

**LAND ANALYSIS
12401 - A B+ CLASS HOMES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asid. when Sold/Adj.	Sale Cur.	Appraisal	Land Residua	Est. Land Value	Effect. Front Depth	Net Acres	Total Acres	Dollars/FF Dollars/Acre	Dollars/SqFt	Actual Front/acre	Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
12-0014-0029-05-8	1255 CHELSE	#####	\$545,000	WD	03-ARM'S LENGT	\$545,000	\$269,900	49.52	\$530,479	\$108,338	\$93,817	139.0	900.0	1.61	1.61	\$779	\$67,291	\$1.54	139.00	12401	3352/0091	0	1	11/7/2011	401			
12-0700-0005-00-5	2828 BLUE RIDGE	#####	\$738,000	WD	03-ARM'S LENGT	\$738,000	\$367,300	49.77	\$743,477	\$95,179	\$180,656	183.0	915.0	1.90	1.90	\$520	\$50,068	\$1.15	70.00	12401	3325/1639	0	1	1/8/2021	401	STANDARD LOT		
12-2350-0004-00-3	3767 FOX CROSSING	#####	\$530,000	WD	03-ARM'S LENGT	\$530,000	\$211,800	39.96	\$471,558	\$114,077	\$55,635	101.2	136.0	0.35	0.35	\$1,128	\$328,752	\$7.55	111.00	12401	3353/2301	0	1	9/28/2021	401	STANDARD LOT		
12-2350-0006-00-3	3799 FOX CROSSING	#####	\$506,000	WD	03-ARM'S LENGT	\$506,000	\$183,800	36.32	\$420,883	\$140,752	\$55,635	101.2	136.0	0.35	0.35	\$1,391	\$405,625	\$9.31	111.00	12401	3341/1586	0	1	7/7/2021	401	STANDARD LOT		
12-2350-0018-00-1	3822 FOX CROSSING	#####	\$455,000	WD	03-ARM'S LENGT	\$455,000	\$208,200	45.76	\$454,978	\$56,067	\$56,045	101.9	128.0	0.34	0.34	\$550	\$162,985	\$3.74	117.00	12401	3307/2210	0	1	10/15/2020	401	STANDARD LOT		
12-2351-0025-00-0	1979 FOX PRAIRIE	#####	\$535,000	WD	03-ARM'S LENGT	\$535,000	\$244,300	45.10	\$564,203	\$28,343	\$97,546	104.6	150.0	0.38	0.38	\$271	\$74,784	\$1.72	110.00	12401	3301/3474	0	0	12/23/2021	401	STANDARD LOT		
12-2351-0030-00-0	3072 FOX WOODS	#####	\$570,000	WD	03-ARM'S LENGT	\$570,000	\$237,000	41.58	\$536,038	\$92,444	\$58,482	106.3	150.0	0.39	0.39	\$869	\$223,645	\$5.46	113.00	12401	3301/2645	0	0	3/2/2017	401	STANDARD LOT		
12-2351-0031-00-0	1924 FOX PRAIRIE	#####	\$430,000	WD	03-ARM'S LENGT	\$430,000	\$179,000	41.63	\$405,941	\$81,605	\$97,546	104.6	150.0	0.38	0.38	\$780	\$215,317	\$4.94	110.00	12401	3284/1718	0	0	7/7/2020	401	STANDARD LOT		
12-2351-0038-00-0	3911 FOX CROSSING	#####	\$560,000	WD	03-ARM'S LENGT	\$560,000	\$219,600	39.21	\$476,142	\$144,639	\$60,781	110.5	108.0	0.37	0.37	\$1,309	\$388,815	\$8.93	150.00	12401	3363/1537	0	0	12/22/2021	401	STANDARD LOT		
12-2352-0044-00-0	4071 FOX WOODS	#####	\$470,000	WD	03-ARM'S LENGT	\$470,000	\$204,400	43.49	\$433,722	\$108,834	\$72,556	131.9	235.0	0.65	0.65	\$825	\$168,213	\$3.86	120.00	12401	3337/1251	0	0	11/22/2017	401	STANDARD LOT		
12-2353-0052-00-0	1906 FOX PRAIRIE	#####	\$419,000	WD	03-ARM'S LENGT	\$419,000	\$182,600	43.58	\$404,301	\$69,046	\$9,347	98.8	150.0	0.34	0.34	\$699	\$200,715	\$4.61	100.00	12401	3305/3463	0	0	6/19/2019	401	STANDARD LOT		
12-2353-0054-00-0	1889 FOX PRAIRIE	#####	\$555,000	WD	03-ARM'S LENGT	\$555,000	\$241,500	43.87	\$495,754	\$129,497	\$70,251	127.7	247.0	0.74	0.74	\$1,014	\$175,708	\$4.03	70.00	12401	3340/0610	0	0	1/11/2019	401	STANDARD LOT		
12-2901-0015-00-2	1414 OLD FARM LANE	#####	\$407,000	WD	03-ARM'S LENGT	\$407,000	\$209,900	51.57	\$450,364	\$13,699	\$57,063	103.8	183.0	0.40	0.40	\$132	\$34,333	\$0.79	95.00	12401	3286/1996	0	1	3/20/2017	401	STANDARD LOT		
12-2901-0016-00-0	1426 OLD FARM LANE	#####	\$415,000	WD	03-ARM'S LENGT	\$415,000	\$180,000	43.37	\$404,329	\$64,685	\$54,014	98.2	173.0	0.36	0.36	\$659	\$181,190	\$4.16	90.00	12401	3343/1642	0	1	7/9/2021	401	STANDARD LOT		
12-2901-0018-00-0	1454 OLD FARM LANE	#####	\$536,000	WD	03-ARM'S LENGT	\$536,000	\$234,000	43.66	\$490,309	\$99,705	\$54,014	98.2	173.0	0.36	0.36	\$1,015	\$279,286	\$6.41	90.00	12401	3328/1441	0	1	3/24/2021	401	STANDARD LOT		
12-3060-0004-00-4	2579 HERITAGE	#####	\$720,000	WD	03-ARM'S LENGT	\$720,000	\$374,300	45.04	\$698,736	\$117,714	\$96,450	175.4	491.0	1.13	1.13	\$671	\$103,896	\$2.39	153.00	12401	3328/1603	0	1	7/7/2021	401	STANDARD LOT		
12-3060-0005-00-1	2585 HERITAGE	#####	\$785,000	WD	03-ARM'S LENGT	\$785,000	\$359,100	45.75	\$730,039	\$149,830	\$94,869	172.5	428.0	1.14	1.14	\$869	\$131,661	\$3.02	145.70	12401	3338/2831	0	1	6/18/2021	401	STANDARD LOT		
12-3060-0012-00-7	2677 HERITAGE	#####	\$101,000	WD	03-ARM'S LENGT	\$101,000	\$51,400	50.89	\$102,647	\$101,000	\$95,712	174.0	225.0	1.08	1.08	\$580	\$93,346	\$2.14	169.00	12401	3336/1089	0	1	7/8/2021	402	STANDARD LOT		
12-3060-0017-00-9	2638 HERITAGE	#####	\$770,000	WD	03-ARM'S LENGT	\$770,000	\$338,900	44.01	\$738,003	\$112,535	\$80,538	191.4	269.0	1.06	1.06	\$588	\$105,965	\$2.43	134.00	12401	3316/1082	0	1	7/8/2021	401	STANDARD LOT		
12-3060-0018-00-5	2626 HERITAGE	#####	\$787,000	WD	03-ARM'S LENGT	\$787,000	\$385,500	48.98	\$688,590	\$21,907	\$103,497	188.2	251.0	1.45	1.45	\$116	\$15,150	\$0.35	139.00	12401	3283/1093	0	1	7/8/2021	401	STANDARD LOT		
12-3060-0029-00-7	2077 JEFFERSON DRIVE	#####	\$435,000	WD	03-ARM'S LENGT	\$435,000	\$231,100	53.13	\$460,907	\$36,609	\$62,531	113.7	175.0	0.46	0.46	\$322	\$79,976	\$1.84	114.00	12401	3302/0021	0	1	7/13/2021	401	STANDARD LOT		
12-3060-0039-00-2	2514 JEFFERSON DRIVE	#####	\$575,000	WD	03-ARM'S LENGT	\$575,000	\$211,600	36.80	\$482,096	\$152,276	\$59,372	107.9	160.0	0.41	0.41	\$1,411	\$373,225	\$8.57	111.00	12401	3357/2657	0	1	7/13/2021	401	STANDARD LOT		
12-3216-0021-00-1	2000 HIDDEN PINES TRAIL	#####	\$620,000	WD	03-ARM'S LENGT	\$620,000	\$310,700	50.11	\$629,101	\$53,032	\$62,133	113.0	150.0	0.38	0.38	\$469	\$139,926	\$3.21	155.00	12401	3367/1919	0	1	7/13/2021	401	STANDARD LOT		
12-4444-0001-00-4	2896 LAKE GROVE	#####	\$775,000	WD	03-ARM'S LENGT	\$775,000	\$291,800	37.65	\$737,491	\$106,331	\$68,822	125.1	120.0	0.47	0.47	\$850	\$224,327	\$5.15	172.00	12401	3302/3410	0	1	8/4/2020	401	STANDARD LOT		
12-5630-0003-00-0	1585 CARDINAL	#####	\$575,000	WD	03-ARM'S LENGT	\$575,000	\$331,000	57.67	\$582,262	\$61,103	\$70,365	127.9	248.0	0.63	0.63	\$493	\$100,894	\$2.31	110.00	12401	3350/0833	0	1	6/17/2021	401	STANDARD LOT		
12-5630-0011-00-8	1538 LUPINE	#####	\$359,000	WD	03-ARM'S LENGT	\$359,000	\$195,900	54.57	\$380,912	\$32,435	\$54,347	98.8	150.0	0.34	0.34	\$328	\$94,288	\$2.16	100.00	12401	3311/0436	0	1	10/19/2020	401	STANDARD LOT		
12-5630-0012-00-4	1543 LUPINE	#####	\$440,000	WD	03-ARM'S LENGT	\$440,000	\$202,600	46.05	\$406,405	\$93,362	\$59,407	108.0	156.0	0.41	0.41	\$864	\$230,523	\$5.29	113.00	12401	3339/2216	0	1	7/7/2021	401	STANDARD LOT		
12-5630-0016-00-0	1543 LUPINE	#####	\$395,000	WD	03-ARM'S LENGT	\$395,000	\$195,600	49.52	\$394,642	\$69,180	\$68,822	125.1	120.0	0.47	0.47	\$553	\$145,949	\$3.35	172.00	12401	3324/2425	0	1	7/7/2021	401	STANDARD LOT		
12-6950-0001-00-1	4404 TOSI CIRCLE	#####	\$423,000	WD	03-ARM'S LENGT	\$423,000	\$211,700	50.52	\$433,426	\$45,878	\$56,304	102.4	144.0	0.36	0.36	\$448	\$127,439	\$2.93	109.00	12401	3334/0624	0	1	10/16/2019	401	STANDARD LOT		
12-6950-0006-00-3	4389 TOSI CIRCLE	#####	\$410,000	WD	03-ARM'S LENGT	\$410,000	\$206,800	50.44	\$444,217	\$29,089	\$63,305	115.1	166.5	0.44	0.44	\$253	\$65,999	\$1.51	131.00	12401	3281/0206	0	1	7/7/2020	401	STANDARD LOT		
12-6950-0011-00-7	4385 STEWART	#####	\$414,900	WD	03-ARM'S LENGT	\$414,900	\$173,800	41.59	\$393,308	\$77,381	\$55,789	101.4	240.0	0.42	0.42	\$763	\$183,803	\$4.22	76.26	12401	3285/1378	0	1	7/7/2020	401	STANDARD LOT		
12-6950-0015-00-2	2888 SANCTUARY DRIVE	#####	\$700,000	WD	03-ARM'S LENGT	\$700,000	\$232,400	33.20	\$581,824	\$176,564	\$58,388	106.2	140.0	0.38	0.38	\$1,663	\$465,868	\$10.69	118.00	12401	3336/0286	0	0	7/26/2021	401	STANDARD LOT		
12-6950-0018-00-1	2834 SANCTUARY DRIVE	#####	\$340,000	WD	03-ARM'S LENGT	\$340,000	\$169,700	49.91	\$362,235	\$33,131	\$55,366	100.7	140.0	0.35	0.35	\$329	\$95,478	\$2.19	108.00	12401	3299/0350	0	1	1/18/2012	401	STANDARD LOT		
12-6950-0027-00-1	4438 PRESERVE PLACE	#####	\$620,000	WD	03-ARM'S LENGT	\$620,000	\$249,200	40.19	\$545,645	\$147,850	\$73,495	133.6	154.0	0.57	0.57	\$1,106	\$257,578	\$5.91	152.50	12401	3329/0969	0	1	4/28/2021	401	STANDARD LOT		
12-6950-0028-00-7	4429 PRESERVE PLACE	#####	\$900,000	WD	03-ARM'S LENGT	\$900,000	\$449,700	49.97	\$909,932	\$50,707	\$60,639	110.3	161.0	0.42	0.42	\$460	\$110,875	\$2.75	114.50	12401	3338/2877	0	1	4/15/2021	401	STANDARD LOT		
12-6950-0035-00-3	2625 SANCTUARY DRIVE	#####	\$405,000	PTA	03-ARM'S LENGT	\$405,000	\$172,300	42.54	\$369,769	\$97,291	\$62,060	112.8	160.0	0.44	0.44	\$862	\$221,620	\$5.09	119.50	12401	3289/2454	0	1	NOT INSPECTED	401	STANDARD LOT		
12-6950-0036-00-0	2621 SANCTUARY DRIVE	#####	\$475,000	WD	03-ARM'S LENGT	\$475,000	\$223,900	47.14	\$457,865	\$93,967	\$76,832	139.7	170.5	0.64	0.64	\$673	\$146,823	\$3.37	163.50									

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12401.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$19.72	\$858,879	\$49,293	
Formula Pt 1:	8252.66	5,000	0.115	\$11.55	\$503,114	\$57,749
Formula Pt 2:	-0.7716	7,500	0.172	\$8.45	\$367,959	\$63,354
	10,000	0.230	\$6.77	\$294,714	\$67,657	
	12,500	0.287	\$5.70	\$248,100	\$71,195	
	15,000	0.344	\$4.95	\$215,543	\$74,223	
	20,000	0.459	\$3.96	\$172,637	\$79,264	
	25,000	0.574	\$3.34	\$145,332	\$83,409	
	30,000	0.689	\$2.90	\$126,261	\$86,956	
	40,000	0.918	\$2.32	\$101,127	\$92,863	
	50,000	1.148	\$1.95	\$85,133	\$97,719	
	60,000	1.377	\$1.70	\$73,961	\$101,874	
	87,120	2.000	\$1.27	\$55,467	\$110,934	
	130,680	3.000	\$0.93	\$40,566	\$121,699	
	174,240	4.000	\$0.75	\$32,491	\$129,965	
	217,800	5.000	\$0.63	\$27,352	\$136,762	
	435,600	10.000	\$0.37	\$16,022	\$160,224	
	653,400	15.000	\$0.27	\$11,718	\$175,773	
	871,200	20.000	\$0.22	\$9,386	\$187,712	
	1,089,000	25.000	\$0.18	\$7,901	\$197,528	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$2.17	\$94,689	\$94,689
65,340	1.5	\$1.59	\$69,252	\$103,878
87,120	2.0	\$1.27	\$55,467	\$110,934
108,900	2.5	\$1.07	\$46,694	\$116,735
130,680	3.0	\$0.93	\$40,566	\$121,699
174,240	4.0	\$0.75	\$32,491	\$129,965
217,800	5.0	\$0.63	\$27,352	\$136,762
304,920	7.0	\$0.48	\$21,098	\$147,688
435,600	10.0	\$0.37	\$16,022	\$160,224
653,400	15.0	\$0.27	\$11,718	\$175,773
871,200	20.0	\$0.22	\$9,386	\$187,712
1,089,000	25.0	\$0.18	\$7,901	\$197,528
1,306,800	30.0	\$0.16	\$6,864	\$205,929
1,742,400	40.0	\$0.13	\$5,498	\$219,916
2,178,000	50.0	\$0.11	\$4,628	\$231,416
4,356,000	100.0	\$0.06	\$2,711	\$271,118

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	2	8.63%	\$2.55	\$2.55	3	14.93%	\$3.39	\$3.84	4	15.80%	\$3.21	\$3.07	9	20.74%	\$3.12	\$2.77
1.00	1.99	2	24.64%	\$1.73	\$1.73	7	40.35%	\$1.84	\$1.54	8	27.72%	\$1.90	\$1.79	17	34.29%	\$1.85	\$1.58
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.73	\$0.73	1	0.00%	\$0.47	\$0.47	2	21.67%	\$0.60	\$0.60
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	4	18.42%	\$2.14	\$2.24	11	39.29%	\$2.16	\$2.30	13	32.64%	\$2.19	\$2.35	28	33.34%	\$2.17	\$2.32

**LAND ANALYSIS - VACANT
12402 - B CLASS HOMES**

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	Liber/Page	Other Parcels in Sale	
12-0193-0075-00-0	6293 LARA	06/18/21	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$23,000	46.46	\$40,846	\$49,500	\$40,846	102.1	137.0	0.35	0.35	\$485	\$143,064	\$3.28	110.00	12402	3333/1291		
12-0193-0079-00-0	2394 ULRICH	11/09/21	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,000	52.17	\$42,611	\$46,000	\$42,611	106.5	132.0	0.37	0.37	\$432	\$125,341	\$2.88	121.00	12402	3352/1773		
12-2200-0006-00-1	4990 BOULDER RIDGE	04/05/21	\$32,450	WD	03-ARM'S LENGTH	\$32,450	\$27,800	85.67	\$50,057	\$32,450	\$43,122	107.8	150.7	0.39	0.39	\$301	\$82,992	\$1.91	113.00	12402	3321/1111		
12-2200-0011-00-4	1156 FOREST BROOK	02/25/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$27,700	69.25	\$336,688	\$40,000	\$42,814	107.0	177.8	0.41	0.41	\$374	\$98,039	\$2.25	100.00	12402	3316/0241		
12-2730-0011-00-8	2583 BELL CIRCLE	07/17/20	\$64,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$64,000	\$42,600	66.56	\$746,002	\$64,000	\$81,573	203.9	372.0	0.88	0.40	\$314	\$73,143	\$1.68	128.00	12402	3283/0979	12-2730-0019-00-9	
12-2730-0031-00-9	2600 BELL CIRCLE	10/13/21	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$22,100	40.55	\$39,291	\$54,500	\$39,291	98.2	168.0	0.35	0.35	\$555	\$157,061	\$3.61	90.00	12402	3355/2949		
Totals:			\$286,450			\$286,450	\$167,200		\$1,255,495	\$286,450	\$290,257	725.6		2.73	2.26								
							Sale. Ratio =>	58.37			Average			Average			Average						
							Std. Dev. =>	16.79			per FF=>	\$395		per Net Acres=>	104,773.23		per SqFt=>	\$2.41					

