

4017 EDISON PK/RAVEN'D PK/ST CL BD 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	ther Parcels in Sa	Land Table
28-245-0027-000	4212 RAVENSWC	09/23/22	\$180,000	WD	03-ARM'S LENGT	\$180,000	\$50,700	28.17	\$113,328	\$93,910	\$27,238	98.0	120.0	0.33	0.33	\$958	\$283,716	\$6.51	120.00	4017	5567/203		4017 EDISON PK/
28-245-0033-000	4224 RAVENSWC	01/20/22	\$90,000	WD	03-ARM'S LENGT	\$90,000	\$37,000	41.11	\$90,762	\$18,498	\$19,260	69.3	120.0	0.17	0.17	\$267	\$112,109	\$2.57	60.00	4017	5488/012		4017 EDISON PK/
28-742-0004-101	1115 MINNESOT,	12/29/21	\$0	AFF	19-MULTI PARCE	\$337,000	\$139,200	41.31	\$282,667	\$104,029	\$49,696	438.5	539.7	3.64	0.77	\$237	\$28,572	\$0.66	632.50	4017	5488/170	28-742-0015-000	4017 EDISON PK/
28-742-0004-101	1115 MINNESOT,	12/29/21	\$325,000	WD	19-MULTI PARCE	\$325,000	\$139,200	42.83	\$282,667	\$92,029	\$49,696	438.5	539.7	3.64	0.77	\$210	\$25,276	\$0.58	632.50	4017	5481/207	28-742-0015-000	4017 EDISON PK/
Totals:			\$595,000			\$932,000	\$366,100		\$769,424	\$308,466	\$145,890	1,044.2		7.78	2.04								
						Sale. Ratio =>		39.28		Average				Average			Average						
						Std. Dev. =>		6.83		per FF=>		\$295		per Net Acre=>	39,658.78		per SqFt=>	\$0.91					

2 SALES ON SIDE ROADS IN NEIGHBORHOOD THAT SHOW LARGE INCREASE FOR SIDE ROAD RATE

2024 4017 MAIN ROADS FF RATE USED: \$295

THE 4 SALES ON MAIN ROADS SHOW A 6% INCREASE FOR LAND VALUE. INCREASED THE SIDE ROADS FF BY THE 6% INSTEAD OF THE 225% INCREASE.

2023 4017 SIDE ROAD FRT FF RATE: \$183

2024 4017 SIDE ROAD FRT FF RATE +6% USED: \$194

THERE ARE TWO SALES IN SOUTH PART OF TOWNSHIP THAT ARE ON UNDEVELOPED ROADS NOT

2023 4017 UNDEV/NO RD FRT FF RATE: \$34

IN THIS NEIGHBORHOOD. 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

2024 4017 UNDEV/NO RD FRT FF RATE USED: \$34

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	ther Parcels in Sa	Land Table
28-245-0018-300	1074 COLORADO	10/08/21	\$245,000	WD	03-ARM'S LENGT	\$245,000	\$69,800	28.49	\$182,725	\$76,915	\$14,640	80.0	120.0	0.22	0.22	\$961	\$349,614	\$8.03	80.00	4017	5443/671		4017 EDISON PK/
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGT	\$108,000	\$50,400	46.67	\$122,335	\$9,401	\$23,736	129.7	200.0	0.55	0.55	\$72	\$17,062	\$0.39	80.00	4017	5527/393		4017 EDISON PK/
Totals:			\$353,000			\$353,000	\$120,200		\$305,060	\$86,316	\$38,376	209.7		0.77	0.77								
						Sale. Ratio =>		34.05		Average				Average			Average						
						Std. Dev. =>		12.85		per FF=>		\$412		per Net Acre=>	111,953.31		per SqFt=>	\$2.57					

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	ther Parcels in Sa	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				Average			Average						
						Std. Dev. =>		84.08		per FF=>		\$101		per Net Acre=>	15,508.17		per SqFt=>	\$0.36					