

4015 GRISW S TO RAVENSWOOD RURAL 2024 LAND RATES

MAIN ROADS																									
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 S	Land Table		
28-019-1027-000	1251 MINNESOT.	11/02/21	\$108,000	WD	03-ARM'S LENGT	\$108,000	\$61,500	56.94	\$140,168	\$29,273	\$61,441	314.4	674.1	2.55	2.55	\$93	\$11,466	\$0.26	82.50	4015	5459/384		4015 GRISW S TC		
28-019-1027-000	1251 MINNESOT.	07/20/22	\$125,000	WD	03-ARM'S LENGT	\$125,000	\$64,400	51.52	\$140,168	\$46,273	\$61,441	314.4	674.1	2.55	2.55	\$147	\$18,125	\$0.42	82.50	4015	5551/652		4015 GRISW S TC		
28-019-3003-000	1241 MICHIGAN	02/02/23	\$77,500	WD	03-ARM'S LENGT	\$77,500	\$46,800	60.39	\$104,472	\$21,740	\$48,712	183.8	345.3	1.06	1.06	\$118	\$20,607	\$0.47	133.10	4015	5600/687		4015 GRISW S TC		
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGT	\$219,900	\$11,100	5.05	\$190,613	\$62,455	\$33,168	200.2	150.1	0.52	0.52	\$312	\$120,803	\$2.77	75.06	4015	5520/762		4015 GRISW S TC		
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGT	\$219,900	\$41,600	18.92	\$270,587	\$62,455	\$113,142	321.5	1215.6	8.97	8.97	\$194	\$6,963	\$0.16	171.41	4015	5407/011		4015 GRISW S TC		
28-019-3026-000	4006 RAVENSWC	01/10/23	\$190,000	WD	03-ARM'S LENGT	\$190,000	\$64,600	34.00	\$144,991	\$91,124	\$46,115	174.0	320.0	0.95	0.95	\$524	\$96,428	\$2.21	128.70	4015	5602/548		4015 GRISW S TC		
28-019-4003-150	4426 RAVENSWC	12/20/21	\$190,000	WD	03-ARM'S LENGT	\$190,000	\$62,400	32.84	\$147,768	\$90,146	\$47,914	180.8	285.0	1.02	1.02	\$499	\$88,292	\$2.03	156.00	4015	5504/857		4015 GRISW S TC		
28-020-4032-000	3846 RAVENSWC	07/26/22	\$205,000	WD	03-ARM'S LENGT	\$205,000	\$65,100	31.76	\$148,131	\$105,342	\$48,473	473.3	134.6	1.64	1.64	\$223	\$64,233	\$1.47	240.38	4015	5552/001		4015 GRISW S TC		
28-942-0007-000	3944 RAVENSWC	12/10/21	\$237,000	WD	03-ARM'S LENGT	\$237,000	\$78,900	33.29	\$187,605	\$81,146	\$31,751	110.0	227.0	0.57	0.57	\$738	\$141,616	\$3.25	110.00	4015	5471/995		4015 GRISW S TC		
Totals:			\$1,572,300			\$1,572,300	\$496,400		\$1,474,503	\$589,954	\$492,157	2,272.4		19.83	19.83										
										Sale. Ratio =>		31.57		Average per FF=>		Average per Net Acre=>		29,755.08		Average per SqFt=>		\$0.68			
										Std. Dev. =>		17.90													

2024 4015 MAIN ROADS FF RATES USED: \$260

SINGLE CONDO SALE IN NEIGHBORHOOD BY LAND RESIDUAL SHOWS INCREASE IN SITE VALUE
 ALL VACANT RESIDENTIAL CONDO SALES IN NORTH PART OF TOWNSHIP, ALL VAC LAND SALES IN AREA OF CONDO IN 4015 NEIGHBORHOOD IS EITHER NO RD FRONT OR COM/IND PARCELS.
 USED 2023 CONDO SITE VALUE OF \$31,751 FOR 2024