LAND ANALYSIS 12402 - B CLASS HOMES

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	Liber/Page	Other Parcels in Sale	
12-0033-0005-15-5	7212 HOLDEN	05/28/20	\$504,500	WD	03-ARM'S LENGTH	\$504,500	\$236,200	46.82	\$497,224	\$47,998	\$40,722	236.8	116.5	0.72	0.72	\$203	\$66,479	\$1.53	270.00	12402	3277/3060		
12-0033-0005-18-0	7272 HOLDEN	08/10/20	\$459,500	WD	03-ARM'S LENGTH	\$459,500	\$226,500	49.29	\$475,605	\$29,719	\$45,824	239.6	167.3	0.87	0.96	\$124	\$34,357	\$0.79	250.00	12402	3286/1820		
12-0190-0004-00-6	2411 LARA LANE	06/25/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$150,600	41.83	\$312,359	\$89,401	\$41,760	104.4	132.0	0.36	0.36	\$856	\$251,834	\$5.78	117.00	12402	3334/0192		
12-0190-0008-00-1	2345 LARA LANE	09/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$176,400	47.04	\$374,568	\$39,048	\$38,616	96.5	136.0	0.33	0.33	\$404	\$119,779	\$2.75	93.00	12402	3347/2461		
12-0190-0009-00-8	2323 LARA LANE	03/03/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,700	39.70	\$359,221	\$121,616	\$40,837	102.1	162.0	0.42	0.42	\$1,191	\$290,947	\$6.68	70.00	12402	3366/3055		
12-0190-0018-00-7	2422 LARA LANE	10/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,500	44.71	\$334,952	\$51,669	\$36,621	91.6	132.0	0.29	0.29	\$564	\$181,295	\$4.16	94.00	12402	3308/3063		
12-0191-0034-00-1	2340 JACOB TRAIL	01/20/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$154,300	42.27	\$352,619	\$49,545	\$37,164	92.9	132.0	0.30	0.30	\$533	\$166,258	\$3.82	92.00	12402	3311/0036		
12-0192-0049-00-6	2395 PERRY DRIVE	08/04/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$171,800	47.07	\$364,284	\$36,867	\$36,151	90.4	132.0	0.28	0.28	\$408	\$132,140	\$3.03	92.00	12402	3382/1977		
12-0193-0071-00-0	2353 ULRICH	08/27/21	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$206,700	41.67	\$458,544	\$78,354	\$40,898	102.2	132.0	0.34	0.34	\$766	\$229,105	\$5.26	113.00	12402	3342/0862		
12-0193-0078-00-0	2376 ULRICH	05/15/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$209,500	49.29	\$441,224	\$26,387	\$42,611	106.5	132.0	0.37	0.37	\$248	\$71,899	\$1.65	121.00	12402	3327/2345		
12-0425-0009-00-7	2219 ANDERSON CIRCLE	08/15/20	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$169,800	50.09	\$345,503	\$55,175	\$61,678	154.2	330.0	0.99	0.99	\$358	\$55,789	\$1.28	104.00	12402	3290/3482		
12-0425-0009-00-7	2219 ANDERSON CIRCLE	11/27/20	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$169,800	49.58	\$345,503	\$58,675	\$61,678	154.2	330.0	0.99	0.99	\$381	\$59,328	\$1.36	104.00	12402	3304/2779		
12-0425-0012-00-8	2213 ANDERSON CIRCLE	07/30/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$179,300	37.75	\$390,192	\$137,696	\$52,888	132.2	184.0	0.70	0.70	\$1,041	\$195,869	\$4.50	84.00	12402	3339/1146		
12-0425-0017-01-8	2203 ANDERSON CIRCLE	12/11/20	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$148,200	43.72	\$322,829	\$52,549	\$36,378	233.8	234.0	0.56	0.56	\$225	\$93,172	\$2.14	97.00	12402	3308/0770		
12-1050-0011-00-2	1417 DEERFIELD	06/25/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$126,000	47.01	\$249,673	\$56,105	\$37,778	94.4	132.0	0.30	0.30	\$594	\$187,017	\$4.29	99.00	12402	3281/1077		
12-1050-0014-00-1	5931 WILSHIRE TERRACE	06/17/20	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$171,200	52.68	\$389,308	\$53,586	\$80,116	200.3	246.0	0.65	0.35	\$268	\$83,079	\$1.91	231.00	12402	3279/1080	12-1052-0034-00-9	
12-1051-0019-00-1	1344 DEERFIELD	10/28/20	\$345,900	WD	03-ARM'S LENGTH	\$345,900	\$137,500	39.75	\$311,655	\$75,313	\$41,068	102.7	137.0	0.35	0.35	\$734	\$215,797	\$4.95	111.00	12402	3302/2842		
12-1052-0032-00-6	1392 BUCKHORN	12/10/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$155,600	38.42	\$375,460	\$67,318	\$37,778	94.4	132.0	0.30	0.30	\$713	\$224,393	\$5.15	99.00	12402	3357/1665		
12-1350-0005-00-1	4168 COTTAGE	11/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,900	42.26	\$285,228	\$89,362	\$24,590	61.5	48.0	0.11	0.11	\$1,454	\$851,067	\$19.54	95.00	12402	3359/3328		
12-2200-0007-00-7	1222 FOREST BROOK	10/28/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$274,700	49.95	\$559,250	\$38,092	\$47,342	118.4	152.5	0.46	0.46	\$322	\$83,170	\$1.91	131.00	12402	3350/2294		
12-2728-0007-00-9	3989 TUDOR	02/26/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$170,400	48.97	\$353,515	\$40,914	\$46,429	116.1	123.0	0.50	0.50	\$352	\$81,828	\$1.88	85.00	12402	3315/3173		
12-2728-0008-00-5	3963 TUDOR	07/08/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$185,100	46.29	\$383,404	\$70,294	\$53,798	134.5	219.0	0.62	0.62	\$523	\$113,195	\$2.60	135.00	12402	3282/2073		
12-2728-0010-00-0	4010 KENDALL	09/18/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$164,600	49.13	\$342,198	\$37,916	\$45,114	112.8	125.0	0.43	0.43	\$336	\$88,589	\$2.03	116.00	12402	3291/1574		
12-2728-0016-00-8	4088 KENDALL	04/16/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$152,400	42.33	\$347,308	\$53,740	\$41,048	102.6	135.0	0.35	0.35	\$524	\$154,870	\$3.56	112.00	12402	3323/2853		
12-2728-0017-00-4	4085 KENDALL	11/30/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,000	45.80	\$348,065	\$38,050	\$41,115	102.8	132.0	0.35	0.35	\$370	\$110,290	\$2.53	114.00	12402	3305/1800		
12-2730-0004-00-1	2597 BELL CIRCLE	04/01/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$205,900	49.02	\$404,348	\$67,833	\$52,181	107.0	305.0	0.81	0.81	\$634	\$83,848	\$1.92	90.00	12402	3322/2104		
12-2730-0017-00-6	2571 BELL CIRCLE	07/30/21	\$501,000	WD	03-ARM'S LENGTH	\$501,000	\$204,100	40.74	\$448,355	\$98,615	\$45,970	114.9	191.0	0.55	0.55	\$858	\$178,650	\$4.10	70.00	12402	3338/2815		
12-2730-0025-00-9	2586 BELL CIRCLE	03/29/21	\$410,000	OTH	03-ARM'S LENGTH	\$410,000	\$195,200	47.61	\$395,187	\$55,247	\$40,434	101.1	191.0	0.37	0.37	\$547	\$148,115	\$3.40	90.00	12402	3320/0635		
12-3215-0002-00-9	2126 WOODDED	09/07/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$154,300	36.74	\$340,570	\$117,205	\$37,775	94.4	130.0	0.30	0.30	\$1,241	\$393,305	\$9.03	100.00	12402	3345/0091		
12-3215-0008-00-7	2224 WOODDED	07/30/21	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$224,600	45.01	\$452,670	\$111,242	\$64,912	162.3	580.0	1.35	1.35	\$685	\$82,524	\$1.89	70.45	12402	3339/0674		
12-3600-0002-00-6	2596 RAVINE	10/12/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$173,500	51.64	\$349,713	\$23,922	\$37,635	94.1	180.0	0.33	0.33	\$254	\$72,272	\$1.66	80.00	12402	3302/3009		
12-4880-0011-00-1	5033 DEERWOOD TRAIL	07/30/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$268,500	46.29	\$566,492	\$55,588	\$42,080	105.2	161.0	0.38	0.38	\$528	\$144,760	\$3.32	103.80	12402	3284/1464		
12-4880-0013-00-4	5061 DEERWOOD TRAIL	10/19/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$273,800	40.56	\$608,592	\$132,489	\$66,081	192.5	404.3	1.20	1.20	\$688	\$110,224	\$2.53	129.45	12402	3349/2039		
12-4880-0021-00-7	5024 DEERWOOD TRAIL	07/30/21	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$163,400	34.84	\$389,645	\$124,217	\$44,862	112.2	339.0	0.55	0.55	\$1,108	\$227,088	\$5.21	70.30	12402	3339/0418		
12-5980-0003-00-1	4300 WHITE PINE CIRCLE	01/29/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$131,200	35.95	\$325,286	\$86,074	\$46,360	115.9	176.0	0.49	0.49	\$743	\$177,472	\$4.07	104.93	12402	3311/2524		
12-5980-0004-00-7	4296 WHITE PINE CIRCLE	06/29/20	\$369,500	WD	03-ARM'S LENGTH	\$369,500	\$165,200	44.71	\$350,039	\$68,639	\$49,178	122.9	180.7	0.52	0.52	\$558	\$132,764	\$3.05	124.63	12402	3282/0056		
12-7260-0001-00-0	7147 JERICHO	10/01/20	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$167,600	41.38	\$377,227	\$93,878	\$66,105	230.9	300.0	1.21	1.21	\$407	\$77,907	\$1.79	175.00	12402	3295/2166		
12-7260-0010-00-9	2757 W LUNCO	11/30/20	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$219,400	54.65	\$435,363	\$32,030	\$65,893	225.6	300.0	1.18	1.18	\$142	\$27,190	\$0.62	171.00	12402	3307/2865		
12-7260-0018-00-0	7288 HOLDEN	12/03/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$166,400	43.22	\$390,370	\$60,735	\$66,105	230.9	300.0	1.21	1.21	\$263	\$50,402	\$1.16	175.00	12402	3303/2914		
12-8790-0007-00-7	1416 SILVER CREEK PLACE	06/18/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,200	41.31	\$453,933	\$76,587	\$55,520	138.8	196.0	0.65	0.65	\$552	\$117,826	\$2.70	144.50	12402	3308/1448		
12-8790-0022-00-6	1313 WOODCREEK TRAIL	03/02/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$216,000	41.94	\$461,783	\$94,265	\$41,048	102.6	135.0	0.35	0.35	\$919	\$271,657	\$6.24	112.00	12402	3366/1198		
12-8790-0024-00-9	1315 SILVER CREEK PLACE	07/07/20	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$167,100	47.47	\$349,588	\$43,897	\$41,485	103.7	125.0	0.34	0.34	\$423	\$127,608	\$2.93	120.00	12402	3284/0970		
12-8790-0027-00-8	1350 WOODCREEK TRAIL	12/09/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$219,000	45.15	\$467,692	\$57,853	\$40,545	101.4	125.0	0.33	0.33	\$571	\$174,782	\$4.01	115.50	12402	3356/2210		
12-8791-0050-00-8	1332 STONE CREEK COURT	11/20/20	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$209,100	39.30	\$488,046	\$85,722	\$41,768	104.4	141.0	0.53	0.36	\$821	\$160,528	\$3.69	112.00	12402	3304/2383		
Totals:			\$18,262,300			\$18,262,300	\$8,094,200		\$17,374,590	\$2,981,427	\$2,055,939	5,738.7		24.54	24.16			Average					
								Sale. Ratio =>	44.32			Average					Average						
								Std. Dev. =>	4.67			per FF=>	\$520			Average							
												per Net Acre=>	121,492.54				per SqFt=>	\$2.79					

2018	FF RATE USED	425
2019	FF RATE USED	425
2020	FF RATE USED	450
2021		

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12402,12403,12407,45401.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$16.88	\$735,316	\$42,201	
Formula Pt 1:	8296.95	5,000	0.115	\$9.75	\$424,645	\$48,743
Formula Pt 2:	-0.7921	7,500	0.172	\$7.07	\$307,994	\$53,029
	10,000	0.230	\$5.63	\$245,232	\$56,298	
	12,500	0.287	\$4.72	\$205,501	\$58,971	
	15,000	0.344	\$4.08	\$177,867	\$61,249	
	20,000	0.459	\$3.25	\$141,622	\$65,024	
	25,000	0.574	\$2.72	\$118,677	\$68,111	
	30,000	0.689	\$2.36	\$102,718	\$70,742	
	40,000	0.918	\$1.88	\$81,787	\$75,102	
	50,000	1.148	\$1.57	\$68,536	\$78,668	
	60,000	1.377	\$1.36	\$59,320	\$81,708	
	87,120	2.000	\$1.01	\$44,147	\$88,295	
	130,680	3.000	\$0.74	\$32,020	\$96,060	
	174,240	4.000	\$0.59	\$25,495	\$101,980	
	217,800	5.000	\$0.49	\$21,364	\$106,822	
	435,600	10.000	\$0.28	\$12,338	\$123,380	
	653,400	15.000	\$0.21	\$8,949	\$134,231	
	871,200	20.000	\$0.16	\$7,125	\$142,504	
	1,089,000	25.000	\$0.14	\$5,971	\$149,270	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.75	\$76,445	\$76,445
65,340	1.5	\$1.27	\$55,446	\$83,169
87,120	2.0	\$1.01	\$44,147	\$88,295
108,900	2.5	\$0.85	\$36,995	\$92,487
130,680	3.0	\$0.74	\$32,020	\$96,060
174,240	4.0	\$0.59	\$25,495	\$101,980
217,800	5.0	\$0.49	\$21,364	\$106,822
304,920	7.0	\$0.38	\$16,366	\$114,562
435,600	10.0	\$0.28	\$12,338	\$123,380
653,400	15.0	\$0.21	\$8,949	\$134,231
871,200	20.0	\$0.16	\$7,125	\$142,504
1,089,000	25.0	\$0.14	\$5,971	\$149,270
1,306,800	30.0	\$0.12	\$5,168	\$155,037
1,742,400	40.0	\$0.09	\$4,115	\$164,592
2,178,000	50.0	\$0.08	\$3,448	\$172,407
4,356,000	100.0	\$0.05	\$1,991	\$199,130

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	8	17.71%	\$2.21	\$2.44	12	23.08%	\$2.34	\$2.46	20	21.05%	\$2.29	\$2.44
1.00	1.99	0	0.00%	\$0.00	\$0.00	4	20.30%	\$1.84	\$1.84	6	16.23%	\$1.66	\$1.52	10	20.30%	\$1.73	\$1.66
2.00	4.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.81	\$0.81	3	30.50%	\$0.61	\$0.47	4	30.08%	\$0.66	\$0.64
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.50	\$0.50	1	0.00%	\$0.50	\$0.50
10.00	10000.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.29	\$0.29	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.29	\$0.29
0.00	10000.00	0	0.00%	\$0.00	\$0.00	16	33.58%	\$1.80	\$1.84	24	42.09%	\$1.81	\$1.59	40	38.60%	\$1.80	\$1.70

LAND ANALYSIS - VACANT
12403 45401 - BC CLASS HOMES, BC+ CLASS HOMES VILLAGE

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	Liber/Page	Other Parcels in Sale	
12-4881-0032-00-7	4967 PHEASANT	06/30/20	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$20,600	66.45	\$41,191	\$31,000	\$41,191	103.0	153.0	0.35	0.35	\$301	\$88,319	\$2.03	89.91	12404	3281/2575		
Totals:			\$31,000			\$31,000	\$20,600	66.45	\$41,191	\$31,000	\$41,191	103.0		0.35	0.35								
							Sale. Ratio =>	66.45			Average			Average			Average						
							Std. Dev. =>	#DIV/0!			Average			per Net Acre=>	88,319.09		per SqFt=>	\$2.03					

LAND ANALYSIS

12403 45401 - BC CLASS HOMES, BC+ CLASS HOMES VILLAGE

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	Liber/Page	Other Parcels in Sale	
12-0010-0013-00-1	2135 W GLENLORD	08/13/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$216,800	32.60	\$572,062	\$188,161	\$95,223	1,000.0	1283.5	14.66	14.66	\$188	\$12,835	\$0.29	1,000.00	12403	3340/1306		
12-0014-0020-08-5	4200 WASHINGTON	03/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$242,900	69.40	\$378,927	\$46,656	\$75,583	270.0	513.8	3.19	3.19	\$173	\$14,649	\$0.34	270.00	12403	3315/3004		
12-0021-0021-15-7	5111 PUETZ	07/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,900	45.63	\$271,130	\$78,183	\$49,313	197.0	1213.9	5.49	5.49	\$397	\$14,241	\$0.33	197.00	12403	3338/2671		
12-0022-0015-05-8	1910 ORCHARD	09/08/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$208,900	48.58	\$428,331	\$73,379	\$71,710	95.0	0.0	2.08	2.08	\$772	\$35,278	\$0.81	95.00	12403	3290/0414		
12-0022-0021-06-6	1896 W MARQUETTE WDS	10/09/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$114,200	53.12	\$239,285	\$3,921	\$28,206	202.5	165.0	0.90	0.90	\$19	\$4,357	\$0.10	132.00	12403	3295/2134		
12-0550-0002-00-0	1250 PIONEER	09/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$124,300	43.61	\$288,794	\$40,683	\$44,477	111.2	176.0	0.40	0.40	\$366	\$100,700	\$2.31	100.00	12403	3291/2252		
12-0550-0004-00-2	1222 PIONEER	07/13/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$142,600	41.94	\$300,881	\$83,797	\$44,678	111.7	178.0	0.41	0.41	\$750	\$204,883	\$4.70	100.00	12403	3335/3071		
12-1330-0007-00-0	1849 WILLIAMSBURG	07/16/21	\$352,400	WD	03-ARM'S LENGTH	\$352,400	\$157,600	44.72	\$332,103	\$88,704	\$68,407	171.0	265.0	0.95	0.95	\$519	\$93,471	\$2.15	156.00	12403	3339/3190		
12-1330-0017-00-5	1804 NORFOLK	06/12/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$176,000	44.56	\$379,534	\$60,738	\$45,272	113.2	176.0	0.42	0.42	\$537	\$146,005	\$3.35	103.00	12403	3279/0048		
12-1330-0018-00-1	1790 NORFOLK	06/02/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$227,600	50.58	\$470,049	\$31,141	\$51,190	128.0	349.6	0.64	0.64	\$243	\$48,506	\$1.11	80.00	12403	3330/0310		
12-1330-0022-00-9	4713 CHARLESTOWN	04/09/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$146,200	40.61	\$329,516	\$72,206	\$41,722	104.3	150.0	0.34	0.34	\$692	\$209,901	\$4.82	100.00	12403	3323/1065		
12-1330-0026-00-4	1742 WILLIAMSBURG	10/12/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$148,600	42.46	\$355,068	\$69,609	\$74,677	186.7	174.0	0.96	0.96	\$373	\$72,889	\$1.67	239.00	12403			
12-1330-0029-00-3	4710 CHARLESTOWN	04/24/20	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$107,500	50.02	\$240,076	\$17,637	\$42,813	107.0	160.0	0.37	0.37	\$165	\$48,057	\$1.10	100.00	12403	3273/3239		
12-2727-0051-00-0	4271 HAILEY	07/03/20	\$396,500	WD	03-ARM'S LENGTH	\$396,500	\$172,100	43.40	\$407,425	\$38,542	\$49,467	123.7	238.8	0.53	0.53	\$312	\$72,176	\$1.66	97.43	12403	3281/0590		
12-2727-0055-00-5	4210 HAILEY	08/14/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,000	39.67	\$267,010	\$72,752	\$39,762	99.4	133.0	0.31	0.31	\$732	\$238,531	\$5.48	100.00	12403	3286/2043		
12-2727-0056-00-1	4194 HAILEY	01/11/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,000	37.93	\$263,702	\$66,060	\$39,762	99.4	133.0	0.31	0.31	\$665	\$216,590	\$4.97	100.00	12403	3312/1636		
12-2727-0061-00-5	4110 HAILEY	05/24/21	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$106,100	34.90	\$271,958	\$75,282	\$43,240	108.1	133.0	0.35	0.35	\$696	\$214,479	\$4.92	115.00	12403	3329/0910		
12-2727-0064-00-4	4147 HAILEY	11/19/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$140,400	40.70	\$321,039	\$66,521	\$42,560	106.4	133.0	0.34	0.34	\$625	\$194,506	\$4.47	112.00	12403	3354/3435		
12-2851-0003-00-4	588 JEWELL	12/03/20	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$126,600	43.43	\$280,785	\$54,008	\$43,293	108.2	111.0	0.33	0.33	\$499	\$163,166	\$3.75	130.00	12403	3306/0319		
12-2851-0025-00-8	3987 MICHELLE	12/18/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,100	45.35	\$236,864	\$47,898	\$39,762	99.4	133.0	0.31	0.31	\$482	\$157,043	\$3.61	100.00	12403	3305/2951		
12-2852-0030-00-0	4037 KRISTINE	08/07/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$125,500	39.22	\$311,903	\$48,311	\$40,214	100.5	129.0	0.31	0.31	\$481	\$156,854	\$3.60	104.00	12403	3287/2413		
12-2852-0030-00-0	4037 KRISTINE	09/20/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,200	42.63	\$311,903	\$78,311	\$40,214	100.5	129.0	0.31	0.31	\$779	\$254,256	\$5.84	104.00	12403	3346/0286		
12-2855-0006-00-6	3988 GREEN ACRE	09/25/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,600	44.85	\$247,693	\$51,949	\$39,642	99.1	132.0	0.30	0.30	\$524	\$171,449	\$3.94	100.00	12403	3293/2619		
12-2856-0015-00-3	3910 GLEN HAVEN	09/04/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$97,200	47.88	\$218,200	\$24,442	\$39,642	99.1	132.0	0.30	0.30	\$247	\$80,667	\$1.85	100.00	12403	3291/0594		
12-2856-0018-00-2	3952 GLEN HAVEN	01/04/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$117,600	48.00	\$232,510	\$52,132	\$39,642	99.1	132.0	0.30	0.30	\$526	\$172,053	\$3.95	100.00	12403	3307/2700		
12-2856-0021-00-3	3983 GLEN HAVEN	06/26/20	\$310,400	WD	03-ARM'S LENGTH	\$310,400	\$135,200	43.56	\$305,679	\$44,243	\$39,522	98.8	131.0	0.30	0.30	\$448	\$146,987	\$3.37	100.00	12403	3281/1071		
12-2980-0005-00-7	1781 HACIENDA	10/14/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$136,200	44.08	\$292,904	\$56,447	\$40,351	100.9	132.0	0.31	0.31	\$560	\$180,920	\$4.15	103.00	12403	3348/2830		
12-2980-0007-00-0	1811 HACIENDA	09/10/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$147,800	57.96	\$289,096	\$24,536	\$58,632	146.6	132.0	0.58	0.58	\$167	\$42,158	\$0.97	192.00	12403	3291/1757		
12-3050-0004-00-7	4643 HEDGEWOOD	02/11/22	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$189,600	42.90	\$402,108	\$100,780	\$60,888	110.0	374.0	0.94	0.94	\$916	\$106,758	\$2.45	110.00	12403	3363/3316		
12-5590-0023-00-3	4873 TERRACE LANE	11/22/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,300	48.15	\$205,262	\$34,139	\$39,401	98.5	130.0	0.30	0.30	\$347	\$114,560	\$2.63	100.00	12403	3354/1015		
12-5590-0040-03-0	1403 OAK TERRACE	07/07/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$135,600	34.77	\$348,379	\$86,805	\$45,184	113.0	131.0	0.38	0.38	\$768	\$230,864	\$5.30	125.00	12403	3336/1228		
12-7190-0014-00-0	2770 SOUTHFORK	04/17/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$156,700	50.55	\$314,638	\$33,325	\$37,963	94.9	115.0	0.27	0.27	\$351	\$123,885	\$2.84	102.00	12403	3272/1510		
12-8720-0002-00-4	4118 GRANDWOOD CIRCLE	10/29/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,600	52.53	\$335,004	\$7,402	\$42,406	106.0	197.8	0.39	0.39	\$70	\$19,077	\$0.44	85.45	12403	3299/2317		
12-8720-0028-00-3	4143 GRANDWOOD CIRCLE	05/12/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$156,800	47.52	\$314,762	\$55,746	\$40,508	101.3	94.0	0.28	0.28	\$550	\$198,384	\$4.55	130.00	12403	3327/2103		
12-8720-0030-00-8	4139 GRANDWOOD CIRCLE	07/30/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$121,500	35.74	\$285,569	\$95,027	\$40,596	101.5	94.5	0.28	0.28	\$936	\$336,975	\$7.74	130.00	12403			
45-0021-0008-32-5	5343 RIDGE	09/22/21	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$153,200	34.12	\$365,145	\$114,240	\$30,385	181.0	115.0	0.53	0.53	\$631	\$216,364	\$4.97	200.00	45401	3346/0313		
45-3050-0007-00-1	5421 FAIRVIEW	08/14/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$221,200	53.30	\$437,595	\$33,649	\$56,244	150.0	222.0	1.02	1.02	\$224	\$32,925	\$0.76	86.00	45401	3287/1398		
45-4800-0012-00-4	5433 E KAREN COURT	01/14/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,300	40.08	\$330,602	\$84,795	\$35,397	94.4	160.0	0.38	0.38	\$898	\$220,820	\$5.07	71.00	45401	3361/0882		
45-4800-0016-00-0	5425 E KAREN COURT	06/25/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$113,300	38.67	\$263,186	\$68,394	\$38,580	102.9	172.0	0.47	0.47	\$665	\$144,291	\$3.31	68.00	45401	3334/0472		
Totals:			\$12,980,700			\$12,980,700	\$5,714,800		\$12,446,677	\$2,370,551	\$1,836,528	5,640.3		41.24	41.24								
								44.03			Average			Average			Average						
								Sale. Ratio =>			per FF=>			per Net Acre=>			per SqFt=>						
								7.07			\$420			57,481.84			\$1.32						

