4702 BLACK FOREST CONDO 2026 LAND RATES

*Only 5 vacant sites within 4702 neighborhood, 3 on Golf Course/2 off Golf Course

*4 sales within 4702 neighborhood, only 1 sale is vacant.
*Vacant sale is on golf course, 3 improved sales not on golf course.
*Regular condo sites continue to sell for $35,000 throughout the township.
*No change from the 2025 site value of $35,000 for regular condo sites for 2026.
*1 golf course vacant sale for current study time frame, no other condo sites sold in 4702 Neighborhood.
*No change from the 2025 Golf Course site value of $55,600 for 2026 since no improved sales to show if increase is needed.

BLACK FOREST CONDO NON GOLF COURSE SITE 2026 RATE

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
28-970-0015-000	3115 SPRUCE	12/27/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$15,700	44.86	$35,000	$35,000	$35,000	86.9	117.3	0.28	0.28	$403	$125,448	$2.88	53.86
28-970-0018-000	3141 SPRUCE	12/27/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$20,600	58.86	$35,000	$35,000	$35,000	96.3	165.5	0.37	0.37	$363	$95,890	$2.20	96.99
28-970-0019-000	4251 MEADOW	12/27/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$19,000	54.29	$35,000	$35,000	$35,000	96.1	152.7	0.34	0.34	$364	$104,167	$2.39	96.61
		Totals:	$105,000			$105,000	$55,300		$105,000	$105,000	$105,000	279.3		0.98	0.98				
							Sale. Ratio =>	52.67			Average			Average			Average		
							Std. Dev. =>	7.14			per FF=>	$376		per Net Acre=>	107,142.86		per SqFt=>	$2.46	

2025 4702 BLACK FOREST NON GOLFCOURSE CONDO SITE: $35,000
4702 BLACK FOREST NON GOLFCOURSE CONDO SITE FOR 2026 USED: $35,000

BLACK FOREST CONDO NON GOLF COURSE SITE 2026 RATE

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
28-915-0017-000	3337 ST ANDREWS	11/27/24	$65,000	WD	03-ARM'S LENGTH	$65,000	$27,800	42.77	$55,600	$65,000	$55,600	96.0	132.0	0.29	0.29	$677	$227,273	$5.22	98.98
		Totals:	$65,000			$65,000	$27,800		$55,600	$65,000	$55,600	96.0		0.29	0.29				
							Sale. Ratio =>	42.77			Average			Average			Average		
							Std. Dev. =>	#DIV/0!			per FF=>	$677		per Net Acre=>	227,272.73		per SqFt=>	$5.22	

2025 4702 BLACK FOREST GOLF COURSE PER SITE VALUE: $55,600
4702 BLACK FOREST GOLF COURSE SITE FOR 2026 USED: $55,600
ONLY 1 VACANT SALE ON GOLF COURSE-NO CHANGE FOR 2026