

Small Lot Residential Land Value Tables for 2024 Roll

Land Table Used T Hilliards 4002

Land Table Used TWP Ind 3020, 4002 Hopkins 4003, Hopkinsburg 4004, Ravine woods 4008, Herlan LK 4515, Wayview Plat 4014

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Solc	Adj. SaCur.	Appraisal
10-001-012-40	3494 13TH ST	08/26/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$105,600	32.49	\$39,000
10-005-012-30	2112 135TH AVE	11/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,900	39.12	\$103,690
10-005-012-30	2112 135TH AVE	11/01/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,000	33.55	\$30,000
10-012-001-10	1227 133RD AVE	03/30/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,600	42.80	\$40,200
10-012-005-00	3307 13TH ST	06/11/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$92,300	33.56	\$195,787
10-012-008-00	3381 13TH ST	09/19/22	\$260,000	WD	20-MULTI PARCEL SAI	\$260,000	\$64,100	24.65	\$14,000
10-012-010-00	3389 13TH ST	09/25/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,400	37.19	\$210,805
10-015-006-00	3118 17TH ST	05/07/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$75,100	33.98	\$157,795
10-015-008-00	3056 17TH ST	11/18/22	\$260,800	WD	03-ARM'S LENGTH	\$260,800	\$96,200	36.89	\$30,000
10-015-014-00	1703 130TH AVE	11/21/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$80,400	31.22	\$30,000
10-016-007-00	3139 20TH ST	05/11/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,400	37.07	\$32,120
10-018-004-00	3162 22ND ST	04/29/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,900	41.26	\$203,250
10-018-007-20	2281 132ND AVE	03/17/23	\$361,000	WD	19-MULTI PARCEL AR	\$361,000	\$126,500	35.04	\$35,100
10-018-020-00	2381 130TH AVE	09/09/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,700	43.58	\$220,610
10-020-005-00	2993 22ND ST	11/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$76,300	38.34	\$30,000
10-020-006-00	2168 130TH AVE	08/28/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$77,900	44.01	\$171,460
10-020-011-30	2980 21ST ST	10/21/22	\$397,900	WD	03-ARM'S LENGTH	\$397,900	\$129,000	32.42	\$271,845
10-021-017-00	2830 18TH ST	03/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,700	34.65	\$32,000
10-023-013-01	2883 16TH ST	05/07/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$91,000	50.56	\$194,432
10-028-008-00	1960 128TH AVE	09/07/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$114,100	33.36	\$245,546
10-028-015-00	1841 126TH AVE	06/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$69,900	44.52	\$31,680
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
10-033-003-00	1866 126TH AVE	04/14/21	\$191,700	WD	03-ARM'S LENGTH	\$191,700	\$79,700	41.58	\$169,011
10-350-005-00	2173 132ND AVE	08/13/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$125,300	30.19	\$267,194
10-350-008-00	2155 132ND AVE	03/07/22	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$187,400	46.86	\$34,100
Totals:			\$6,446,800			\$6,446,800	\$2,331,500		\$3,050,728
								Sale. Ratio =>	36.17

	2023	2024
1 acres lot	\$32,000	\$35,000
1.5 acres lot	\$35,000	\$37,000
	Same	

Hilliards FF	2023	2024
large	\$290	320.00
Average	\$320	360.00
Small	\$360	400.00
Ex large	\$250	290.00

Land Residual	ist. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqf	ECF Area	Liber/Page
\$325,000	\$39,000	250.0	0.0	2.00	2.00	\$1,300	\$162,500	\$3.73	4100	4795/405
\$51,310	\$30,000	270.0	161.3	1.00	1.00	\$190	\$51,310	\$1.18	4100	4541/505
\$155,000	\$30,000	270.0	0.0	1.00	1.00	\$574	\$155,000	\$3.56	4100	4816/580
\$200,000	\$40,200	208.0	0.0	2.02	2.02	\$962	\$99,010	\$2.27	4100	4846/794
\$108,913	\$29,700	208.0	208.0	1.98	0.99	\$524	\$54,923	\$1.26	4100	4635/462
\$260,000	\$14,000	148.5	0.0	0.78	0.78	\$1,751	\$333,333	\$7.65	4100	4801/335
\$74,195	\$15,000	132.0	231.0	0.70	0.70	\$562	\$105,993	\$2.43	4100	4545/204
\$77,205	\$14,000	210.0	138.0	0.70	0.67	\$368	\$110,293	\$2.53	4100	4622/945
\$260,800	\$30,000	196.0	0.0	1.00	1.00	\$1,331	\$260,800	\$5.99	4100	4818/920
\$257,500	\$30,000	215.0	0.0	1.00	1.00	\$1,198	\$257,500	\$5.91	4100	4820/243
\$225,000	\$32,120	193.6	0.0	1.02	1.02	\$1,162	\$220,588	\$5.06	4100	4762/181
\$65,750	\$39,000	186.4	467.5	2.00	2.00	\$353	\$32,875	\$0.75	4100	4614/481
\$361,000	\$35,100	476.0	0.0	1.51	1.51	\$758	\$239,073	\$5.49	4100	4844/396
\$41,560	\$47,170	420.0	351.6	3.39	3.39	\$99	\$12,260	\$0.28	4100	4524/47
\$199,000	\$30,000	132.0	0.0	1.00	1.00	\$1,508	\$199,000	\$4.57	4100	4819/784
\$48,540	\$43,000	280.0	388.9	2.50	2.50	\$173	\$19,416	\$0.45	4100	4506/607
\$167,775	\$41,720	160.0	637.1	2.34	2.34	\$1,049	\$71,699	\$1.65	4100	4814/68
\$230,000	\$32,000	180.0	0.0	1.00	1.00	\$1,278	\$230,000	\$5.28	4100	4840/64
\$23,768	\$38,200	402.4	238.2	2.20	2.20	\$59	\$10,804	\$0.25	4100	4622/851
\$141,134	\$44,680	222.0	547.0	2.78	2.78	\$636	\$50,768	\$1.17	4100	4670/84
\$157,000	\$31,680	208.7	208.7	0.99	0.99	\$752	\$158,586	\$3.64	4100	4782/814
\$178,447	\$62,550	275.0	872.8	5.51	5.51	\$649	\$32,386	\$0.74	4100	4671/840
\$51,489	\$28,800	155.0	269.8	0.96	0.96	\$332	\$53,634	\$1.23	4100	4607/650
\$183,846	\$36,040	165.0	430.3	1.63	1.63	\$1,114	\$112,789	\$2.59	4450	4660/293
\$399,900	\$34,100	165.0	0.0	1.35	1.35	\$2,424	\$296,222	\$6.80	4450	4738/563
\$4,244,132	\$848,060	5,728.6		42.36	41.34					
	Average			Average		Average				

per FF=>

\$741

per Net Acres 100,184.88

per SqFt=>

\$2.30

Parcel ID	Land Table	Area	Value	Class
	4003 HOPKINS TOWNSHIP	0	0	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	0	401
	4003 HOPKINS TOWNSHIP	1	0	401
10-012-003-10	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	0	401
	4003 HOPKINS TOWNSHIP	0	0	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	0	401
	4003 HOPKINS TOWNSHIP	0	1	401
10-018-006-20	4003 HOPKINS TOWNSHIP	1	0	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	1	0	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	0	0	401
	4003 HOPKINS TOWNSHIP	0	1	401
	4003 HOPKINS TOWNSHIP	1	0	401
	4008 RAVINE WOODS	1	0	401
	4008 RAVINE WOODS	0	1	401