2018	FF RATE USED	375
2019	FF RATE USED	400
2020	FF RATE USED	400
2021	FF RATE USED	400
2022	FF RATE USED	400
2023	FF RATE USED	400

**LAND ANALYSIS - VACANT
12404 - C+ CLASS HOMES**

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	Liber/Page	Other Parcels in Sale	
12-4640-0028-00-0	3169 W MARQUETTE WDS	08/28/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,900	79.60	\$34,580	\$25,000	\$34,580	98.8	150.0	0.31	0.31	\$253	\$80,645	\$1.85	90.00	12404	3288/1668		
12-4640-0028-00-0	3169 W MARQUETTE WDS	01/26/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,500	52.86	\$34,580	\$35,000	\$34,580	98.8	150.0	0.31	0.31	\$354	\$112,903	\$2.59	90.00	12404	3361/3030		
12-8300-0008-00-2	5043 W DONNA	01/31/22	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$27,400	91.33	\$51,121	\$30,000	\$51,121	146.1	295.0	0.75	0.75	\$205	\$40,268	\$0.92	110.00	12404	3362/1709		
Totals:			\$90,000			\$90,000	\$65,800		\$120,281	\$90,000	\$120,281	343.7		1.37	1.37								
							Sale. Ratio =>	73.11			Average			Average			Average						
							Std. Dev. =>	19.72			per FF=>	\$262		per Net Acre=>	65,934.07		per SqFt=>	\$1.51					

LAND ANALYSIS
12404 - C+ CLASS HOMES

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	Liber/Page	Other Parcels in Sale
12-0014-0028-04	4195 WASHINGTON	03/18/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,000	42.11	\$189,113	\$38,162	\$37,275	241.5	115.0	0.71	0.71	\$158	\$53,523	\$1.23	270.00	12404	3318/2451	
12-0015-0034-14-0	2223 MONICA	03/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$140,000	40.06	\$329,824	\$55,420	\$35,244	186.4	231.0	0.79	0.79	\$297	\$70,152	\$1.61	149.00	12404	3366/2178	
12-0015-0034-15-0	2245 MONICA	02/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,400	48.08	\$258,942	\$49,779	\$43,721	170.0	251.1	0.98	0.98	\$293	\$50,795	\$1.17	170.00	12404	3364/3051	
12-0015-0056-11-8	4724 S CEDAR TRAIL	09/07/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$127,200	40.38	\$309,943	\$57,775	\$52,718	150.6	175.0	0.66	0.66	\$384	\$87,671	\$2.01	164.00	12404	3343/2798	
12-0016-0031-00-8	4839 RIDGE	10/07/20	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$169,200	37.02	\$448,702	\$59,231	\$50,933	207.6	646.0	1.63	1.63	\$285	\$36,316	\$0.83	110.00	12404	3294/0917	
12-0021-0016-05-6	5281 NOTRE DAME	09/15/21	\$275,000	OTH	03-ARM'S LENGTH	\$275,000	\$110,700	40.25	\$224,968	\$107,473	\$57,441	380.0	303.8	2.64	2.65	\$283	\$40,771	\$0.94	380.00	12404	3345/1794	
12-0950-0002-00-5	4590 WASHINGTON	08/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,200	39.61	\$188,214	\$53,565	\$36,779	105.1	135.0	0.33	0.33	\$510	\$161,340	\$0.70	107.00	12404	3341/0240	
12-0950-0017-00-2	1489 CARDINAL	06/23/20	\$205,000	WD	03-ARM'S LENGTH	\$290,000	\$131,700	45.41	\$317,222	\$17,454	\$44,676	127.6	205.0	0.53	0.53	\$137	\$33,120	\$0.76	112.00	12404	3280/2163	
12-0950-0020-00-3	1456 HIDE AWAY LANE	03/05/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$85,600	44.12	\$212,144	\$20,429	\$38,573	110.2	142.0	0.37	0.37	\$185	\$55,970	\$1.28	112.00	12404	3317/1608	
12-1000-0037-00-5	1592 N RIVIERA	10/05/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,800	37.28	\$219,962	\$82,098	\$37,060	105.9	132.0	0.33	0.33	\$775	\$246,541	\$5.66	110.00	12404	3347/0925	
12-1150-0010-00-2	4558 HEDGEWOOD	11/17/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$136,900	33.23	\$419,929	\$50,983	\$58,912	258.8	967.0	2.76	2.76	\$197	\$18,445	\$0.42	101.00	12404	3353/2224	
12-1650-0003-00-8	1291 W JOHN BEERS	08/16/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$105,900	39.66	\$237,623	\$65,097	\$35,720	102.1	160.0	0.33	0.33	\$638	\$194,901	\$4.47	91.00	12404	3341/1589	
12-1900-0011-00-3	1629 TIMBERLANE	10/13/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$117,900	47.73	\$258,884	\$30,429	\$42,313	120.9	189.0	0.47	0.47	\$252	\$64,881	\$1.49	108.00	12404	3349/2205	
12-1900-0019-00-4	1518 TIMBERLANE	05/01/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$109,700	41.40	\$289,937	\$7,517	\$32,454	92.7	128.0	0.26	0.26	\$81	\$28,473	\$0.65	90.00	12404	3274/0461	
12-2100-0003-01-4	1653 N BONNY BRUCE	08/14/20	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$143,000	51.53	\$308,748	\$27,739	\$33,987	97.1	114.0	0.28	0.28	\$28	\$9,960	\$0.23	105.00	12404	3290/1022	
12-2100-0017-01-4	5033 E BONNY BRUCE	07/20/20	\$273,500	WD	03-ARM'S LENGTH	\$273,500	\$125,300	45.81	\$304,761	\$17,978	\$49,239	140.7	288.0	0.69	0.69	\$128	\$25,905	\$0.59	105.00	12404	3283/2068	
12-2100-0019-01-7	5003 E BONNY BRUCE	03/16/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$238,200	41.49	\$566,792	\$31,704	\$48,496	128.7	323.0	1.37	1.37	\$246	\$23,142	\$0.53	90.00	12404	3318/0514	
12-2100-0027-00-1	1645 N BONNY BRUCE	11/15/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$117,600	37.69	\$298,448	\$53,202	\$39,650	113.3	170.0	0.41	0.41	\$470	\$131,039	\$3.01	104.00	12404	3354/1433	
12-2100-0029-00-4	1634 N BONNY BRUCE	07/01/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$100,200	41.75	\$238,973	\$38,857	\$37,830	108.1	130.0	0.34	0.34	\$360	\$113,286	\$2.60	115.00	12404	3281/0408	
12-2100-0042-00-1	1635 S BONNY BRUCE	09/03/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,000	38.72	\$227,936	\$44,660	\$37,596	107.4	128.0	0.34	0.34	\$416	\$132,130	\$3.03	115.00	12404	3292/2855	
12-2725-0015-00-7	1558 EMERSON	08/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,600	35.87	\$265,353	\$69,434	\$34,787	99.4	130.0	0.30	0.30	\$699	\$233,000	\$5.35	100.00	12404	3335/0136	
12-2725-0021-00-7	4222 DENTON	11/20/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$107,000	38.23	\$265,714	\$49,801	\$34,895	99.7	133.0	0.30	0.30	\$492	\$162,520	\$3.73	99.00	12404	3307/2292	
12-2725-0022-00-3	4210 DENTON	04/02/21	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$119,000	39.34	\$266,073	\$71,322	\$34,895	99.7	133.0	0.30	0.30	\$715	\$236,166	\$5.42	99.00	12404	3322/0536	
12-2725-0027-00-5	4191 DENTON	05/01/20	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$86,100	36.41	\$227,127	\$44,268	\$34,895	99.7	133.0	0.30	0.30	\$444	\$146,583	\$3.37	99.00	12404	3274/0484	
12-2825-0008-00-7	5573 DONALD	01/19/21	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$100,100	47.02	\$224,841	\$23,059	\$35,000	100.0	132.0	0.30	0.30	\$231	\$76,102	\$1.75	100.00	12404	3312/0280	
12-2825-0028-00-8	5571 DENNIS	01/06/22	\$320,100	WD	03-ARM'S LENGTH	\$320,100	\$98,200	30.68	\$235,584	\$119,516	\$35,000	100.0	132.0	0.30	0.30	\$1,195	\$394,442	\$9.06	100.00	12404	3360/0452	
12-2825-0037-00-7	5610 DENNIS	11/05/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,000	46.86	\$196,237	\$12,812	\$34,049	97.3	131.0	0.29	0.29	\$132	\$44,332	\$1.02	96.00	12404	3301/1546	
12-2825-0042-00-1	1989 W JOHN BEERS	04/07/20	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$99,700	43.16	\$237,252	\$29,678	\$35,930	102.7	131.0	0.32	0.32	\$289	\$93,918	\$2.16	105.00	12404	3271/2893	
12-3100-0171-00-1	3774 BLENHEIM	01/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$97,500	46.43	\$218,112	\$26,782	\$34,894	99.7	131.0	0.30	0.30	\$269	\$88,977	\$2.04	100.00	12404	3359/2716	
12-3180-0006-00-8	6748 STEV-BARODA	07/13/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$144,100	39.48	\$362,073	\$56,586	\$53,659	0.0	0.0	1.96	1.96	#DIV/0!	\$28,812	\$0.66	0.00	12404	3290/3445	
12-4860-0004-00-1	1362 DESMOND	05/17/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,600	44.51	\$292,761	\$17,550	\$35,311	100.9	130.0	0.31	0.31	\$170	\$57,166	\$1.31	102.00	12404	3331/0903	
12-4860-0006-00-3	1392 DESMOND	06/17/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$106,600	44.23	\$254,177	\$22,134	\$35,311	100.9	131.0	0.31	0.31	\$219	\$72,098	\$1.66	102.00	12404	3279/0186	
12-4860-0012-00-3	1486 DESMOND	09/11/20	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$85,000	48.43	\$181,252	\$29,766	\$35,518	101.5	131.0	0.31	0.31	\$293	\$96,019	\$2.20	103.00	12404	3291/2328	
12-4860-0017-00-5	1423 ST JOSEPH CIRCLE	12/13/21	\$268,250	WD	03-ARM'S LENGTH	\$268,250	\$109,600	40.86	\$246,231	\$57,437	\$35,418	101.2	132.0	0.31	0.31	\$568	\$185,880	\$4.27	102.00	12404	3359/3082	
12-4860-0019-00-8	1389 ST JOSEPH CIRCLE	07/20/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,700	43.05	\$226,026	\$29,392	\$35,418	101.2	132.0	0.31	0.31	\$290	\$95,120	\$2.18	102.00	12404	3287/0019	
12-4860-0031-00-8	1416 ST JOSEPH CIRCLE	07/02/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$95,200	45.33	\$231,543	\$13,768	\$35,311	100.9	131.0	0.31	0.31	\$136	\$44,847	\$1.03	102.00	12404	3281/3180	
12-4860-0035-00-3	1468 ST JOSEPH CIRCLE	12/16/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$96,100	38.44	\$251,229	\$34,082	\$35,311	100.9	131.0	0.31	0.31	\$338	\$111,016	\$2.55	102.00	12404	3308/0685	
12-4860-0044-00-2	1533 JASMINE	07/24/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$98,900	38.63	\$287,448	\$3,446	\$34,894	99.7	131.0	0.30	0.30	\$35	\$11,449	\$0.26	100.00	12404	3291/3171	
12-4860-0044-00-2	1533 JASMINE	11/10/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$113,700	36.10	\$287,448	\$62,446	\$34,894	99.7	131.0	0.30	0.30	\$626	\$207,462	\$4.76	100.00	12404	3353/1984	
12-4860-0053-00-1	1568 JASMINE	04/03/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$106,900	39.89	\$282,005	\$25,693	\$39,698	113.4	503.3	0.58	0.58	\$227	\$43,995	\$1.01	50.54	12404	3270/3311	
12-4860-0056-00-1	1592 JASMINE	03/18/22	\$362,000	PTA	03-ARM'S LENGTH	\$362,000	\$139,200	38.45	\$329,190	\$77,866	\$44,676	202.8	300.0	1.01	1.01	\$382	\$77,024	\$1.77	146.00	12404		
12-4860-0060-00-8	1543 ST JOSEPH CIRCLE	07/31/20	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$103,500	47.59	\$248,567	\$3,827	\$34,894	99.7	131.0	0.30	0.30	\$38	\$12,734	\$0.29	100.00	12404	3287/0217	
12-5000-0015-00-3	2219 LEONORA	08/05/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$122,000	44.85	\$246,973	\$66,180	\$41,153	116.7	118.6	0.38	0.38	\$563	\$172,794	\$3.97	140.68	12404	3339/2354	
12-5000-0016-00-0	4235 MONICA	07/16/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$96,100	43.88	\$214,755	\$41,639	\$37,394	106.8	135.0	0.34	0.34	\$390	\$122,109	\$2.80	110.00	12404	3347/1107	
12-5000-0018-01-1	4203 MONICA	09/10/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$105,600	46.93	\$228,221	\$33,982	\$37,203	106.3	137.0	0.34	0.34	\$320	\$99,947	\$2.29	108.00	12404	3345/0767	
12-5000-0020-00-7	4220 ELIZABETH	02/04/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,200	36.55	\$198,358	\$93,702	\$37,060	105.9	132.0	0.33	0.33	\$885	\$281,387	\$6.46	110.00	12404	3363/1063	
12-5200-0018-00-5	5625 CARIBOU TRAIL	06/03/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$137,500	36.38	\$348,219	\$76,234	\$46,543	133.0	210.0	0.57	0.57	\$574	\$134,137	\$3.08	118.00	12404	3330/0127	
12-5200-0031-00-1	5530 CARIBOU TR	07/15/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$217,000	48.82	\$453,74													

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12404,12405,45402.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$8.65	\$376,822	\$21,627	
Formula Pt 1:	2096.21	5,000	0.115	\$5.32	\$231,686	\$26,594
Formula Pt 2:	-0.7017	7,500	0.172	\$4.00	\$174,314	\$30,013
	10,000	0.230	\$3.27	\$142,450	\$32,702	
	12,500	0.287	\$2.80	\$121,803	\$34,953	
	15,000	0.344	\$2.46	\$107,176	\$36,906	
	20,000	0.459	\$2.01	\$87,584	\$40,213	
	25,000	0.574	\$1.72	\$74,890	\$42,981	
	30,000	0.689	\$1.51	\$65,896	\$45,383	
	40,000	0.918	\$1.24	\$53,850	\$49,449	
	50,000	1.148	\$1.06	\$46,045	\$52,853	
	60,000	1.377	\$0.93	\$40,516	\$55,807	
	87,120	2.000	\$0.72	\$31,187	\$62,373	
	130,680	3.000	\$0.54	\$23,464	\$70,392	
	174,240	4.000	\$0.44	\$19,175	\$76,699	
	217,800	5.000	\$0.38	\$16,396	\$81,978	
	435,600	10.000	\$0.23	\$10,081	\$100,807	
	653,400	15.000	\$0.17	\$7,584	\$113,767	
	871,200	20.000	\$0.14	\$6,198	\$123,960	
	1,089,000	25.000	\$0.12	\$5,300	\$132,492	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.16	\$50,723	\$50,723
65,340	1.5	\$0.88	\$38,163	\$57,244
87,120	2.0	\$0.72	\$31,187	\$62,373
108,900	2.5	\$0.61	\$26,666	\$66,666
130,680	3.0	\$0.54	\$23,464	\$70,392
174,240	4.0	\$0.44	\$19,175	\$76,699
217,800	5.0	\$0.38	\$16,396	\$81,978
304,920	7.0	\$0.30	\$12,948	\$90,633
435,600	10.0	\$0.23	\$10,081	\$100,807
653,400	15.0	\$0.17	\$7,584	\$113,767
871,200	20.0	\$0.14	\$6,198	\$123,960
1,089,000	25.0	\$0.12	\$5,300	\$132,492
1,306,800	30.0	\$0.11	\$4,663	\$139,897
1,742,400	40.0	\$0.09	\$3,811	\$152,432
2,178,000	50.0	\$0.07	\$3,258	\$162,923
4,356,000	100.0	\$0.05	\$2,003	\$200,343

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$0.92	\$0.92	23	39.38%	\$1.58	\$1.57	25	24.21%	\$1.67	\$1.68	49	32.01%	\$1.61	\$1.61
1.00	1.99	2	40.15%	\$0.69	\$0.69	10	42.79%	\$1.22	\$1.15	11	29.62%	\$1.19	\$1.20	23	39.46%	\$1.16	\$1.07
2.00	4.99	0	0.00%	\$0.00	\$0.00	3	52.47%	\$0.52	\$0.54	4	22.34%	\$0.52	\$0.47	7	36.41%	\$0.52	\$0.51
5.00	9.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.31	\$0.31	1	0.00%	\$0.20	\$0.20	2	21.57%	\$0.26	\$0.26
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	3	19.93%	\$0.76	\$0.92	37	50.27%	\$1.36	\$1.22	41	36.48%	\$1.39	\$1.37	81	42.96%	\$1.36	\$1.30

LAND ANALYSIS - VACANT
12405, 12408 - C CLASS HOMES, RURAL HOMES

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	Liber/Page	Other Parcels in Sale	
12-0015-0059-02-8	4636 CLEVELAND	11/13/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$19,300	35.09	\$37,711	\$50,605	\$33,316	220.2	100.0	0.57	0.57	\$230	\$88,162	\$2.02	250.00	12405	3300/1364		
12-0023-0030-08-0	5523 WASHINGTON	06/18/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$19,900	28.43	\$37,763	\$70,000	\$37,763	351.2	252.5	1.67	1.67	\$199	\$41,941	\$0.96	288.00	12405	3279/2029		
12-0028-0008-10-7	STEV-BARODA	12/09/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$4,500	75.00	\$8,543	\$6,000	\$8,543	418.2	101.5	1.09	0.00	\$14	\$5,505	\$0.13	468.00	12405	3303/2559		
Totals:			\$131,000			\$131,000	\$43,700		\$84,017	\$126,605	\$79,622	989.6		3.33	2.24								
							Sale. Ratio =>	33.36			Average			Average			Average						
							Std. Dev. =>	25.19			per FF=>	\$128		per Net Acre=>	37,985.30		per SqFt=>	\$0.87					