2023 4015 CONDO SITE VALUE: \$31,751
2024 4015 CONDO SITE VALUE USED: \$31,751

SIDE ROADS																									
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 S	Land Table		
28-020-1035-001	1291 40TH	11/23/21	\$260,000	WD	03-ARM'S LENGT	\$260,000	\$91,200	35.08	\$237,051	\$61,424	\$38,475	186.8	355.9	1.09	1.09	\$329	\$56,404	\$1.29	133.30	4015	5457/140		4015 GRISW S TC		
28-020-1035-010	1289 40TH	06/04/21	\$236,000	WD	03-ARM'S LENGT	\$236,000	\$87,300	36.99	\$226,885	\$47,584	\$38,469	186.7	355.8	1.09	1.09	\$255	\$43,695	\$1.00	133.30	4015	5382/189		4015 GRISW S TC		
28-020-1035-020	1287 40TH	03/07/22	\$245,000	WD	03-ARM'S LENGT	\$245,000	\$13,000	5.31	\$261,878	\$21,581	\$38,459	186.7	355.6	1.09	1.09	\$116	\$19,835	\$0.46	133.30	4015	5515/304		4015 GRISW S TC		
28-020-2027-000	1288 40TH	07/21/22	\$185,000	WD	11-FROM LENDIN	\$185,000	\$72,300	39.08	\$177,690	\$47,722	\$40,412	259.2	246.9	1.49	1.49	\$184	\$32,007	\$0.73	200.00	4015	5553/167		4015 GRISW S TC		
28-020-2031-050	1396 40TH	12/03/21	\$125,000	WD	03-ARM'S LENGT	\$125,000	\$66,600	53.28	\$174,330	\$1,508	\$50,838	279.8	528.4	2.00	2.00	\$5	\$753	\$0.02	132.00	4015	5463/181		4015 GRISW S TC		
28-020-2031-050	1396 40TH	01/25/22	\$195,000	WD	03-ARM'S LENGT	\$195,000	\$66,600	34.15	\$174,330	\$71,508	\$50,838	279.8	528.4	2.00	2.00	\$256	\$35,718	\$0.82	132.00	4015	5485/206		4015 GRISW S TC		
Totals:			\$1,246,000			\$1,246,000	\$397,000		\$1,252,164	\$251,327	\$257,491	1,379.0		8.76	8.76										
										Sale. Ratio =>		31.86		Average per FF=>		Average per Net Acre=>		28,687.02		Average per SqFt=>		\$0.66			
										Std. Dev. =>		15.69													

2024 4015 SIDE ROADS FF RATES USED: \$182

THERE ARE TWO SALES IN SOUTH PART OF TOWNSHIP THAT ARE ON UNDEVELOPED ROADS. SALE OF LARGER PARCEL WOULD SHOW LARGE INCREASE AND SALE OF SMALLER PARCEL WOULD SHOW LARGE DECREASE. USED THE 2023 UNDEV/NO RD FRT FF RATE OF \$34 FF FOR 2024. USED THE 2023 EXCESS/UNDEV/NO RD FRT ACREAGE RATE FOR 2024

2023 4015 UNDEV/NO RD FRT FF RATE: \$34
2024 4015 UNDEV/NO RD FRT FF RATE USED: \$34

2023 4015 EXCESS/UNDEV/NO RD AC RATE: \$2,996
2024 4015 EXCESS/UNDEV/NO RD AC RATE USED: \$2,996

MAIN ROAD FF RATE REDUCED APPROXIMATELY 2%, REDUCED MAIN ROAD ACREAGE BY 2% FOR 2024 MAIN ROAD ACREAGE RATE

2023 4015 MAIN RD ACREAGE RATE: \$21,051
2024 4015 MAIN RD ACREAGE RATE -2% USED: \$20,630

UNDEV/NO RD FRT																									
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 S	Land Table		
28-610-0008-000	40TH	09/30/21	\$55,000	WD	19-MULTI PARCE	\$55,000	\$11,600	21.09	\$23,208	\$55,000	\$23,208	463.3	272.0	3.36	1.50	\$119	\$16,364	\$0.38	1,076.25	4015	5439/902	28-610-0010-000	4015 GRISW S TC		
28-610-0009-000	40TH	09/19/22	\$1,000	WD	03-ARM'S LENGT	\$1,000	\$1,400	140.00	\$3,041	\$1,000	\$3,041	89.4	136.0	0.25	0.25	\$11	\$4,000	\$0.09	80.00	4015	5572/954		4015 GRISW S TC		
Totals:			\$56,000			\$56,000	\$13,000		\$26,249	\$56,000	\$26,249	552.7		3.61	1.75										
										Sale. Ratio =>		23.21		Average per FF=>		Average per Net Acre=>		15,508.17		Average per SqFt=>		\$0.36			
										Std. Dev. =>		84.08													