$344,715
10-350-013-00	2119 132ND AVE	12/09/21	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$139,400	34.59	\$310,105
Totals:			\$2,689,900			\$2,689,900	\$942,500		\$2,210,295
								Sale. Ratio =>	35.04
								Std. Dev. =>	8.79

Land Residual	st. Land Value	ffec. Fron	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/Acre	Dollars/SqFt	Actual Fron Area	Liber/Page
\$101,668	\$138,780	481.5	330.0	15.42	15.42	\$211	\$6,593	\$0.15	481.50	4100 4481/796
\$77,915	\$68,850	605.0	487.4	6.77	6.77	\$129	\$11,509	\$0.26	605.00	4100 4634/450
\$94,803	\$65,900	366.0	735.5	6.18	6.18	\$259	\$15,340	\$0.35	366.00	4100 4451/749
\$349,207	\$160,560	630.0	1233.5	17.84	17.84	\$554	\$19,574	\$0.45	630.00	4100 4645/652
\$178,447	\$62,550	275.0	872.8	5.51	5.51	\$649	\$32,386	\$0.74	275.00	4100 4671/840
\$115,126	\$82,533	899.0	407.5	8.88	9.18	\$128	\$12,965	\$0.30	899.00	4100 4510/754
\$135,000	\$120,568	660.0	1320.0	19.74	19.74	\$205	\$6,839	\$0.16	660.00	4100 4521/21
\$106,952	\$72,667	795.0	330.0	7.40	7.40	\$135	\$14,453	\$0.33	795.00	4100 4566/790
\$171,428	\$78,533	649.4	555.4	8.28	8.28	\$264	\$20,704	\$0.48	649.43	4450 4709/420
\$1,330,546	\$850,941	5,360.9		96.02	96.32					
	Average			Average		Average				
	per FF=>	\$248		per Net A	13,856.97	per SqFt=>	\$0.32			

Land Table	irave	Paved	Inspected Date	Class	Rate Group 1
4003 HOPKINS TOWNSHIP	1	0	10/16/89	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	0	0	1/7/00	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	0	0	10/29/10	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	0	0	11/16/96	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	0	1	7/25/96	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	0	1	7/23/96	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	0	0	7/23/96	401	A' FRONTAGE
4003 HOPKINS TOWNSHIP	1	0	7/1/96	401	A' FRONTAGE
4008 RAVINE WOODS ESTATES	1	0	10/20/00	401	SITE VALUE D