LAND ANALYSIS

12405, 12408 - C CLASS HOMES, RURAL HOMES

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	Liber/Page	Other Parcels in Sale
12-0009-0025-01-3	3958 RED ARROW	12/04/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,700	46.85	\$215,636	\$20,878	\$36,514	234.3	115.5	0.69	0.59	\$89	\$30,258	\$0.69	260.00	12405	3303/2948	
12-0011-0002-06-6	1205 W GLENLORD	07/30/21	\$204,670	WD	03-ARM'S LENGTH	\$204,670	\$91,800	44.85	\$202,092	\$28,299	\$25,721	168.5	82.5	0.36	0.36	\$168	\$78,608	\$1.80	190.00	12405	3338/2863	
12-0011-0010-01-8	3750 WASHINGTON	03/03/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,500	35.33	\$187,213	\$73,331	\$35,544	269.6	79.5	0.61	0.61	\$272	\$119,626	\$2.75	336.00	12405	3367/1161	
12-0014-0027-08-0	4780 WASHINGTON	05/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,600	41.16	\$193,221	\$63,695	\$31,916	216.2	91.5	0.53	0.53	\$295	\$119,279	\$2.74	250.00	12405	3328/2266	
12-0014-0041-01-3	1339 W MARQUETTE WDS	06/23/21	\$169,000	OTH	03-ARM'S LENGTH	\$169,000	\$87,400	51.72	\$191,378	\$11,943	\$34,321	241.1	90.0	0.50	0.50	\$50	\$20,208	\$0.46	286.00	12405	3333/0357	
12-0015-0047-06-2	4410 CLEVELAND	04/12/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$108,000	50.00	\$241,004	\$2,142	\$27,146	272.1	141.4	0.64	0.91	\$8	\$3,326	\$0.08	279.08	12405	3322/2376	
12-0016-0020-00-6	2866 W GLENLORD	07/28/21	\$185,525	WD	03-ARM'S LENGTH	\$185,525	\$66,800	36.01	\$154,503	\$71,039	\$40,017	114.3	302.0	0.50	0.50	\$621	\$142,363	\$3.27	72.00	12405	3339/0676	
12-0016-0020-15-4	4157 RIDGE	07/15/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,400	55.78	\$206,516	\$9,267	\$35,783	285.0	117.8	0.82	0.82	\$33	\$11,343	\$0.26	300.00	12405	3328/2045	
12-0016-0031-11-3	4823 RIDGE	11/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,900	44.96	\$235,161	\$75,772	\$50,933	207.6	646.0	1.63	1.63	\$365	\$46,457	\$1.07	110.00	12405	3351/0418	
12-0016-0035-06-2	2620 W GLENLORD	08/03/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$121,200	31.48	\$326,909	\$105,624	\$47,533	284.4	330.0	1.50	1.50	\$371	\$70,416	\$1.62	198.00	12405	3345/1121	
12-0021-0034-07-1	4960 PUETZ	07/30/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$112,100	41.52	\$243,884	\$54,798	\$28,682	188.9	89.0	0.44	0.44	\$290	\$124,541	\$2.86	214.00	12405	3338/2690	
12-0022-0025-07-0	4950 S ROOSEVELT	09/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,100	47.85	\$215,413	\$18,857	\$29,270	234.6	62.0	0.43	0.43	\$80	\$43,853	\$1.01	302.00	12405	3348/0420	
12-0023-0014-01-7	5293 WASHINGTON	09/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$103,000	36.79	\$229,473	\$81,659	\$31,132	188.9	115.0	0.53	0.53	\$432	\$154,657	\$3.55	200.00	12405	3343/3196	
12-0023-0017-06-7	1627 ALEX	05/14/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,800	40.95	\$179,901	\$46,787	\$36,688	204.8	165.0	0.68	0.76	\$228	\$68,603	\$1.57	200.00	12405	3328/2557	
12-0023-0021-00-5	5255 CLEVELAND	12/01/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$124,800	43.05	\$296,789	\$33,238	\$40,127	246.6	139.0	0.84	0.84	\$135	\$39,475	\$0.91	264.00	12405	3304/0820	
12-0023-0025-12-4	1490 W MARQUETTE WDS	12/16/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$64,400	34.44	\$166,490	\$65,858	\$45,348	0.0	0.0	1.24	1.24	#DIV/0!	\$53,111	\$1.22	487.00	12405	3308/0665	
12-0023-0030-09-8	5533 WASHINGTON	06/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,600	44.64	\$260,042	\$40,309	\$50,351	349.1	252.0	1.67	1.67	\$115	\$24,152	\$0.55	286.00	12405	3279/2188	
12-0027-0002-12-7	2334 W JOHN BEERS	04/09/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,500	36.32	\$224,453	\$102,406	\$41,859	274.6	123.5	0.88	0.88	\$373	\$116,503	\$2.67	310.00	12405	3322/0949	
12-0027-0004-04-9	2106 W JOHN BEERS	08/18/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,700	43.13	\$155,827	\$28,374	\$34,201	207.7	124.5	0.63	0.63	\$137	\$45,110	\$1.04	220.00	12405	3289/1557	
12-0500-0001-00-7	3720 S CLEVELAND	02/18/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,800	36.82	\$157,231	\$69,599	\$31,830	90.9	124.0	0.25	0.25	\$765	\$275,095	\$6.32	89.00	12405	3365/1520	
12-0500-0003-00-0	1738 MAIDEN LANE	09/21/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,700	40.71	\$216,480	\$55,135	\$31,615	90.3	124.0	0.25	0.25	\$610	\$219,661	\$5.04	88.00	12405	3345/2984	
12-0500-0006-00-9	1788 MAIDEN LANE	06/25/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,600	34.93	\$181,345	\$76,756	\$33,101	94.6	124.0	0.27	0.27	\$812	\$284,281	\$6.53	95.00	12405	3334/2478	
12-0510-0035-00-6	1804 ARCADIA	08/07/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$83,500	38.84	\$202,398	\$44,650	\$32,048	91.6	122.0	0.26	0.26	\$488	\$175,098	\$4.02	91.00	12405	3286/1640	
12-0510-0037-00-9	1832 ARCADIA	04/12/21	\$190,000	CD	03-ARM'S LENGTH	\$190,000	\$80,800	42.53	\$208,057	\$13,991	\$32,048	91.6	122.0	0.26	0.26	\$153	\$54,867	\$1.26	91.00	12405	3322/2331	
12-0900-0009-00-3	1566 GREG	02/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,600	39.20	\$150,200	\$54,829	\$30,029	85.8	90.0	0.21	0.21	\$639	\$264,874	\$6.08	100.00	12405	3362/2984	
12-0900-0019-00-9	1591 GREG	07/15/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,000	39.43	\$156,965	\$48,064	\$30,029	85.8	90.0	0.21	0.21	\$560	\$232,193	\$5.33	100.00	12405	3336/0263	
12-0900-0033-00-1	1567 EDWARD	08/18/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$65,700	36.52	\$157,856	\$52,469	\$30,425	86.9	90.0	0.21	0.21	\$604	\$246,333	\$5.66	100.00	12405	3341/2171	
12-1250-0022-07-0	1648 S CHERRY	01/13/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$74,300	33.62	\$187,816	\$64,932	\$31,748	90.7	132.0	0.26	0.26	\$716	\$251,674	\$5.78	85.00	12405	3361/1912	
12-1250-0026-00-2	1685 S CHERRY	09/17/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,900	47.45	\$227,417	\$7,583	\$35,000	100.0	132.0	0.30	0.30	\$76	\$25,026	\$0.57	100.00	12405	3329/0101	
12-1250-0035-00-1	1569 S CHERRY	05/05/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$110,000	40.59	\$259,335	\$44,521	\$32,856	93.9	132.0	0.27	0.27	\$474	\$163,081	\$3.74	94.00	12405	3326/1856	
12-1300-0023-00-3	1390 BRENTWOOD	09/21/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,300	40.19	\$148,897	\$42,024	\$35,921	102.6	143.0	0.33	0.33	\$409	\$129,305	\$2.97	99.00	12405	3291/2297	
12-1300-0024-00-0	1374 BRENTWOOD	07/13/21	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$107,900	40.19	\$258,967	\$45,236	\$35,703	102.0	143.0	0.32	0.32	\$443	\$140,484	\$3.23	98.00	12405	3335/3082	
12-1550-0002-01-3	5423 WASHINGTON	01/12/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$171,500	50.44	\$351,064	\$26,736	\$37,800	108.0	160.0	0.37	0.37	\$248	\$72,850	\$1.67	100.00	12405	3361/2514	
12-1550-0011-00-4	1129 ADAMS	08/06/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$117,500	46.44	\$240,379	\$61,227	\$48,606	138.9	300.0	0.69	0.69	\$441	\$88,864	\$2.04	100.00	12405	3339/2369	
12-1550-0019-01-3	1216 ADAMS	12/10/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$234,512	\$47,324	\$36,836	105.2	150.0	0.34	0.34	\$450	\$137,570	\$3.16	100.00	12405	3356/2729	
12-2700-0031-00-7	4142 MORTON LANE	12/02/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$87,500	33.40	\$267,817	\$29,348	\$35,165	100.5	119.0	0.30	0.30	\$342	\$99,485	\$2.28	108.00	12405	3307/897	
12-2850-0003-00-6	3765 GLEN HAVEN	07/20/20	\$259,600	WD	03-ARM'S LENGTH	\$259,600	\$100,600	38.75	\$242,712	\$62,020	\$45,132	128.9	133.0	0.46	0.46	\$481	\$133,664	\$3.07	152.00	12405	3283/2053	
12-2850-0023-00-7	3714 GREEN ACRE	06/26/20	\$173,800	WD	03-ARM'S LENGTH	\$173,800	\$74,900	43.10	\$179,234	\$39,562	\$44,996	128.6	132.0	0.46	0.46	\$308	\$85,818	\$1.97	152.00	12405	3281/3416	
12-2850-0026-00-6	3780 GREEN ACRE	09/28/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,100	43.49	\$162,682	\$57,314	\$44,996	128.6	132.0	0.46	0.46	\$446	\$124,325	\$2.85	152.00	12405	3346/0690	
12-2875-0006-00-1	1799 CLEARWOOD	12/22/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,300	45.72	\$196,738	\$20,322	\$37,060	105.9	132.0	0.33	0.33	\$196	\$61,027	\$1.40	110.00	12405	3305/3174	
12-2875-0007-00-7	1827 CLEARWOOD	03/21/22	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$88,500	43.60	\$199,007	\$41,053	\$37,060	105.9	132.0	0.33	0.33	\$388	\$123,282	\$2.83	110.00	12405		
12-2875-0030-00-9	1847 SHERWOOD	01/26/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$80,100	36.41	\$188,524	\$67,516	\$36,040	103.0	132.0	0.32	0.32	\$656	\$212,314	\$4.87	105.00	12405	3363/0451	
12-3020-0009-00-7	5131 NORMAN	07/23/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$97,600	45.40	\$212,954	\$49,074	\$47,028	134.4	205.0	0.57	0.57	\$365	\$85,495	\$1.96	122.00	12405	3338/1787	
12-3080-0013-00-8	2201 BONNIE	08/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,400	37.51	\$209,252	\$54,151	\$38,403	122.9	164.0	0.38	0.38	\$494	\$142,503	\$3.27	101.00	12405	3286/3246	
12-3080-0014-00-4	2187 BONNIE	08/05/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$172,360	\$25,908	\$38,268	109.3	165.0	0.38	0.38	\$237	\$68,359	\$1.57	100.00	12405	3286/1976	
12-3220-0001-00-9	2063 ORCHARD	06/25/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$95,000	36.68	\$245,769	\$49,332	\$36,101	103.1	139.4	0.33	0.33	\$478	\$151,791	\$3.48	101.56	12405	3334/1730	
12-3220-0007-00-7	1963 ORCHARD	08/14/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$88,000	44.90	\$211,446	\$18,920	\$34,366	98.2	132.0	0.29	0.29	\$193	\$64,354	\$1.48	97.00	12405	3287/3167	
12-3220-0008-00-3	1949 ORCHARD	06/24/21	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$89,700	39.26	\$206,623	\$56,297	\$34,420	98.3										

LAND ANALYSIS

12405, 12408 - C CLASS HOMES, RURAL HOMES

12-5350-0096-00-9	2254 PAWNEE	04/20/20	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$105,200	45.36	\$251,935	\$13,801	\$33,836	96.7	131.0	0.29	0.29	\$143	\$48,255	\$1.11	95.00	12405 3275/3244
12-5620-0032-00-8	2093 ACORN	08/04/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,300	41.39	\$169,216	\$28,101	\$32,317	92.3	131.0	0.27	0.27	\$304	\$106,042	\$2.43	88.00	12405 3286/1135
12-5620-0035-00-7	2045 ACORN	06/16/20	\$169,500	WD	03-ARM'S LENGTH	\$169,500	\$72,700	42.89	\$195,059	\$6,758	\$32,317	92.3	131.0	0.27	0.27	\$73	\$25,502	\$0.59	88.00	12405 3279/1066
12-5700-0003-00-0	1315 W GLENLORD	05/18/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,600	39.80	\$195,305	\$41,914	\$32,219	92.1	130.0	0.26	0.26	\$455	\$159,369	\$3.66	88.00	12405 3277/0501
12-5700-0008-00-1	4050 GLENORCHARD	11/01/21	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$90,800	44.40	\$203,002	\$37,823	\$36,325	103.8	154.0	0.34	0.34	\$364	\$111,572	\$2.56	96.00	12405 3351/0398
12-5700-0013-00-5	1381 W GLENLORD	06/30/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$112,800	43.72	\$250,436	\$40,525	\$32,961	94.2	140.0	0.28	0.28	\$430	\$144,732	\$3.32	87.00	12405 3337/1180
12-5700-0019-00-3	1407 GLENWOOD	09/29/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$82,800	34.51	\$212,562	\$68,631	\$41,293	118.0	96.8	0.36	0.36	\$582	\$190,642	\$4.38	161.94	12405 3295/1386
12-5700-0028-00-2	1489 W GLENLORD	04/22/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$86,300	37.20	\$203,248	\$64,370	\$35,618	101.8	140.0	0.32	0.32	\$633	\$202,421	\$4.65	99.00	12405 3324/2448
12-5720-0069-00-5	4045 WOODLAND LANE	01/21/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$67,800	40.84	\$173,419	\$25,670	\$38,089	94.5	130.0	0.28	0.28	\$272	\$93,345	\$2.14	92.00	12405 3310/1971
12-5950-0007-00-4	2675 PAULMAR	03/14/22	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$95,800	36.85	\$214,080	\$82,460	\$36,540	104.4	147.0	0.34	0.34	\$790	\$244,688	\$5.62	100.00	12405
12-6000-0001-00-8	2091 SPRUCE LANE	09/15/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,300	44.13	\$209,905	\$50,201	\$35,106	100.3	133.0	0.31	0.31	\$500	\$164,593	\$3.78	100.00	12405 3345/2248
12-6000-0032-00-1	4835 S CEDAR TRAIL	07/30/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$90,200	38.88	\$258,938	\$18,138	\$45,076	128.8	291.0	0.60	0.60	\$141	\$30,180	\$0.69	90.00	12405 3284/1701
12-6000-0038-00-9	4749 S CEDAR TRAIL	08/20/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$119,400	41.17	\$262,175	\$70,768	\$58,943	168.4	569.0	1.18	1.18	\$515	\$73,782	\$1.69	90.00	12405 3341/1765
12-6080-0011-00-1	5871 PONDEROSA	06/15/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$100,500	34.67	\$254,043	\$70,010	\$34,153	97.6	132.0	0.29	0.29	\$717	\$240,584	\$5.52	96.00	12405 3333/1792
12-6080-0016-00-3	5914 LONGHORN TRAIL	11/16/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,300	47.58	\$233,992	\$21,582	\$40,574	115.9	191.0	0.44	0.44	\$186	\$49,274	\$1.13	100.00	12405 3360/0683
12-6080-0018-00-6	5965 BONANZA	10/25/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$98,400	36.72	\$235,783	\$66,362	\$34,145	97.6	140.6	0.30	0.30	\$680	\$223,441	\$5.13	92.00	12405 3350/0775
12-6080-0019-00-2	5975 BONANZA	06/21/21	\$239,100	WD	03-ARM'S LENGTH	\$239,100	\$97,800	40.90	\$220,136	\$53,966	\$35,002	100.0	149.6	0.32	0.32	\$540	\$170,778	\$3.92	92.00	12405 3333/1293
12-6080-0021-00-7	5989 BONANZA	02/11/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$98,500	37.88	\$231,717	\$65,343	\$37,060	105.9	132.0	0.33	0.33	\$617	\$196,225	\$4.50	110.00	12405 3364/0098
12-6080-0022-00-3	6003 BONANZA	07/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$202,620	\$51,958	\$34,578	98.8	132.0	0.30	0.30	\$526	\$174,943	\$4.02	98.00	12405 3338/1043
12-6080-0030-00-6	6062 BONANZA	03/29/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,400	38.63	\$178,877	\$44,415	\$33,292	95.1	132.0	0.28	0.28	\$467	\$159,194	\$3.65	92.00	12405 3320/2045
12-6080-0048-00-2	6032 PONDEROSA	04/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,200	40.09	\$188,523	\$61,160	\$34,683	99.1	133.0	0.30	0.30	\$617	\$204,548	\$4.70	98.00	12405 3325/0523
12-6080-0049-00-9	6016 PONDEROSA	09/18/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,400	40.70	\$210,305	\$24,378	\$34,683	99.1	133.0	0.30	0.30	\$246	\$81,532	\$1.87	98.00	12405 3295/1437
12-6080-0050-00-7	6002 PONDEROSA	05/01/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,900	51.27	\$183,436	\$1,247	\$34,683	99.1	133.0	0.30	0.30	\$13	\$4,171	\$0.10	98.00	12405 3294/2028
12-6080-0053-00-6	5958 PONDEROSA	11/06/20	\$180,900	WD	03-ARM'S LENGTH	\$180,900	\$71,400	39.47	\$184,362	\$36,287	\$39,749	113.6	133.0	0.38	0.38	\$320	\$96,508	\$2.22	123.00	12405 3301/1485
12-7100-0005-00-5	1615 ROBERTS	05/18/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,500	43.49	\$215,622	\$36,235	\$36,857	105.3	132.0	0.33	0.33	\$344	\$109,803	\$2.52	109.00	12405 3277/0497
12-7100-0023-00-3	3785 S CLEVELAND	10/29/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$92,900	42.81	\$213,209	\$40,241	\$36,450	104.1	132.0	0.32	0.32	\$386	\$124,201	\$2.85	107.00	12405 3300/1170
12-7200-0001-00-6	1162 MAIDEN LANE	06/30/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,500	33.06	\$129,814	\$80,392	\$30,206	86.3	123.0	0.23	0.23	\$932	\$346,517	\$7.95	82.00	12405 3334/1212
12-7200-0014-00-1	1172 VENUS	01/13/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,100	51.50	\$161,219	\$16,563	\$37,782	107.9	232.0	0.42	0.42	\$153	\$39,911	\$0.92	78.00	12405 3311/1610
12-7200-0015-00-7	1184 VENUS	12/18/20	\$181,600	WD	03-ARM'S LENGTH	\$181,600	\$86,500	47.63	\$192,212	\$27,526	\$38,138	109.0	233.0	0.42	0.42	\$253	\$65,073	\$1.49	79.00	12405 3311/1622
12-7200-0023-00-0	3784 SOUTHFIELD	07/15/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$58,400	33.56	\$150,518	\$53,809	\$30,327	86.6	122.0	0.23	0.23	\$621	\$231,935	\$5.32	83.00	12405 3287/1836
12-7200-0026-00-9	3744 SOUTHFIELD	06/23/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$68,200	44.58	\$165,678	\$17,748	\$30,426	86.9	123.0	0.23	0.23	\$204	\$75,846	\$1.74	83.00	12405 3279/2241
12-7200-0027-00-5	3732 SOUTHFIELD	03/26/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$59,600	37.02	\$139,731	\$51,695	\$30,426	86.9	123.0	0.23	0.23	\$595	\$220,919	\$5.07	83.00	12405 3321/2858
12-7450-0003-00-8	1659 N TEAKWOOD	07/29/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$92,300	34.31	\$285,857	\$15,999	\$32,856	93.9	132.0	0.27	0.27	\$170	\$58,604	\$1.35	90.00	12405 3287/0857
12-7450-0003-00-8	1659 N TEAKWOOD	06/18/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$115,900	39.98	\$285,857	\$36,899	\$32,856	93.9	132.0	0.27	0.27	\$393	\$135,161	\$3.10	90.00	12405 3334/0245
12-7450-0005-00-1	1633 N TEAKWOOD	08/28/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$98,000	37.71	\$238,859	\$53,897	\$32,856	93.9	132.0	0.27	0.27	\$574	\$197,425	\$4.53	90.00	12405 3288/2616
12-7450-0014-00-0	1584 S TEAKWOOD	07/30/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$101,000	44.40	\$222,642	\$35,657	\$30,799	88.0	134.0	0.25	0.25	\$405	\$144,947	\$3.33	80.00	12405 3338/2982
12-7450-0021-00-6	1676 S TEAKWOOD	09/15/21	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$84,000	40.19	\$178,398	\$61,445	\$30,843	88.1	132.0	0.25	0.25	\$697	\$250,796	\$5.76	81.00	12405 3344/3487
12-7450-0026-00-8	1617 S TEAKWOOD	12/18/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,900	37.29	\$215,151	\$40,920	\$31,071	88.8	132.0	0.25	0.25	\$461	\$165,000	\$3.79	82.00	12405 3306/3001
12-8550-0005-00-2	1235 VENUS	10/05/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,600	40.84	\$189,845	\$35,164	\$35,009	100.0	160.0	0.32	0.32	\$352	\$108,867	\$2.50	88.00	12405 3296/0369
12-8650-0007-00-1	1404 WILSON	07/01/21	\$277,320	WD	03-ARM'S LENGTH	\$277,320	\$93,400	33.68	\$245,633	\$67,727	\$36,040	103.0	132.0	0.32	0.32	\$658	\$212,978	\$4.89	105.00	12405 3347/1786
12-8650-0018-00-3	1405 WILSON	10/23/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$88,600	34.75	\$264,823	\$26,217	\$36,040	103.0	132.0	0.32	0.32	\$255	\$82,443	\$1.89	105.00	12405 3300/0215
12-8650-0019-00-0	1389 WILSON	11/19/21	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$102,900	39.59	\$226,669	\$69,271	\$36,040	103.0	132.0	0.32	0.32	\$673	\$217,833	\$5.00	105.00	12405 3357/0678
12-8650-0020-00-8	1375 WILSON	02/02/21	\$255,500	WD	03-ARM'S LENGTH	\$255,500	\$85,700	33.54	\$235,990	\$55,550	\$36,040	103.0	132.0	0.32	0.32	\$539	\$174,686	\$4.01	105.00	12405 3311/2305
12-8650-0020-00-8	1375 WILSON	04/30/21	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$104,500	40.82	\$235,990	\$56,500	\$36,040	103.0	132.0	0.32	0.32	\$544	\$176,258	\$4.05	105.00	12405 3326/1448
12-8700-0029-00-5	1371 WILSHIRE TERRACE	12/17/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$78,800	47.04	\$173,523	\$24,684	\$30,707	87.7	133.0	0.24	0.24	\$281	\$101,164	\$2.32	80.00	12405 3358/1001
12-8700-0030-00-3	1357 WILSHIRE TERRACE	08/05/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$58,000	36.48	\$159,188	\$30,519	\$30,707	87.7	133.0	0.24	0.24	\$348				

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12408.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$11.10	\$483,658	\$27,758	
Formula Pt 1:	2443.97	5,000	0.115	\$6.89	\$299,916	\$34,426
Formula Pt 2:	-0.6894	7,500	0.172	\$5.21	\$226,776	\$39,045
	10,000	0.230	\$4.27	\$185,977	\$42,695	
	12,500	0.287	\$3.66	\$159,458	\$45,758	
	15,000	0.344	\$3.23	\$140,623	\$48,424	
	20,000	0.459	\$2.65	\$115,324	\$52,950	
	25,000	0.574	\$2.27	\$98,880	\$56,749	
	30,000	0.689	\$2.00	\$87,200	\$60,055	
	40,000	0.918	\$1.64	\$71,512	\$65,668	
	50,000	1.148	\$1.41	\$61,315	\$70,380	
	60,000	1.377	\$1.24	\$54,073	\$74,480	
	87,120	2.000	\$0.96	\$41,813	\$83,626	
	130,680	3.000	\$0.73	\$31,616	\$94,849	
	174,240	4.000	\$0.60	\$25,928	\$103,713	
	217,800	5.000	\$0.51	\$22,231	\$111,156	
	435,600	10.000	\$0.32	\$13,785	\$137,855	
	653,400	15.000	\$0.24	\$10,424	\$156,355	
	871,200	20.000	\$0.20	\$8,548	\$170,967	
	1,089,000	25.000	\$0.17	\$7,329	\$183,236	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.55	\$67,430	\$67,430
65,340	1.5	\$1.17	\$50,986	\$76,479
87,120	2.0	\$0.96	\$41,813	\$83,626
108,900	2.5	\$0.82	\$35,851	\$89,627
130,680	3.0	\$0.73	\$31,616	\$94,849
174,240	4.0	\$0.60	\$25,928	\$103,713
217,800	5.0	\$0.51	\$22,231	\$111,156
304,920	7.0	\$0.40	\$17,629	\$123,400
435,600	10.0	\$0.32	\$13,785	\$137,855
653,400	15.0	\$0.24	\$10,424	\$156,355
871,200	20.0	\$0.20	\$8,548	\$170,967
1,089,000	25.0	\$0.17	\$7,329	\$183,236
1,306,800	30.0	\$0.15	\$6,464	\$193,910
1,742,400	40.0	\$0.12	\$5,301	\$212,033
2,178,000	50.0	\$0.10	\$4,545	\$227,248
4,356,000	100.0	\$0.06	\$2,818	\$281,833

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.31	\$1.31	5	11.61%	\$2.11	\$2.05	6	15.85%	\$1.98	\$2.03
1.00	1.99	0	0.00%	\$0.00	\$0.00	2	19.75%	\$0.79	\$0.79	2	40.08%	\$1.19	\$1.19	4	38.18%	\$0.99	\$0.83
2.00	4.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$1.53	\$1.53	5	34.11%	\$0.94	\$0.95	6	32.31%	\$1.04	\$1.14
5.00	9.99	0	0.00%	\$0.00	\$0.00	2	28.46%	\$0.62	\$0.62	4	10.34%	\$0.44	\$0.44	6	20.08%	\$0.50	\$0.44
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	21.43%	\$0.22	\$0.28	3	21.43%	\$0.22	\$0.28
0.00	10000.00	0	0.00%	\$0.00	\$0.00	6	36.99%	\$0.94	\$0.87	19	91.70%	\$1.05	\$0.71	25	72.76%	\$1.03	\$0.79

LAND ANALYSIS

12406, 12409, 45403, 45404 - CD CLASS HOMES, DUPLEX HOMES, CD CLASS HOMES VILLAGE, DUPLEX HOMES VILLAGE

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	Libers/Page	Other Parcels in Sale
12-0011-0006-02-9	1507 FRUITWOOD	12/29/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,300	35.95	\$196,298	\$48,702	\$30,000	100.0	150.0	0.34	0.34	\$487	\$141,576	\$3.25	100.00	12409	3307/1631	
12-0012-0003-01-0	588 MAIDEN LANE	06/16/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$36,500	39.67	\$36,493	\$92,000	\$36,493	286.6	132.0	1.00	1.00	\$321	\$92,000	\$2.11	330.00	12406	3332/0694	
12-0014-0020-02-6	1330 W GLENLORD	11/20/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$93,100	39.79	\$231,481	\$25,850	\$23,331	189.8	84.0	0.43	0.43	\$136	\$59,838	\$1.37	224.00	12409	3304/2391	
12-0014-0020-02-6	1330 W GLENLORD	11/29/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,100	37.85	\$231,481	\$66,850	\$23,331	189.8	84.0	0.43	0.43	\$352	\$154,745	\$3.55	224.00	12409	3357/0505	
12-0014-0040-07-8	1147 W MARQUETTE WDS	01/13/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,900	28.81	\$133,074	\$38,199	\$36,273	120.9	222.0	0.53	0.53	\$316	\$72,484	\$1.66	110.00	12406	3310/1244	
12-0015-0039-02-7	1878 W GLENLORD	01/06/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$62,600	52.17	\$134,502	\$26,962	\$41,464	138.2	120.0	0.55	0.55	\$195	\$49,201	\$1.13	199.00	12406	3360/0574	
12-0015-0039-03-5	1890 W GLENLORD	08/05/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$74,400	40.88	\$176,285	\$41,188	\$35,473	118.2	291.0	0.57	0.57	\$348	\$72,514	\$1.66	85.00	12406	3340/1803	
12-0015-0044-04-7	2244 JEFFREY	07/19/21	\$187,900	WD	03-ARM'S LENGTH	\$187,900	\$68,300	36.35	\$151,489	\$66,411	\$30,000	100.0	150.0	0.34	0.34	\$664	\$193,055	\$4.43	100.00	12409	3307/0345	
12-0015-0044-06-3	2202 JEFFREY	02/27/21	\$199,000	QC	03-ARM'S LENGTH	\$199,000	\$68,300	34.32	\$180,466	\$48,534	\$30,000	100.0	150.0	0.34	0.34	\$485	\$141,087	\$3.24	100.00	12409	3358/0665	
12-0015-0044-09-8	4407 N ROOSEVELT	03/11/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$61,800	42.62	\$162,896	\$5,573	\$23,469	190.2	85.0	0.44	0.44	\$29	\$12,753	\$0.29	224.00	12406	3317/2530	
12-0015-0053-04-6	2271 W MARQUETTE WDS	01/21/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,200	36.31	\$124,547	\$35,061	\$29,608	97.7	170.0	0.35	0.35	\$355	\$99,889	\$2.29	90.00	12406	3312/0034	
12-0015-0059-06-1	4628 CLEVELAND	10/26/20	\$295,900	WD	03-ARM'S LENGTH	\$295,900	\$55,300	18.69	\$226,628	\$97,052	\$27,780	222.6	100.0	0.58	0.60	\$436	\$168,201	\$3.86	260.00	12406	3297/0345	
12-0021-0004-03-1	5109 WAYSIDE	01/03/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,700	38.22	\$165,115	\$62,174	\$42,289	141.0	660.0	1.00	1.00	\$441	\$62,174	\$1.43	66.00	12406	3359/1505	
12-0021-0009-09-2	2834 W MARQUETTE WDS	12/17/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$71,400	40.23	\$163,756	\$62,921	\$49,177	568.0	161.0	2.10	2.10	\$111	\$29,962	\$0.69	568.00	12406	3357/2638	
12-0021-0029-15-8	3145 KHAN	11/17/21	\$184,400	WD	03-ARM'S LENGTH	\$184,400	\$62,600	33.95	\$147,999	\$75,182	\$38,781	129.3	285.0	0.65	0.65	\$582	\$114,957	\$2.64	100.00	12406	3353/1903	
12-0021-0029-27-1	3152 BIRCHWOOD	01/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,600	43.29	\$171,037	\$28,230	\$29,267	97.6	141.0	0.34	0.32	\$289	\$83,029	\$1.91	100.00	12409	3360/2298	
12-0022-0001-06-5	2004 W MARQUETTE WDS	09/04/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,100	32.83	\$150,916	\$57,150	\$28,066	189.6	151.5	0.67	0.67	\$301	\$85,554	\$1.96	192.00	12406	3290/2896	
12-0027-0006-03-3	1920 W JOHN BEERS	11/03/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$77,500	50.99	\$162,991	\$35,715	\$46,706	528.0	165.0	2.00	2.00	\$68	\$17,866	\$0.41	528.00	12406	3302/3286	
12-1000-0001-00-1	5113 CLEVELAND	08/25/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,300	45.95	\$193,744	\$31,274	\$35,018	116.7	158.0	0.45	0.45	\$268	\$69,038	\$1.58	125.00	12409	3343/1545	
12-2650-0004-00-0	4111 FIRST	04/07/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$38,500	30.08	\$102,485	\$53,281	\$27,766	92.6	120.0	0.28	0.28	\$576	\$189,612	\$4.35	102.00	12406	3271/0292	
12-2650-0008-00-5	4139 FIRST	08/31/21	\$131,300	WD	03-ARM'S LENGTH	\$131,300	\$63,200	48.13	\$128,370	\$22,625	\$19,695	65.7	125.0	0.16	0.16	\$345	\$140,528	\$3.23	56.00	12406	3342/1105	
12-2650-0025-00-7	2386 W GLENLORD	11/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,100	34.73	\$122,975	\$47,710	\$20,685	69.0	113.0	0.17	0.17	\$692	\$282,308	\$6.48	65.00	12406	3355/2112	
12-2700-0017-01-2	4169 MORTON LANE	07/20/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$95,200	39.34	\$221,449	\$59,253	\$38,702	129.0	110.0	0.48	0.48	\$459	\$124,743	\$2.86	188.00	12409	3336/2574	
12-4700-0018-00-1	1012 MAIDEN LANE	09/03/20	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$53,800	45.59	\$137,376	\$16,339	\$35,715	119.1	296.0	0.58	0.58	\$137	\$28,268	\$0.65	85.00	12406	3290/1724	
12-4700-0042-00-0	3994 LINCOLN	09/20/21	\$160,000	OTH	03-ARM'S LENGTH	\$160,000	\$68,100	42.56	\$159,539	\$53,290	\$55,459	178.2	300.0	1.14	1.14	\$303	\$47,465	\$1.09	165.00	12406	3346/1457	
12-4700-0045-00-9	4048 LINCOLN	01/24/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$72,000	60.00	\$167,849	\$12,151	\$6,000	200.0	300.0	1.38	1.38	\$61	\$8,824	\$0.20	200.00	12406	3361/2899	
12-4720-0057-01-0	986 GREENFIELD	09/01/20	\$147,900	WD	03-ARM'S LENGTH	\$147,900	\$66,300	44.83	\$188,666	\$8,102	\$48,868	162.9	251.0	0.92	0.92	\$50	\$8,787	\$0.20	160.00	12406	3290/2219	
12-4720-0062-00-5	3915 MEADOW LANE	05/12/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$55,300	34.78	\$129,033	\$79,483	\$49,516	165.1	525.0	1.21	1.21	\$482	\$65,961	\$1.51	100.00	12406	3329/0612	
12-4720-0064-00-8	3883 MEADOW LANE	04/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$60,800	38.00	\$144,641	\$64,875	\$49,516	165.1	525.0	1.21	1.21	\$393	\$53,838	\$1.24	100.00	12406	3323/3450	
12-4720-0066-00-1	3857 MEADOW LANE	01/26/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$61,800	47.54	\$142,765	\$41,363	\$54,128	180.4	525.0	1.40	1.40	\$229	\$29,587	\$0.68	116.00	12406	3312/1820	
12-4720-0067-00-7	3839 MEADOW LANE	06/09/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$52,000	34.90	\$156,446	\$38,398	\$45,844	152.8	433.0	0.99	0.99	\$251	\$38,630	\$0.89	100.00	12406	3279/1583	
12-4720-0076-00-6	3950 MEADOW LANE	04/07/21	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$70,000	47.46	\$160,089	\$28,076	\$40,665	200.7	369.0	1.19	1.19	\$140	\$23,673	\$0.54	140.00	12406	3322/1047	
12-4720-0080-00-3	4042 MEADOW LANE	05/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,000	47.33	\$162,343	\$28,355	\$40,698	200.9	370.0	1.19	1.19	\$141	\$23,848	\$0.55	140.00	12406	3329/2486	
12-5280-0009-00-4	2215 VELVET	11/18/21	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$62,100	34.52	\$159,828	\$49,125	\$29,053	96.8	120.0	0.30	0.30	\$507	\$162,129	\$3.72	110.00	12409	3353/2871	
12-6750-0001-00-9	2184 WELCH	02/09/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$92,600	38.91	\$205,726	\$81,361	\$49,087	163.6	150.2	0.78	0.78	\$497	\$103,909	\$2.39	227.00	12409	3363/2416	
12-6750-0011-00-4	2223 WELCH	03/30/21	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$66,400	35.41	\$161,757	\$57,482	\$31,739	105.8	178.0	0.40	0.40	\$543	\$143,705	\$3.30	98.00	12409	3320/2464	
12-6800-0011-00-4	2158 CAROL LANE	12/20/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,600	36.00	\$194,552	\$71,929	\$31,481	104.9	132.0	0.36	0.36	\$685	\$200,919	\$4.61	118.00	12409	3359/1779	
12-6800-0014-00-3	2210 CAROL LANE	02/28/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$93,600	50.59	\$188,511	\$27,970	\$31,481	104.9	132.0	0.36	0.36	\$267	\$78,128	\$1.79	118.00	12409		
12-7240-0012-00-7	1226 W JOHN BEERS	10/28/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$136,757	\$49,711	\$21,468	71.6	124.0	0.19	0.19	\$695	\$268,708	\$6.17	65.00	12406	3350/2310	
12-9700-0013-00-7	6540 FREDONIA CIRCLE	08/17/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,700	48.97	\$198,506	\$10,220	\$33,726	112.4	201.0	0.46	0.46	\$91	\$22,169	\$0.51	100.00	12409	3287/3187	
45-0021-0027-00-1	5531 ST JOSEPH	11/23/20	\$181,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$181,500	\$49,100	27.05	\$162,770	\$93,499	\$48,877	162.9	453.0	0.56	0.25	\$574	\$166,073	\$3.81	108.00	45403	45-0021-0026-10-2	
45-0028-0052-11-9	6011 LEGION	08/06/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,000	39.39	\$160,648	\$24,937	\$20,585	168.6	75.0	0.34	0.34	\$148	\$72,491	\$1.66	200.00	45403	3286/2123	
45-0028-0081-00-3	5875 ST JOSEPH	02/23/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,800	26.56	\$136,688	\$58,781	\$15,469	101.6	97.5	0.22	0.22	\$579	\$262,415	\$6.02	100.00	45403	3316/0310	
45-0900-0001-00-7	2521 DEMORROW CIRCLE	07/29/21	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$92,100	40.48	\$191,037	\$66,410	\$29,947	99.8	118.0	0.32	0.32	\$665	\$209,495	\$4.81	117.00	45404	3338/1129	
45-0900-0008-00-1	2540 DEMORROW CIRCLE	01/19/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$96,200	38.17	\$202,193	\$88,887	\$39,080	130.3	98.5	0.47	0.47	\$682	\$191,155	\$4.39	205.66	45404	3361/2586	
45-2250-0049-00-2	5590 FAIRVIEW	12/18/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,500	31.92	\$108,405	\$50,100	\$28,505	95.0	132.0	0.30	0.30	\$527	\$165,347	\$3.80	100.00	45403	3308/2884	
45-6000-0027-00-1	5609 W KAREN COURT	01/17/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$75,100	32.72	\$180,016	\$80,676	\$31,192	104.0	90.0	0.31	0.31	\$776	\$260,245	\$5.97	150.00	45404	3363/2247	

Totals: \$8,273,300

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12406, 45403, 12409, 45404.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$7.64	\$332,895	\$19,106	
Formula Pt 1:	1947.95	5,000	0.115	\$4.68	\$203,762	\$23,389
Formula Pt 2:	-0.7082	7,500	0.172	\$3.51	\$152,904	\$26,326
	10,000	0.230	\$2.86	\$124,721	\$28,632	
	12,500	0.287	\$2.44	\$106,490	\$30,559	
	15,000	0.344	\$2.15	\$93,591	\$32,228	
	20,000	0.459	\$1.75	\$76,341	\$35,051	
	25,000	0.574	\$1.50	\$65,182	\$37,409	
	30,000	0.689	\$1.32	\$57,286	\$39,453	
	40,000	0.918	\$1.07	\$46,727	\$42,909	
	50,000	1.148	\$0.92	\$39,897	\$45,796	
	60,000	1.377	\$0.80	\$35,065	\$48,298	
	87,120	2.000	\$0.62	\$26,926	\$53,851	
	130,680	3.000	\$0.46	\$20,205	\$60,615	
	174,240	4.000	\$0.38	\$16,481	\$65,924	
	217,800	5.000	\$0.32	\$14,072	\$70,359	
	435,600	10.000	\$0.20	\$8,613	\$86,133	
	653,400	15.000	\$0.15	\$6,463	\$96,952	
	871,200	20.000	\$0.12	\$5,272	\$105,442	
	1,089,000	25.000	\$0.10	\$4,501	\$112,537	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.01	\$43,990	\$43,990
65,340	1.5	\$0.76	\$33,010	\$49,515
87,120	2.0	\$0.62	\$26,926	\$53,851
108,900	2.5	\$0.53	\$22,990	\$57,475
130,680	3.0	\$0.46	\$20,205	\$60,615
174,240	4.0	\$0.38	\$16,481	\$65,924
217,800	5.0	\$0.32	\$14,072	\$70,359
304,920	7.0	\$0.25	\$11,088	\$77,619
435,600	10.0	\$0.20	\$8,613	\$86,133
653,400	15.0	\$0.15	\$6,463	\$96,952
871,200	20.0	\$0.12	\$5,272	\$105,442
1,089,000	25.0	\$0.10	\$4,501	\$112,537
1,306,800	30.0	\$0.09	\$3,956	\$118,687
1,742,400	40.0	\$0.07	\$3,227	\$129,081
2,178,000	50.0	\$0.06	\$2,755	\$137,766
4,356,000	100.0	\$0.04	\$1,687	\$168,650

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	5	22.17%	\$1.41	\$1.66	6	15.59%	\$1.59	\$1.63	11	18.40%	\$1.51	\$1.66
1.00	1.99	0	0.00%	\$0.00	\$0.00	7	31.59%	\$1.01	\$1.09	8	15.34%	\$0.87	\$0.88	15	27.26%	\$0.93	\$0.90
2.00	4.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.69	\$0.69	1	0.00%	\$0.58	\$0.58	2	8.66%	\$0.64	\$0.64
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	14	35.39%	\$1.12	\$1.11	16	34.72%	\$1.13	\$0.99	30	35.20%	\$1.13	\$1.06

LAND ANALYSIS 12407 - WYNDSTONE 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
12-8900-0025-00-2	2163 MCCORMICK TRAIL	11/15/21	\$423,000	WD	03-ARM'S LENGTH	\$423,000	\$201,500	47.64	\$412,175	\$49,324	\$38,499	96.2	172.0	0.40	0.40	\$512	\$123,002	\$2.82	86.00	12407	3353/0102		
12-8900-0026-00-9	2175 MCCORMICK TRAIL	07/19/21	\$436,000	WD	03-ARM'S LENGTH	\$436,000	\$163,600	37.52	\$402,816	\$71,005	\$37,821	94.6	168.0	0.37	0.37	\$751	\$194,003	\$4.45	95.00	12407	3338/0846		
12-8900-0033-00-5	2254 MCCORMICK TRAIL	10/05/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$189,400	46.20	\$409,130	\$38,923	\$38,053	95.1	185.0	0.38	0.38	\$409	\$101,893	\$2.34	90.00	12407	3293/3218		
12-8900-0034-00-1	2238 MCCORMICK TRAIL	02/26/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$163,200	43.75	\$344,197	\$66,856	\$38,053	95.1	185.0	0.38	0.38	\$703	\$175,016	\$4.02	90.00	12407	3316/2800		
12-8900-0035-00-8	2222 MCCORMICK TRAIL	11/11/21	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$154,800	37.21	\$325,967	\$128,086	\$38,053	95.1	185.0	0.38	0.38	\$1,346	\$335,304	\$7.70	90.00	12407	3355/0464		
12-8900-0050-00-7	2093 MCCORMICK TRAIL	06/24/21	\$451,500	WD	03-ARM'S LENGTH	\$451,500	\$200,400	44.39	\$418,717	\$69,865	\$37,082	92.7	155.0	0.35	0.35	\$754	\$202,507	\$4.65	97.00	12407	3334/2273		
12-8900-0054-00-2	2128 JONI LANE	05/28/21	\$403,000	WD	03-ARM'S LENGTH	\$403,000	\$190,500	47.27	\$389,800	\$50,160	\$36,960	92.4	172.0	0.36	0.36	\$543	\$141,296	\$3.24	90.00	12407	3329/1904		
12-8900-0056-00-5	2100 JONI LANE	12/30/20	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$163,700	44.48	\$342,922	\$63,341	\$38,263	95.7	194.0	0.39	0.39	\$662	\$161,584	\$3.71	88.00	12407	3310/1256		
12-8900-0059-00-4	6134 FULLERTON ROAD	10/09/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$178,500	45.54	\$398,565	\$34,136	\$40,701	101.8	137.0	0.39	0.39	\$335	\$88,207	\$2.02	123.00	12407	3295/2986		
12-8900-0061-00-9	2025 JONI LANE	04/20/21	\$384,999	WD	03-ARM'S LENGTH	\$384,999	\$185,500	48.18	\$379,259	\$43,521	\$37,781	94.5	173.0	0.37	0.37	\$461	\$117,943	\$2.71	93.00	12407	3323/2991		
12-8900-0063-00-1	2053 JONI LANE	09/03/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$154,800	40.74	\$343,462	\$77,173	\$40,635	101.6	173.0	0.42	0.42	\$760	\$185,067	\$4.25	105.00	12407	3343/2604		
12-8900-0067-00-7	2125 JONI LANE	10/16/20	\$419,900	WD	03-ARM'S LENGTH	\$419,900	\$207,900	49.51	\$447,303	\$24,695	\$52,098	130.2	313.0	0.77	0.77	\$190	\$32,113	\$0.74	107.00	12407	3301/2249		
12-8900-0067-00-7	2125 JONI LANE	11/12/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$212,500	44.64	\$447,303	\$80,795	\$52,098	130.2	313.0	0.77	0.77	\$620	\$105,065	\$2.41	107.00	12407	3354/0505		
12-8900-0068-00-3	5976 LONGHORN TRAIL	01/14/22	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$191,700	46.64	\$405,984	\$45,576	\$40,560	101.4	217.0	0.45	0.45	\$449	\$101,732	\$2.34	90.00	12407	3363/2744		
12-8900-0074-00-3	6044 WABASH	02/11/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$165,100	39.31	\$344,941	\$117,652	\$42,593	106.5	170.0	0.45	0.45	\$1,105	\$262,616	\$6.03	114.90	12407	3363/1946		
12-8900-0083-00-2	5919 WYNDSTONE DRIVE	12/14/20	\$331,600	WD	03-ARM'S LENGTH	\$331,600	\$147,800	44.57	\$309,288	\$60,264	\$37,952	94.9	189.0	0.36	0.36	\$635	\$169,281	\$3.89	101.00	12407	3304/1766		
12-8900-0085-00-5	2024 HALSTED DRIVE	06/15/21	\$411,500	WD	03-ARM'S LENGTH	\$411,500	\$204,100	49.60	\$414,722	\$33,635	\$36,857	92.1	168.0	0.35	0.35	\$365	\$95,826	\$2.20	91.00	12407	3335/2097		
12-8900-0103-00-3	5969 LONGHORN TRAIL	11/09/21	\$391,540	WD	03-ARM'S LENGTH	\$391,540	\$155,900	39.82	\$337,484	\$91,498	\$37,442	93.6	139.0	0.37	0.37	\$977	\$249,313	\$5.72	88.00	12407	3352/1756		
12-8900-0109-00-1	2077 HALSTED DRIVE	08/14/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$156,100	47.32	\$319,991	\$44,067	\$34,158	85.4	182.0	0.32	0.32	\$516	\$138,575	\$3.18	76.00	12407	3288/0640		
12-8901-0125-00-5	5799 HAYDEN COURT	08/06/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$209,300	46.52	\$430,713	\$67,922	\$48,735	121.8	253.0	0.73	0.73	\$557	\$93,171	\$2.14	80.00	12407	3340/0071		
12-8901-0128-00-4	5835 RACINE DRIVE	09/04/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,600	43.00	\$309,133	\$47,654	\$36,787	92.0	170.0	0.35	0.35	\$518	\$135,766	\$3.12	90.00	12407	3294/1184		
12-8901-0133-00-8	5905 RACINE DRIVE	06/26/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$157,100	47.62	\$334,521	\$32,166	\$36,787	92.0	170.0	0.35	0.35	\$350	\$91,641	\$2.10	90.00	12407	3281/0132		
12-8901-0138-00-0	5909 WABASH	07/15/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$151,500	48.56	\$327,276	\$23,893	\$39,169	97.9	115.0	0.35	0.35	\$244	\$67,878	\$1.56	122.00	12407	3282/2432		
12-8901-0145-00-6	5850 RACINE DRIVE	07/08/20	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$139,800	45.11	\$298,676	\$50,677	\$39,453	98.6	114.0	0.35	0.35	\$514	\$146,890	\$3.37	132.00	12407	3285/0224		
12-8901-0147-00-9	5828 RACINE DRIVE	09/04/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$159,000	46.09	\$336,199	\$52,794	\$43,993	110.0	208.0	0.45	0.45	\$480	\$116,286	\$2.67	128.00	12407	3290/0825		
12-8901-0161-00-1	6066 LONGHORN TRAIL	08/31/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$204,800	57.69	\$390,986	\$1,219	\$37,205	93.0	172.0	0.36	0.36	\$13	\$3,396	\$0.08	91.00	12407	3288/2598		
12-8901-0179-00-8	5956 RACINE DRIVE	04/21/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$158,900	40.75	\$328,984	\$98,080	\$37,164	92.9	190.0	0.36	0.36	\$1,056	\$272,444	\$6.25	90.00	12407	3323/3417		
12-8901-0195-00-3	6090 BLACKHAWK	10/20/21	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$216,000	42.27	\$484,901	\$68,548	\$42,449	106.1	214.0	0.45	0.45	\$646	\$150,987	\$3.47	109.00	12407	3350/1319		
12-8901-0222-00-1	6155 COMISKEY ROAD	08/19/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$194,700	41.43	\$429,103	\$81,746	\$40,849	102.1	172.0	0.40	0.40	\$800	\$205,909	\$4.73	118.00	12407	3341/0506		
Totals:			\$11,421,539			\$11,421,539	\$5,115,700		\$10,864,518	\$1,715,271	\$1,158,250	2,895.6		12.16	12.16								
Sale. Ratio =>								44.79				Average					Average						
Std. Dev. =>								4.21				per FF=>					per Net Acre=>	141,104.89					
Average																	Average						
per SqFt=>																		per SqFt=>	\$3.24				

2018	FF RATE USED	325
2019	FF RATE USED	350
2020	FF RATE USED	400
2021	FF RATE USED	425
2022	FF RATE USED	400
2023	FF RATE USED	425

LAND ANALYSIS 12410 - TOWNSHIP CONDOS - MAIDEN LANE

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	Land Type	ECF Area	Liber/Page			
12-4800-0001-00-0	3713 BUNGALOW	07/10/20	\$295,476	WD	03-ARM'S LENGTH	\$295,476	\$133,500	45.18	\$262,054	\$68,422	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3282/3072			
12-4800-0012-00-0	3809 BUNGALOW	04/06/20	\$292,963	WD	03-ARM'S LENGTH	\$292,963	\$151,400	51.68	\$297,370	\$30,593	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3271/1560			
12-4800-0016-00-0	3843 BUNGALOW	04/01/20	\$303,346	WD	03-ARM'S LENGTH	\$303,346	\$143,900	47.44	\$296,050	\$42,296	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3271/1563			
12-4800-0018-00-0	3859 BUNGALOW	09/18/20	\$294,035	WD	03-ARM'S LENGTH	\$294,035	\$105,200	35.78	\$294,285	\$34,750	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3292/0150			
12-4800-0019-00-0	3869 BUNGALOW	07/01/20	\$342,348	WD	03-ARM'S LENGTH	\$342,348	\$93,700	27.37	\$343,751	\$33,597	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3281/3195			
12-4800-0020-00-0	3875 BUNGALOW	05/06/20	\$286,234	WD	03-ARM'S LENGTH	\$286,234	\$90,700	31.69	\$289,217	\$32,017	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3275/3265			
12-4800-0022-00-0	3864 BUNGALOW	12/09/20	\$322,700	WD	03-ARM'S LENGTH	\$322,700	\$169,900	52.65	\$330,477	\$57,223	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3304/1911			
12-4800-0023-00-0	3848 BUNGALOW	07/30/20	\$401,864	WD	03-ARM'S LENGTH	\$401,864	\$171,100	42.58	\$387,656	\$79,208	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3286/0272			
12-4800-0037-00-0	4093 BUNGALOW	09/08/20	\$298,927	WD	03-ARM'S LENGTH	\$298,927	\$144,600	48.37	\$299,709	\$34,218	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3291/2560			
12-4800-0038-00-0	4087 BUNGALOW	08/04/20	\$307,953	WD	03-ARM'S LENGTH	\$307,953	\$173,700	56.40	\$329,399	\$13,554	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3285/0659			
12-4800-0062-00-0	3879 BUNGALOW PATH	12/15/21	\$412,076	WD	03-ARM'S LENGTH	\$412,076	\$0	0.00	\$324,326	\$122,750	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3357/1919			
12-4800-0063-00-0	3904 BUNGALOW PATH	10/19/21	\$464,520	WD	21-NOT USED/OTHEI	\$464,520	\$0	0.00	\$441,799	\$120,221	\$97,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3349/1028			
12-4800-0064-00-0	3910 BUNGALOW PATH	09/09/21	\$461,954	WD	21-NOT USED/OTHEI	\$461,954	\$0	0.00	\$439,711	\$119,743	\$97,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3343/1591			
12-4800-0065-00-0	3928 BUNGALOW PATH	08/02/21	\$489,602	WD	03-ARM'S LENGTH	\$489,602	\$0	0.00	\$445,750	\$141,352	\$97,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3338/2996			
12-4800-0067-00-0	3954 BUNGALOW PATH	07/26/21	\$400,031	WD	03-ARM'S LENGTH	\$400,031	\$0	0.00	\$344,859	\$120,172	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3337/2916			
12-4800-0068-00-0	3960 BUNGALOW PATH	09/29/21	\$421,202	WD	21-NOT USED/OTHEI	\$421,202	\$0	0.00	\$390,020	\$96,182	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3346/3227			
12-4800-0070-00-0	3978 BUNGALOW PATH	06/04/21	\$433,662	WD	03-ARM'S LENGTH	\$433,662	\$0	0.00	\$399,765	\$98,897	\$65,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	POND	12410	3330/2607			
12-4800-0038-00-0	4087 BUNGALOW	08/04/20	\$307,953	WD	03-ARM'S LENGTH	\$307,953	\$173,700	56.40	\$329,399	\$13,554	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	NONPOND	12410	3285/0659			
Totals:			\$6,536,846			\$6,536,846	\$1,551,400		\$6,245,597	\$1,258,749	\$967,500	0.0		0.00	0.00									
									Sale. Ratio =>	23.73	Average			Average			Average							
									Std. Dev. =>	23.81	Non Pond Site			\$42,575	Pond Site			104,124.75	per SqFt=>			#DIV/0!		

2020 Rates		
Non Pond Rate	\$34,176	\$35,000
Pond Rate	\$49,942	\$50,000
2022 Rates		
Non Pond Rate	\$28,896	\$35,000
Pond Rate	\$65,605	\$65,000

2021 Rates		
Non Pond	\$38,274	\$35,000
Pond	\$64,119	\$60,000
2023 Rates		
Non Pond	\$42,575	\$45,000
Pond	\$104,125	\$90,000

LAND ANALYSIS

12410 - TOWNSHIP CONDOS - WOODBRIDGE

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	Liber/Page	
12-8787-0002-00-5	5521 IVY DRIVE	01/04/22	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$120,700	48.87	\$223,608	\$78,392	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3361/0867	
12-8787-0003-00-1	5530 IVY	07/13/20	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$123,800	49.82	\$237,627	\$65,873	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3283/0552	
12-8787-0010-00-8	5537 IVY	09/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,600	45.21	\$236,805	\$98,195	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3344/2097	
12-8787-0011-00-4	5539 IVY	04/06/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$127,400	55.88	\$244,320	\$38,680	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3271/0407	
12-8787-0015-00-0	5551 IVY	12/04/20	\$269,999	WD	03-ARM'S LENGTH	\$269,999	\$133,900	49.59	\$258,427	\$66,572	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3307/2975	
12-8787-0021-00-0	5564 IVY	10/06/21	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$131,600	47.17	\$245,445	\$88,555	\$55,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3347/3279	
Totals:			\$1,552,499			\$1,552,499	\$764,000		\$1,446,232	\$436,267	\$330,000	0.0	0.0	0.00	0.00							
								Sale. Ratio =>	49.21			Average		Average		Average		Average				
								Std. Dev. =>	3.60	Average Site	\$72,711	per FF=>	#DIV/0!	per Net Acre=>	#DIV/0!	per SqFt=>	#DIV/0!					

2020 Site Value	
Site Value	\$60,000
2021 Site Value	
Site Value	\$70,618
2022 Site Value	
Site Value	\$55,213
2023 Site Value	
Site Value	\$72,711

LAND ANALYSIS

12410 - TOWNSHIP CONDOS - PEACH TREE

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	Liber/Page	
12-5960-0009-00-4	1812 PEACHTREE	09/14/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$112,600	44.16	\$222,573	\$67,427	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3345/2261	
12-5960-0007-00-1	1772 PEACHTREE	11/26/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,700	35.42	\$228,556	\$31,444	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12410	3258/3157	
Totals:			\$255,000			\$480,000	\$192,300		\$451,129	\$98,871	\$70,000	0.0		0.00	0.00							
								Sale. Ratio =>	40.06	Average		Average		Average		Average						
								Std. Dev. =>	#DIV/0!	Average Site	\$49,436	per FF=>	#DIV/0!	Average	per Net Acre=>	#DIV/0!	Average	per SqFt=>	#DIV/0!			

2020 Site Value	
Site Value	\$28,060 \$30,000
2021 Site Value	
Site Value	\$40,291 \$35,000
2022 Site Value	
Site Value	\$31,444 \$35,000
2022 Site Value	
Site Value	\$49,436 \$45,000

LAND ANALYSIS 12411 - TOWNSHIP RENTAL CONDOS

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	Liber/Page	Other Parcels in Sale	
12-3200-0001-00-4	3925 REINHARDT	10/08/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,800	33.74	\$95,005	\$54,995	\$35,000	0.0	0.0	1.00	0.00	#DIV/0!	\$54,995	\$1.26	0.00	12411	3355/1373		
12-5820-0004-00-7	2923 PAGODA	12/02/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$41,900	40.68	\$99,533	\$38,467	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12411	3305/2140		
12-5820-0011-00-3	2997 PAGODA	01/05/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$39,000	57.35	\$93,122	\$9,878	\$35,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	12411	3359/2971		
Totals:			\$286,000			\$286,000	\$119,700		\$287,660	\$103,340	\$105,000	0.0		1.00	0.00								
								41.85						Average									
								12.14	Average Site					Average									
										\$34,447	per FF=>			#DIV/0!									
														per Net Acre=>	103,340.00								
																							Average
																							per SqFt=>
																							\$2.37

	Estimate	Final Value
2021 SITE VALUE	\$25,000	\$25,000
2022 SITE VALUE	\$37,438	\$35,000
2023 SITE VALUE	\$34,447	\$35,000

LAND ANALYSIS

12421 - LAKE MICHIGAN LAKEFRONT HOMES - EROSION DANGER

No Sales during Timeframe

2018	FF RATE USED	2000
2019	FF RATE USED	1800
2020	FF RATE USED	1600
2021	FF RATE USED	1300
2022	FF RATE USED	1300
2023	FF RATE USED	1300

LAND ANALYSIS

12421 - LAKE MICHIGAN LAKEFRONT HOMES - BLUFF NO ROCKS

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	Liber/Page	Other Parcels in Sale	
12-0020-0014-01-2	5226 PINE LANE	09/21/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$216,100	38.59	\$504,342	\$560,000	\$504,342	144.1	2047.0	9.40	9.40	\$3,886	\$59,581	\$1.37	200.00	12421	3293/2904		
12-0020-0014-03-9	5124 NOTRE DAME	12/21/20	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$269,100	84.62	\$387,572	\$318,000	\$387,572	130.3	1533.0	5.28	5.28	\$2,441	\$60,239	\$1.38	150.00	12421	3309/1755		
12-0020-0014-08-0	5134 NOTRE DAME	10/28/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$183,900	26.27	\$657,204	\$282,009	\$239,213	91.1	380.0	0.78	0.78	\$3,095	\$363,414	\$8.34	89.00	12421	3351/2480		
Totals:			\$1,578,000			\$1,578,000	\$669,100		\$1,549,118	\$1,160,009	\$1,131,127	365.5		15.45	15.45								
							Sale. Ratio =>	42.40			Average			Average		Average		Average					
							Std. Dev. =>	30.76			per FF=>	\$3,174		per Net Acre=>	75,062.06	per SqFt=>	\$1.72						

2018	FF RATE USED	4800
2019	FF RATE USED	4400
2020	FF RATE USED	4000
2021	FF RATE USED	3600
2022	FF RATE USED	3500
2023	FF RATE USED	3500

LAND ANALYSIS
12421 - LAKE MICHIGAN LAKEFRONT HOMES - BLUFF WITH ROCKS

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	Liber/Page	Other Parcels in Sale	
12-0020-0006-01-0	5012 NOTRE DAME	11/30/20	\$305,625	WD	03-ARM'S LENGTH	\$305,625	\$207,800	67.99	\$356,849	\$245,202	\$296,426	71.9	390.0	0.63	0.63	\$3,412	\$391,072	\$8.98	70.00	12421	3308/0100		
12-0020-0011-00-5	5692 DUNHAM	08/10/20	\$862,500	WD	03-ARM'S LENGTH	\$862,500	\$336,700	39.04	\$734,744	\$646,455	\$518,699	94.3	345.0	0.74	0.74	\$6,855	\$877,144	\$20.14	93.00	12421	3286/2922		
12-0020-0013-01-6	5290 PINE LANE	07/15/21	\$995,000	WD	03-ARM'S LENGTH	\$995,000	\$408,300	41.04	\$889,597	\$598,072	\$492,669	89.6	320.0	0.65	0.65	\$6,677	\$914,483	\$20.99	89.00	12421	3341/2195		
12-5600-0009-00-1	5040 NOTRE DAME	09/30/21	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$512,500	37.96	\$1,088,555	\$756,938	\$495,493	90.1	303.0	0.63	0.63	\$8,402	\$1,209,166	\$27.76	90.00	12421	3347/0413		
Totals:			\$3,513,125			\$3,513,125	\$1,465,300		\$3,069,745	\$2,246,667	\$1,803,287	345.8		2.64	2.64								
						Sale. Ratio =>		41.71		Average		Average		Average									
						Std. Dev. =>		14.38		per FF=>		\$6,496		per Net Acre=>	849,722.77		per SqFt=>	\$19.51					

2018	FF RATE USED	6200
2019	FF RATE USED	5600
2020	FF RATE USED	5000
2021	FF RATE USED	4500
2022	FF RATE USED	5500
2023	FF RATE USED	6000

LAND ANALYSIS
12421 - LAKE MICHIGAN LAKEFRONT HOMES - BLUFF WITH BEACH

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	Liber/Page	Other Parcels in Sale	
12-4940-0021-00-4	4790 BERRIEN	11/16/20	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$321,100	46.60	\$611,460	\$405,886	\$328,346	54.7	740.0	0.85	0.85	\$7,417	\$478,075	\$10.98	50.00	12421	3301/2421		
12-8600-0013-01-0	7198 WAVERLAND	10/19/21	\$1,069,000	WD	03-ARM'S LENGTH	\$1,069,000	\$487,100	45.57	\$960,906	\$725,606	\$617,512	102.9	400.0	0.92	0.92	\$7,050	\$790,420	\$18.15	100.00	12421	3350/1965		
Totals:			\$1,758,000			\$1,758,000	\$808,200		\$1,572,366	\$1,131,492	\$945,858	157.6		1.77	1.77								
								Sale. Ratio =>	45.97					Average									
								Std. Dev. =>	0.73					per FF=>									
														Average									
														per Net Acre=>	640,346.35								
																							Average
																							per SqFt=>
																							\$14.70

2018	FF RATE USED	8000
2019	FF RATE USED	7200
2020	FF RATE USED	6500
2021	FF RATE USED	6000
2022	FF RATE USED	6000
2023	FF RATE USED	6500

LAND ANALYSIS
12421 - LAKE MICHIGAN LAKEFRONT HOMES - LAKEFRONT BEACH

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	Liber/Page	Other Parcels in Sale	
12-2750-0058-01-7	6060 GRAND MERE	12/01/18	\$2,600,000	WD	ARMS LENGTH	\$2,600,000	\$1,219,400	46.90	\$1,976,451	\$1,429,659	\$806,110	124.0	404.0	1.95	1.95	\$11,528	\$733,911	\$16.85	210.00	W BEACH	3224/1451		
12-0031-0013-02-0	7022 WAVERLAND	04/03/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$687,500	68.75	\$1,075,211	\$546,507	\$621,718	109.1	715.0	1.64	1.64	\$5,010	\$333,033	\$7.65	100.00	12421	3271/1601		
Totals:			\$3,600,000			\$3,600,000	\$1,906,900		\$3,051,662	\$1,976,166	\$1,427,828	233.1		3.59	3.59								
							Sale. Ratio ->	52.97			Average			Average									
							Std. Dev. ->	15.45			Average			per Net Acre->	550,310.78			Average					
											per FF->	\$8,479						per SqFt->	\$12.63				

2018	FF RATE USED	9500
2019	FF RATE USED	9000
2020	FF RATE USED	8200
2021	FF RATE USED	7600
2022	FF RATE USED	7600
2023	FF RATE USED	8000

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12421.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net					
	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
	2,500	0.057	\$159.32	\$6,939,898	\$398,295	
Formula Pt 1:	219577.59	5,000	0.115	\$83.97	\$3,657,923	\$419,872
Formula Pt 2:	-0.9239	7,500	0.172	\$57.74	\$2,515,044	\$433,031
	10,000	0.230	\$44.26	\$1,928,039	\$442,617	
	12,500	0.287	\$36.02	\$1,568,851	\$450,198	
	15,000	0.344	\$30.43	\$1,325,644	\$456,489	
	20,000	0.459	\$23.33	\$1,016,242	\$466,594	
	25,000	0.574	\$18.98	\$826,919	\$474,586	
	30,000	0.689	\$16.04	\$698,728	\$481,218	
	40,000	0.918	\$12.30	\$535,647	\$491,871	
	50,000	1.148	\$10.01	\$435,857	\$500,296	
	60,000	1.377	\$8.45	\$368,290	\$507,286	
	87,120	2.000	\$5.99	\$260,946	\$521,892	
	130,680	3.000	\$4.12	\$179,416	\$538,248	
	174,240	4.000	\$3.16	\$137,541	\$550,164	
	217,800	5.000	\$2.57	\$111,917	\$559,587	
	435,600	10.000	\$1.35	\$58,990	\$589,901	
	653,400	15.000	\$0.93	\$40,559	\$608,389	
	871,200	20.000	\$0.71	\$31,093	\$621,857	
	1,089,000	25.000	\$0.58	\$25,300	\$632,508	

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$11.37	\$495,073	\$495,073
65,340	1.5	\$7.81	\$340,393	\$510,589
87,120	2.0	\$5.99	\$260,946	\$521,892
108,900	2.5	\$4.87	\$212,332	\$530,831
130,680	3.0	\$4.12	\$179,416	\$538,248
174,240	4.0	\$3.16	\$137,541	\$550,164
217,800	5.0	\$2.57	\$111,917	\$559,587
304,920	7.0	\$1.88	\$82,015	\$574,102
435,600	10.0	\$1.35	\$58,990	\$589,901
653,400	15.0	\$0.93	\$40,559	\$608,389
871,200	20.0	\$0.71	\$31,093	\$621,857
1,089,000	25.0	\$0.58	\$25,300	\$632,508
1,306,800	30.0	\$0.49	\$21,378	\$641,346
1,742,400	40.0	\$0.38	\$16,389	\$655,544
2,178,000	50.0	\$0.31	\$13,335	\$666,772
4,356,000	100.0	\$0.16	\$7,029	\$702,893

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	7	31.95%	\$16.48	\$18.15	7	32.48%	\$16.01	\$15.89	14	35.41%	\$16.24	\$15.93
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$7.65	\$7.65	1	0.00%	\$8.32	\$8.32	2	4.20%	\$7.99	\$7.99
2.00	4.99	1	0.00%	\$8.78	\$8.78	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$8.78	\$8.78
5.00	9.99	2	0.36%	\$1.38	\$1.38	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	0.36%	\$1.38	\$1.38
10.00	10000.00	1	0.00%	\$0.58	\$0.58	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.58	\$0.58
0.00	10000.00	4	149.27%	\$3.03	\$1.38	8	43.85%	\$15.37	\$14.57	8	38.74%	\$15.05	\$14.10	20	58.70%	\$12.78	\$11.03

**LAND ANALYSIS - VACANT
12422 - LAKE ACCESS AND LAKE COMMUNITY**

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	Liber/Page	Other Parcels in Sale	
12-7325-0004-00-7	3000 SUNDOWN	06/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,700	49.13	\$147,474	\$150,000	\$147,474	122.9	100.0	0.53	0.53	\$1,221	\$284,091	\$6.52	230.00	12422	3335/1099		
Totals:						\$150,000	\$73,700		\$147,474	\$150,000	\$147,474	122.9		0.53	0.53								
						Sale. Ratio =>		49.13		Average				Average									
						Std. Dev. =>		#DIV/0!		per FF=>		\$1,221		per Net Acre=>		284,090.91		per SqFt=>		\$6.52			

LAND ANALYSIS
12422 - LAKE ACCESS AND LAKE COMMUNITY - STANDARD

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	Liber/Page	Other Parcels in Sale	
12-7300-0008-00-7	3030 OAK LANE	06/30/21	\$736,800	WD	03-ARM'S LENGTH	\$736,800	\$254,100	34.49	\$578,342	\$313,352	\$154,894	129.1	300.0	0.83	0.83	\$2,428	\$379,361	\$8.71	120.00	12422	3335/0256		
12-7310-0013-00-8	3020 OAK LANE	09/30/21	\$663,571	WD	03-ARM'S LENGTH	\$663,571	\$300,100	45.23	\$592,723	\$231,852	\$161,004	134.2	175.0	0.79	0.79	\$1,728	\$292,373	\$6.71	155.00	12422	3348/0410		
12-7310-0016-00-7	3060 OAK LANE	05/26/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$394,500	50.90	\$788,322	\$123,693	\$137,015	114.2	148.0	0.57	0.57	\$1,083	\$217,387	\$4.99	135.00	12422	3329/0783		
12-7325-0003-00-1	3030 SUNDOWN	06/16/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$218,300	38.30	\$415,669	\$296,231	\$141,900	118.3	112.0	0.54	0.54	\$2,505	\$548,576	\$12.59	180.00	12422	3332/0630		
12-7325-0004-00-7	3000 SUNDOWN	06/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$73,700	49.13	\$147,474	\$150,000	\$147,474	122.9	100.0	0.53	0.53	\$1,221	\$284,091	\$6.52	230.00	12422	3335/1099		
12-7325-0005-00-3	2962 SUNDOWN	06/22/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$222,900	48.46	\$449,611	\$151,222	\$140,833	117.4	100.0	0.50	0.50	\$1,289	\$304,883	\$7.00	207.00	12422	3335/2956		
12-8625-0003-00-5	3030 WILD DUNES	04/08/20	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$239,700	61.15	\$449,751	\$64,963	\$122,714	102.3	133.0	0.43	0.43	\$635	\$152,138	\$3.49	140.00	12422	3272/0842		
12-8625-0011-00-8	3170 WILD DUNES	07/20/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$219,800	46.27	\$418,639	\$157,442	\$101,081	84.2	235.0	0.38	0.38	\$1,869	\$419,845	\$9.64	69.00	12422	3283/2113		
12-8625-0012-00-4	3133 WILD DUNES	08/14/20	\$1,040,000	PTA	03-ARM'S LENGTH	\$1,040,000	\$397,000	38.17	\$828,430	\$396,176	\$184,606	153.8	128.0	0.89	0.89	\$2,575	\$444,143	\$10.20	244.00	12422			
12-8627-0020-00-3	3141 DUNES VALLEY	08/31/20	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$288,200	51.46	\$587,023	\$109,387	\$136,410	113.7	115.0	0.49	0.49	\$962	\$225,076	\$5.17	184.00	12422	3290/1926		
12-8627-0022-00-6	3176 DUNES VALLEY	08/03/20	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$455,800	60.37	\$786,741	\$92,925	\$124,666	103.9	210.0	0.60	0.60	\$894	\$155,393	\$3.57	70.00	12422	3286/1291		
12-8627-0023-00-2	3158 DUNES VALLEY	04/07/20	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$369,200	50.92	\$709,103	\$142,812	\$126,915	105.8	150.0	0.59	0.59	\$1,350	\$244,123	\$5.60	70.00	12422	3271/0293		
12-8627-0032-00-1	2930 DUNES VALLEY	10/01/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$308,300	49.73	\$607,721	\$132,308	\$120,029	100.0	130.0	0.41	0.41	\$1,323	\$323,491	\$7.43	137.00	12422	3295/0818		
12-8627-0038-00-0	3029 DUNES VALLEY	10/30/20	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$298,700	50.20	\$565,376	\$155,579	\$125,955	105.0	128.0	0.44	0.44	\$1,482	\$352,787	\$8.10	150.00	12422	3299/0597		
Totals:						\$8,517,371	\$4,040,300		\$7,924,925	\$2,517,942	\$1,925,496	1,604.6		7.97	7.97		Average						
						Sale. Ratio =>		47.44	Average		\$1,569	Average		316,125.80	Average		per SqFt=>	\$7.26					
						Std. Dev. =>		7.58	Average			per Net Acre=>											

2018	FF RATE USED	1,300
2019	FF RATE USED	1,500
2020	FF RATE USED	1,500
2021	FF RATE USED	1,200
2022	FF RATE USED	1,200
2023	FF RATE USED	1,500

LAND ANALYSIS
12422 - LAKE ACCESS AND LAKE COMMUNITY - LAKE INFLUENCE

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	Liber/Page	Other Parcels in Sale	
12-0031-0010-03-9	7185 WAVERLAND	11/23/20	\$732,000	OTH	03-ARM'S LENGTH	\$732,000	\$327,200	44.70	\$627,865	\$225,708	\$121,573	152.0	580.0	1.35	1.35	\$1,485	\$167,067	\$3.84	101.50	12422	3304/0839		
12-7315-0006-00-2	3057 SUNDANCE	12/11/20	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$405,500	52.66	\$801,847	\$55,872	\$87,719	109.6	130.0	0.48	0.48	\$510	\$115,917	\$2.66	156.00	12422	3305/0700		
12-7315-0014-00-5	3098 SUNDANCE	11/26/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$419,800	48.53	\$791,288	\$169,913	\$96,201	120.3	132.0	0.57	0.57	\$1,413	\$299,670	\$6.88	179.00	12422	3355/2717		
Totals:			\$2,367,000			\$2,367,000	\$1,152,500		\$2,221,000	\$451,493	\$305,493	381.9		2.40	2.40								
							Sale. Ratio =>	48.69			Average			Average			Average						
							Std. Dev. =>	3.98			per FF=>	\$1,182		per Net Acre=>	188,122.08		per SqFt=>	\$4.32					

2018	FF RATE USED	850
2019	FF RATE USED	850
2020	FF RATE USED	1000
2021	FF RATE USED	800
2022	FF RATE USED	800
2023	FF RATE USED	1000

LAND ANALYSIS
12422 - LAKE ACCESS AND LAKE COMMUNITY - LAKEFRONT ROAD VIEW

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	Liber/Page	Other Parcels in Sale	
12-7310-0020-04-7	3205 DUNE LANE	10/22/21	\$1,300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,300,000	\$285,100	21.93	\$1,327,494	\$950,800	\$706,135	305.2	657.0	1.79	0.47	\$3,115	\$531,173	\$12.19	376.00	12422	3350/0264	12-7310-0020-03-9, 12-7310-0021-00-1	
12-8625-0010-00-1	3230 WILD DUNES	11/12/21	\$1,425,000	WD	03-ARM'S LENGTH	\$1,425,000	\$434,700	30.51	\$841,875	\$815,676	\$232,551	83.1	264.0	0.39	0.39	\$9,821	\$2,086,128	\$47.89	59.00	12422	3354/3376		
Totals:			\$2,725,000			\$2,725,000	\$719,800		\$2,169,369	\$1,766,476	\$938,686	388.3		2.18	0.87								
							Sale. Ratio =>	26.41			Average			Average				Average					
							Std. Dev. =>	6.06			per FF=>	\$4,549		per Net Acre=>	809,938.56		per SqFt=>	\$18.59					

2018	FF RATE USED	3500
2019	FF RATE USED	3500
2020	FF RATE USED	3500
2021	FF RATE USED	2800
2022	FF RATE USED	2800
2023	FF RATE USED	3500

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12422.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$21.45	\$934,284	\$53,621
Formula Pt 1: 1424.13	5,000	0.115	\$14.79	\$644,244	\$73,949
Formula Pt 2: -0.5363	7,500	0.172	\$11.90	\$518,347	\$89,247
	10,000	0.230	\$10.20	\$444,244	\$101,984
	12,500	0.287	\$9.05	\$394,142	\$113,103
	15,000	0.344	\$8.21	\$357,431	\$123,082
	20,000	0.459	\$7.03	\$306,332	\$140,649
	25,000	0.574	\$6.24	\$271,784	\$155,983
	30,000	0.689	\$5.66	\$246,470	\$169,745
	40,000	0.918	\$4.85	\$211,234	\$193,971
	50,000	1.148	\$4.30	\$187,411	\$215,119
	60,000	1.377	\$3.90	\$169,955	\$234,098
	87,120	2.000	\$3.19	\$139,149	\$278,298
	130,680	3.000	\$2.57	\$111,957	\$335,870
	174,240	4.000	\$2.20	\$95,951	\$383,805
	217,800	5.000	\$1.95	\$85,130	\$425,650
	435,600	10.000	\$1.35	\$58,702	\$587,021
	653,400	15.000	\$1.08	\$47,231	\$708,460
	871,200	20.000	\$0.93	\$40,479	\$809,572
	1,089,000	25.000	\$0.82	\$35,913	\$897,836

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$4.63	\$201,794	\$201,794
65,340	1.5	\$3.73	\$162,360	\$243,540
87,120	2.0	\$3.19	\$139,149	\$278,298
108,900	2.5	\$2.83	\$123,456	\$308,639
130,680	3.0	\$2.57	\$111,957	\$335,870
174,240	4.0	\$2.20	\$95,951	\$383,805
217,800	5.0	\$1.95	\$85,130	\$425,650
304,920	7.0	\$1.63	\$71,076	\$497,529
435,600	10.0	\$1.35	\$58,702	\$587,021
653,400	15.0	\$1.08	\$47,231	\$708,460
871,200	20.0	\$0.93	\$40,479	\$809,572
1,089,000	25.0	\$0.82	\$35,913	\$897,836
1,306,800	30.0	\$0.75	\$32,568	\$977,050
1,742,400	40.0	\$0.64	\$27,912	\$1,116,495
2,178,000	50.0	\$0.57	\$24,764	\$1,238,221
4,356,000	100.0	\$0.39	\$17,077	\$1,707,653

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$6.52	\$6.52	5	9.81%	\$6.24	\$6.71	7	16.33%	\$6.16	\$6.01	13	12.81%	\$6.22	\$6.52
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$3.84	\$3.84	2	14.56%	\$3.61	\$3.61	3	9.11%	\$3.68	\$3.84
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$2.89	\$2.89	1	0.00%	\$2.89	\$2.89
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	1	0.00%	\$6.52	\$6.52	6	16.68%	\$5.84	\$6.16	10	25.75%	\$5.32	\$5.18	17	22.12%	\$5.57	\$5.60

**LAND ANALYSIS - VACANT
12423 - LAKE INFLUENCE HOMES**

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	Liber/Page	Other Parcels in Sale	
12-0016-0015-04-5	4780 RIDGE	08/11/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,000	52.94	\$100,503	\$85,000	\$100,503	211.6	659.0	1.97	0.00	\$402	\$43,213	\$0.99	130.00	Lake Inf	3298/0671		
		Totals:	\$85,000			\$85,000	\$45,000		\$100,503	\$85,000	\$100,503	211.6		1.97	0.00								
								Sale. Ratio =>	52.94			Average		Average				Average					
								Std. Dev. =>	#DIV/0!			Average		per Net Acre=>	43,213.01		per SqFt=>	\$0.99					

LAND ANALYSIS
12423 - LAKE INFLUENCE HOMES - STANDARD

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	Liber/Page	Other Parcels in Sale	
12-0016-0020-21-0	2886 W GLENLORD	12/01/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,600	26.74	\$297,019	\$116,301	\$63,320	259.1	59.8	0.48	0.48	\$449	\$240,291	\$5.52	525.00	Standard	3355/2211		
12-0021-0029-06-9	5081 NOTRE DAME	12/09/21	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$47,800	36.35	\$103,953	\$64,163	\$36,616	108.4	173.0	0.50	0.50	\$592	\$128,326	\$2.95	126.00	Standard	3356/2673		
12-0021-0029-07-7	5089 NOTRE DAME	10/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,300	32.24	\$90,671	\$81,571	\$47,242	139.5	173.7	0.76	0.76	\$585	\$107,049	\$2.46	191.00	Standard	3346/3265		
12-0021-0029-32-0	5071 NOTRE DAME	10/08/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$46,700	25.73	\$112,939	\$124,060	\$55,499	164.3	173.0	1.00	1.00	\$755	\$123,936	\$2.85	252.00	Standard	3348/2224		
12-0021-0040-00-3	4937 MICHIGAN	03/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$111,564	\$72,595	\$44,159	93.0	125.0	0.29	0.29	\$781	\$252,944	\$5.81	100.00	Standard	3317/0386		
12-5600-0002-00-7	3325 NOTRE DAME	08/11/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$170,600	33.45	\$406,321	\$163,868	\$60,189	126.7	217.0	0.58	0.58	\$1,293	\$283,509	\$6.51	116.00	Standard	3340/2654		
12-5600-0003-00-3	3351 NOTRE DAME	09/29/20	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$196,100	61.76	\$340,139	\$42,015	\$64,654	136.1	232.0	0.67	0.67	\$309	\$63,086	\$1.45	125.00	Standard			
12-5600-0005-01-4	3395 NOTRE DAME	04/20/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$188,800	57.21	\$361,471	\$55,483	\$86,954	183.1	190.0	1.02	1.02	\$303	\$54,342	\$1.25	234.00	Standard	3272/2622		
Totals:			\$2,085,500			\$2,085,500	\$833,600		\$1,824,077	\$720,056	\$458,633	1,210.2		5.30	5.30								
								Sale. Ratio =>	39.97			Average per FF=>		Average per Net Acre=>	135,885.26		Average per SqFt=>	\$3.12					
								Std. Dev. =>	13.47														

2018	FF RATE USED	425
2019	FF RATE USED	425
2020	FF RATE USED	425
2021	FF RATE USED	475
2022	FF RATE USED	475
2022	FF RATE USED	500

LAND ANALYSIS

12423 - LAKE INFLUENCE HOMES - LAKE VIEW

No Sales in Timeframe

2018	FF RATE USED	3500
2019	FF RATE USED	3700
2020	FF RATE USED	3700
2021	FF RATE USED	3700
2022	FF RATE USED	3700
2023	FF RATE USED	3700

LAND ANALYSIS
12423 - LAKE INFLUENCE HOMES - LAKE INFLUENCE

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	Liber/Page	Other Parcels in Sale	
12-0009-0005-01-2	2853 W GLENLORD	12/30/20	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$160,600	44.24	\$382,550	\$62,231	\$81,781	127.0	181.5	0.67	0.67	\$490	\$93,300	\$2.14	160.00	Lake Inf	3311/2583		
12-0009-0030-01-7	2865 W GLENLORD	06/21/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$118,900	27.65	\$346,161	\$165,620	\$81,781	127.0	181.5	0.67	0.67	\$1,304	\$248,306	\$5.70	160.00	Lake Inf	3333/1246		
12-0016-0001-06-1	2928 W GLENLORD	10/02/20	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$195,100	51.48	\$398,641	\$56,565	\$76,206	133.3	82.5	0.50	0.50	\$424	\$114,042	\$2.62	262.00	Lake Inf	3295/1333		
12-0016-0015-04-5	4780 RIDGE	08/11/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,000	52.94	\$100,503	\$85,000	\$100,503	211.6	659.0	1.97	0.00	\$402	\$43,213	\$0.99	130.00	Lake Inf	3298/0671		
12-0020-0001-18-2	4990 NOTRE DAME	04/17/20	\$461,900	WD	03-ARM'S LENGTH	\$461,900	\$222,900	48.26	\$458,441	\$89,571	\$86,112	95.7	340.0	0.79	0.87	\$936	\$113,525	\$2.61	0.00	Lake Inf	3272/0768		
12-0020-0001-39-0	4950 NOTRE DAME	01/07/22	\$895,000	OTH	03-ARM'S LENGTH	\$895,000	\$257,200	28.74	\$689,849	\$311,772	\$106,621	173.1	161.9	1.07	1.07	\$1,801	\$290,291	\$6.66	289.00	Lake Inf	3361/1552		
12-4640-0003-01-5	4750 LAKEWOOD	10/16/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$280,400	59.03	\$568,345	\$11,745	\$105,090	116.8	164.0	0.46	0.46	\$101	\$25,588	\$0.59	122.00	Lake Inf	3297/0406		
12-4640-0008-03-3	4854 LAKEWOOD	10/02/20	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$156,200	43.27	\$355,212	\$129,745	\$123,957	137.7	165.0	0.61	0.61	\$942	\$214,101	\$4.92	160.00	Lake Inf	3295/1142		
12-4640-0012-02-2	4862 MICHIGAN	07/28/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$107,200	48.18	\$232,344	\$71,846	\$81,690	121.0	137.0	0.46	0.46	\$594	\$156,527	\$3.59	146.00	Lake Inf	3285/1199		
12-4640-0014-00-9	4818 MICHIGAN	11/10/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$204,900	47.65	\$436,848	\$135,093	\$141,941	157.7	274.0	0.90	0.90	\$857	\$150,270	\$3.45	143.00	Lake Inf	3300/2587		
12-4640-0016-01-0	4775 LAKEWOOD	02/25/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$211,500	39.91	\$500,956	\$132,410	\$103,366	114.9	124.0	0.41	0.41	\$1,153	\$325,332	\$7.47	143.00	Lake Inf	3315/2815		
12-4640-0024-00-4	4795 MICHIGAN	07/20/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,500	40.47	\$272,351	\$192,849	\$145,200	161.3	290.0	0.95	0.95	\$1,195	\$202,572	\$4.65	143.00	Lake Inf	3336/3368		
12-4940-0064-00-5	4770 BERRIEN	03/18/21	\$402,000	PTA	03-ARM'S LENGTH	\$402,000	\$132,500	32.96	\$323,458	\$177,401	\$98,859	109.8	169.0	0.42	0.42	\$1,615	\$423,391	\$9.72	108.00	Lake Inf			
Totals:						\$5,354,400	\$2,221,900		\$5,065,659	\$1,621,848	\$1,333,107	1,787.0		9.86	7.98								
						Sale. Ratio =>	41.50	Average		per FF=>		\$908	Average		per Net Acre=>		164,470.95	Average		per SqFt=>		\$3.78	
						Std. Dev. =>	9.39																

2018	FF RATE USED	850
2019	FF RATE USED	850
2020	FF RATE USED	850
2021	FF RATE USED	900
2022	FF RATE USED	900
2023	FF RATE USED	900

LAND ANALYSIS
12423 - LAKE INFLUENCE HOMES - GRAND MERE

No Sales In Timeframe

2018	FF RATE USED	2000
2019	FF RATE USED	2100
2020	FF RATE USED	2000
2021	FF RATE USED	1900
2022	FF RATE USED	1900
2023	FF RATE USED	1900

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12423 LAKE INFLUENCE.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$24.37	\$1,061,730	\$60,935
Formula Pt 1: 5443.36	5,000	0.115	\$15.09	\$657,532	\$75,474
Formula Pt 2: -0.6913	7,500	0.172	\$11.41	\$496,807	\$85,538
	10,000	0.230	\$9.35	\$407,211	\$93,483
	12,500	0.287	\$8.01	\$349,002	\$100,150
	15,000	0.344	\$7.06	\$307,674	\$105,948
	20,000	0.459	\$5.79	\$252,187	\$115,788
	25,000	0.574	\$4.96	\$216,138	\$124,046
	30,000	0.689	\$4.37	\$190,543	\$131,228
	40,000	0.918	\$3.59	\$156,180	\$143,416
	50,000	1.148	\$3.07	\$133,855	\$153,644
	60,000	1.377	\$2.71	\$118,004	\$162,540
	87,120	2.000	\$2.09	\$91,187	\$182,374
	130,680	3.000	\$1.58	\$68,897	\$206,692
	174,240	4.000	\$1.30	\$56,472	\$225,889
	217,800	5.000	\$1.11	\$48,400	\$241,998
	435,600	10.000	\$0.69	\$29,974	\$299,740
	653,400	15.000	\$0.52	\$22,647	\$339,709
	871,200	20.000	\$0.43	\$18,563	\$371,260
	1,089,000	25.000	\$0.37	\$15,909	\$397,737

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$3.38	\$147,241	\$147,241
65,340	1.5	\$2.55	\$111,250	\$166,875
87,120	2.0	\$2.09	\$91,187	\$182,374
108,900	2.5	\$1.79	\$78,152	\$195,380
130,680	3.0	\$1.58	\$68,897	\$206,692
174,240	4.0	\$1.30	\$56,472	\$225,889
217,800	5.0	\$1.11	\$48,400	\$241,998
304,920	7.0	\$0.88	\$38,355	\$268,488
435,600	10.0	\$0.69	\$29,974	\$299,740
653,400	15.0	\$0.52	\$22,647	\$339,709
871,200	20.0	\$0.43	\$18,563	\$371,260
1,089,000	25.0	\$0.37	\$15,909	\$397,737
1,306,800	30.0	\$0.32	\$14,026	\$420,766
1,742,400	40.0	\$0.26	\$11,496	\$459,845
2,178,000	50.0	\$0.23	\$9,853	\$492,639
4,356,000	100.0	\$0.14	\$6,102	\$610,185

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	10	43.81%	\$4.69	\$4.12	11	34.76%	\$5.54	\$4.70	21	36.94%	\$5.14	\$4.65
1.00	1.99	0	0.00%	\$0.00	\$0.00	2	43.69%	\$4.64	\$4.64	2	59.08%	\$4.13	\$4.13	4	48.64%	\$4.38	\$4.59
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	12	44.70%	\$4.68	\$4.12	13	37.40%	\$5.33	\$4.70	25	38.71%	\$5.01	\$4.65

Conclusions: Land_Value_Grid_Template_v1.3.9_202203231113264007 - 12423 LARGE PARCEL.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$17.88	\$778,828	\$44,699
Formula Pt 1:	5781.07	5,000	0.115	\$10.72	\$466,774	\$53,578
Formula Pt 2:	-0.7386	7,500	0.172	\$7.94	\$345,978	\$59,569
		10,000	0.230	\$6.42	\$279,751	\$64,222
		12,500	0.287	\$5.45	\$237,244	\$68,080
		15,000	0.344	\$4.76	\$207,355	\$71,403
		20,000	0.459	\$3.85	\$167,663	\$76,980
		25,000	0.574	\$3.26	\$142,187	\$81,604
		30,000	0.689	\$2.85	\$124,274	\$85,588
		40,000	0.918	\$2.31	\$100,485	\$92,273
		50,000	1.148	\$1.96	\$85,217	\$97,815
		60,000	1.377	\$1.71	\$74,481	\$102,590
		87,120	2.000	\$1.30	\$56,548	\$113,096
		130,680	3.000	\$0.96	\$41,914	\$125,742
		174,240	4.000	\$0.78	\$33,891	\$135,564
		217,800	5.000	\$0.66	\$28,741	\$143,707
		435,600	10.000	\$0.40	\$17,226	\$172,255
		653,400	15.000	\$0.29	\$12,768	\$191,516
		871,200	20.000	\$0.24	\$10,324	\$206,475
		1,089,000	25.000	\$0.20	\$8,755	\$218,877

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$2.17	\$94,352	\$94,352	
65,340	1.5	\$1.61	\$69,935	\$104,903	
87,120	2.0	\$1.30	\$56,548	\$113,096	
108,900	2.5	\$1.10	\$47,956	\$119,890	
130,680	3.0	\$0.96	\$41,914	\$125,742	
174,240	4.0	\$0.78	\$33,891	\$135,564	
217,800	5.0	\$0.66	\$28,741	\$143,707	
304,920	7.0	\$0.51	\$22,417	\$156,920	
435,600	10.0	\$0.40	\$17,226	\$172,255	
653,400	15.0	\$0.29	\$12,768	\$191,516	
871,200	20.0	\$0.24	\$10,324	\$206,475	
1,089,000	25.0	\$0.20	\$8,755	\$218,877	
1,306,800	30.0	\$0.18	\$7,652	\$229,562	
1,742,400	40.0	\$0.14	\$6,187	\$247,492	
2,178,000	50.0	\$0.12	\$5,247	\$262,359	
4,356,000	100.0	\$0.07	\$3,145	\$314,478	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	6	43.21%	\$4.12	\$4.24	6	41.14%	\$4.23	\$4.08	12	42.99%	\$4.17	\$4.08
1.00	1.99	1	0.00%	\$0.99	\$0.99	2	39.02%	\$2.05	\$2.05	2	28.17%	\$2.13	\$2.13	5	43.66%	\$1.87	\$1.53
2.00	4.99	1	0.00%	\$1.59	\$1.59	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.57	\$0.57	2	47.22%	\$1.08	\$1.08
5.00	9.99	1	0.00%	\$0.46	\$0.46	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.46	\$0.46
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	3	38.05%	\$1.01	\$0.99	8	55.09%	\$3.60	\$2.90	9	65.24%	\$3.35	\$2.73	20	65.90%	\$3.10	\$2.60

LAND ANALYSIS

12424 - LAKE INFLUENCE CONDOS - SURFSIDE

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	Liber/Page	Other Parcels in Sale		
12-7350-0004-00-8	4150 RIDGE	02/16/21	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$76,600	45.73	\$159,170	\$93,330	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$93,330	\$2.14	0.00	12424	3315/0843			
12-7350-0007-00-7	4150 RIDGE	02/09/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$54,600	47.07	\$113,263	\$62,237	\$59,500	0.0	0.0	1.00	0.00	#DIV/0!	\$62,237	\$1.43	0.00	12424	3313/2941			
12-7350-0014-00-3	4150 RIDGE	09/23/20	\$80,000	CD	21-NOT USED/OTHER	\$80,000	\$73,500	91.88	\$150,224	\$14,776	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$14,776	\$0.34	0.00	12424	3292/0047			
12-7350-0014-00-3	4150 RIDGE	07/19/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,400	42.84	\$150,224	\$89,776	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$89,776	\$2.06	0.00	12424	3336/2036			
12-7350-0015-00-0	4150 RIDGE	11/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$64,000	44.14	\$134,181	\$70,319	\$59,500	0.0	0.0	1.00	0.00	#DIV/0!	\$70,319	\$1.61	0.00	12424	3356/2205			
12-7350-0021-00-0	4150 RIDGE	06/05/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$76,600	63.83	\$164,252	\$40,748	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$40,748	\$0.94	0.00	12424	3278/2792			
12-7350-0022-00-6	4150 RIDGE	10/12/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$73,400	46.16	\$151,160	\$92,840	\$85,000	0.0	0.0	1.00	0.00	#DIV/0!	\$92,840	\$2.13	0.00	12424	3295/2823			
Totals:			\$942,500			\$942,500	\$485,100		\$1,022,474	\$464,026	\$544,000	0.0		7.00	0.00									
								Sale. Ratio =>	51.47			Average			Average			Average						
								Std. Dev. =>	17.93			per FF=>	#DIV/0!			per Net Acre=>	66,289.43			per SqFt=>	\$1.52			

2021	Site Value	\$90,000
2022	Site Value	\$85,000
2023	Site Value	\$85,000

LAND ANALYSIS
12424 - LAKE INFLUENCE CONDOS - SABLE SHORES

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	Liber/Page	Other Parcels in Sale	
12-6900-0002-01-0	4144 RIDGE	05/28/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$228,000	43.02	\$507,624	\$238,696	\$216,320	0.0	0.0	0.06	0.06	#DIV/0!	\$3,849,935	\$88.38	0.00	12424	3330/0154		
12-6900-0006-00-7	4144 RIDGE	09/01/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$156,600	32.97	\$376,751	\$247,769	\$149,520	0.0	0.0	0.04	0.04	#DIV/0!	\$5,762,070	\$132.28	0.00	12424	3349/3154		
12-6901-0026-00-6	4144 RIDGE	09/18/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$248,600	46.47	\$545,771	\$184,429	\$195,200	0.0	0.0	0.06	0.06	#DIV/0!	\$3,293,375	\$75.61	0.00	12424	3292/1236		
12-6902-0034-00-7	4144 RIDGE	10/29/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$390,700	57.88	\$745,029	\$301,371	\$371,400	0.0	0.0	0.07	0.07	#DIV/0!	\$4,244,662	\$97.44	0.00	12424	3297/2667		
Totals:			\$2,215,000			\$2,215,000	\$1,023,900		\$2,175,175	\$972,265	\$932,440	0.0		0.23	0.23								
							Sale. Ratio =>		46.23		Average			Average			Average						
							Std. Dev. =>		10.28		per FF=>			#DIV/0!		per Net Acre=>	4,190,797.41		Average				
																	per SqFt=>	\$96.21					

2021	Dollars Per SF Condo	\$70.00
2022	Dollars Per SF Condo	\$80.00
2023	Dollars Per SF Condo	\$90.00

**LAND ANALYSIS - VACANT
45402 - C CLASS HOMES VILLAGE**

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	Liber/Page	Other Parcels in Sale		
45-0028-0062-01-7	LAWRENCE	08/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$21,000	105.00	\$23,036	\$20,000	\$23,036	372.7	132.0	1.12	1.14	\$54	\$17,794	\$0.41	376.00	45402	3340/0605			
45-4150-0004-02-0	2996 KIRK COURT	10/02/20	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$27,900	73.42	\$296,897	\$38,000	\$39,349	216.8	198.0	0.88	0.88	\$175	\$43,084	\$0.99	194.00	45402	3295/1375			
Totals:			\$58,000			\$58,000	\$48,900		\$319,933	\$58,000	\$62,385	589.5		2.01	2.02									
							Sale. Ratio =>	84.31				Average			Average									
							Std. Dev. =>	22.33				per FF=>	598	per Net Acre=>		28,913.26	Average				per SqFt=>	\$0.66		

LAND ANALYSIS
45402 - C CLASS HOMES VILLAGE

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	Liber/Page	Other Parcels in Sale
45-0021-0004-01-0	5670 RIDGE	10/18/21	\$200,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$83,600	41.80	\$156,607	\$73,653	\$29,149	259.0	209.8	0.65	0.49	\$284	\$112,619	\$2.59	308.00	45402 3349/2027	45-0021-0004-09-0	
45-0021-0008-11-2	2750 WILDWOOD LANE	06/25/20	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$80,600	39.13	\$206,840	\$33,494	\$34,334	98.1	165.0	0.37	0.37	\$341	\$90,770	\$2.08	97.50	45402 3281/1051		
45-0021-0008-13-9	2710 WILDWOOD LANE	12/29/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$116,100	43.48	\$235,263	\$63,134	\$31,397	89.7	165.0	0.32	0.32	\$704	\$198,535	\$4.56	84.00	45402 3359/0580		
45-0028-0051-20-1	6006 LEGION	12/07/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$48,300	28.58	\$132,897	\$55,432	\$19,329	125.2	81.0	0.21	0.26	\$443	\$267,787	\$6.15	140.00	45402 3303/2956		
45-0028-0052-12-7	6001 LEGION	06/11/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$132,500	34.87	\$321,258	\$117,072	\$58,330	317.9	303.9	0.11	2.67	\$368	\$1,094,131	\$25.12	382.00	45402 3332/1073		
45-0028-0067-00-1	5832 ST JOSEPH	12/10/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,000	36.67	\$178,535	\$54,320	\$22,855	106.3	138.2	0.32	0.32	\$511	\$169,750	\$3.90	101.00	45402 3357/1661		
45-0028-0075-04-6	6027 ST JOSEPH	07/31/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$66,400	37.09	\$148,103	\$66,382	\$35,485	201.4	189.0	0.87	0.87	\$330	\$76,477	\$1.76	200.00	45402 3287/0650		
45-0028-0076-04-2	5978 DEMORROW	06/16/21	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$131,900	39.02	\$272,618	\$104,243	\$38,861	211.0	233.0	1.07	1.07	\$494	\$97,423	\$2.24	200.00	45402 3336/1192		
45-0028-0084-01-0	5787 MILL	09/15/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,200	47.32	\$227,327	\$49,520	\$41,847	201.6	247.5	0.94	0.94	\$246	\$52,793	\$1.21	165.00	45402 3348/2729		
45-0028-0089-00-4	5780 DEMORROW	12/20/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$105,300	44.62	\$226,930	\$36,020	\$26,950	152.0	150.0	0.52	0.52	\$237	\$69,671	\$1.60	150.00	45402 3358/0057		
45-0340-0026-00-1	2832 W JOHN BEERS	07/29/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$87,100	54.44	\$175,906	\$23,814	\$39,720	113.5	127.0	0.43	0.43	\$210	\$55,253	\$1.27	148.00	45402 3339/2781		
45-2250-0003-01-1	2875 W JOHN BEERS	04/13/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$68,000	41.72	\$157,156	\$32,672	\$26,828	76.7	132.0	0.23	0.23	\$426	\$143,930	\$3.30	75.00	45402 3271/1064		
45-2250-0003-01-1	2875 W JOHN BEERS	09/02/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$77,600	37.85	\$157,156	\$74,672	\$26,828	76.7	132.0	0.23	0.23	\$974	\$328,952	\$7.55	75.00	45402		
45-2250-0031-00-6	5618 FAIRVIEW	11/10/21	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$61,200	31.96	\$177,351	\$46,032	\$31,883	91.1	132.0	0.30	0.30	\$505	\$151,921	\$3.49	100.00	45402 3353/1756		
45-4800-0018-00-2	5440 E KAREN COURT	07/16/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$102,300	44.00	\$208,289	\$54,989	\$30,778	87.9	98.0	0.26	0.26	\$625	\$208,292	\$4.78	110.00	45402 3336/1276		
45-7210-0041-00-0	5821 RIDGE	07/30/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,800	37.73	\$170,736	\$47,719	\$33,455	95.6	166.0	0.35	0.35	\$499	\$134,799	\$3.09	93.00	45402 3338/1942		
45-7210-0044-00-9	5835 RIDGE	01/13/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,700	36.88	\$133,612	\$69,938	\$33,550	95.9	188.0	0.37	0.37	\$730	\$188,512	\$4.33	86.00	45402 3360/3112		
45-7210-0045-00-5	5839 RIDGE	11/19/21	\$276,500	WD	03-ARM'S LENGTH	\$276,500	\$104,800	37.90	\$222,406	\$88,416	\$34,322	98.1	199.0	0.39	0.39	\$902	\$224,977	\$5.16	86.00	45402 3353/3188		
45-7210-0048-01-2	5887 GEORGE	06/04/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,100	38.88	\$264,282	\$31,244	\$35,526	101.5	173.0	0.40	0.40	\$308	\$78,700	\$1.81	100.00	45402 3333/0580		
45-7210-0075-00-1	5791 GEORGE	12/29/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,300	33.91	\$219,239	\$41,534	\$35,773	102.2	271.0	0.47	0.47	\$406	\$88,938	\$2.04	75.00	45402 3309/1751		
Totals:			\$4,488,500			\$4,488,500	\$1,763,800		\$3,992,511	\$1,164,300	\$667,200	2,701.3		8.80	11.25							
						Sale. Ratio =>	39.30			Average			Average			Average			Average			
						Std. Dev. =>	5.69			per FF=>	\$431			per Net Acre=>	132,276.76			per SqFt=>	\$3.04			

2018	FF RATE USED	300
2019	FF RATE USED	350
2020	FF RATE USED	350
2021	FF RATE USED	350
2022	FF RATE USED	350
2023	FF RATE USED	350

LAND ANALYSIS 45451 - CONDO HOMES VILLAGE

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	Liber/Page	Other Parcels in Sale	
45-8303-0003-00-0	3005 VILLAGE	04/26/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$120,500	40.30	\$252,663	\$86,337	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	45451	3325/3216		
45-8303-0012-00-9	3026 VILLAGE	08/20/19	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$105,500	37.69	\$261,604	\$58,296	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	45451	3247/2700		
45-8303-0013-00-5	3029 VILLAGE	08/03/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$123,400	43.00	\$255,868	\$71,132	\$40,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	45451	3339/1108		
Totals:			\$865,900			\$865,900	\$349,400		\$770,135	\$215,765	\$120,000	0.0	0.0	0.00	0.00								
								Sale. Ratio =>	40.35					Average									
								Std. Dev. =>	2.65	Average Site	\$71,922			Average									
														per FF=>									
														per Net Acre=>									
															#DIV/0!								
																#DIV/0!							
																	Average						
																	per SqFt=>						

2018	SITE RATE USED	15,000
2019	SITE RATE USED	20,000
2020	SITE RATE USED	40,000
2021	SITE RATE USED	40,000
2022	SITE RATE USED	40,000
2023	SITE RATE USED	50,000