

Vacant Land Valuation

Vacant land is not reproducible, so an estimate of its value must be made from the sales prices of other parcels of land similar to the property being appraised.

Enclosed herein are vacant land sales analysis throughout the township. Some sales are based on acreage and other units of comparison are by front foot rates. Various land tables analysis are included in the packet. Some sales after verification may have been removed as they were not representative of the land table area.

Residential - Agricultural Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
006-019-019-30	5733 FERRY RD	09/30/20	\$565,000	WD	\$565,000	\$453,200	80.21	\$906,373	\$227,199	\$568,572	279.0	0.0	0.00	0.00	\$814
006-116-029-00	3400 ROSS LN (PVT)	09/13/19	\$155,000	WD	\$155,000	\$62,000	40.00	\$124,097	\$88,968	\$58,065	245.0	0.0	0.00	0.00	\$363
006-155-007-00	4258 WOOD ST	10/06/20	\$100,000	WD	\$100,000	\$26,500	26.50	\$53,046	\$54,214	\$7,260	66.0	0.0	0.00	0.00	\$821
006-402-004-00	10406 FERRY RD	08/17/20	\$125,000	WD	\$125,000	\$52,500	42.00	\$105,080	\$35,049	\$15,129	123.0	0.0	0.00	0.00	\$285
006-403-002-10	10400 SECOND ST	09/14/20	\$160,000	WD	\$160,000	\$69,700	43.56	\$139,379	\$31,691	\$11,070	90.0	0.0	0.00	0.00	\$352
006-404-006-00	3420 FULSOME ST	10/28/20	\$219,000	WD	\$219,000	\$80,200	36.62	\$160,400	\$77,911	\$19,311	157.0	0.0	0.00	0.00	\$496
006-600-011-00	11601 SEQUANOTA HEIGHTS DR (PVT)	03/31/21	\$185,000	WD	\$185,000	\$69,900	37.78	\$139,778	\$61,322	\$16,100	100.0	0.0	0.00	0.00	\$613
006-650-030-00	SWEETBRIER LN	10/15/19	\$12,000	WD	\$12,000	\$6,200	51.67	\$12,300	\$12,000	\$12,300	100.0	0.0	0.00	0.00	\$120
006-575-003-75	3071 M-66 N	08/07/19	\$219,000	WD	\$219,000	\$72,600	33.15	\$145,243	\$96,947	\$23,190	180.0	0.0	0.04	0.00	\$539
Totals:			\$1,740,000		\$1,740,000	\$892,800		\$1,785,696	\$685,301	\$730,997	1,340.0		0.04	0.00	

Average
per FF=> \$511

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-030-073-40	LAKESHORE HTS (PVT)	03/19/21	\$39,000	LC	\$39,000	\$10,500	26.92	\$20,900	\$39,000	\$20,900	0.0	0.0	0.97	0.00	\$40,415
006-114-021-00	7573 FERRY RD	12/07/20	\$45,000	WD	\$45,000	\$0	0.00	\$46,833	\$4,301	\$6,134	0.0	0.0	1.00	1.00	\$4,301
006-117-020-40	FERRY RD	12/05/19	\$10,000	LC	\$10,000	\$4,200	42.00	\$8,465	\$10,000	\$8,465	0.0	0.0	1.38	1.38	\$7,246
006-117-020-45	FERRY RD	12/05/19	\$15,000	WD	\$15,000	\$4,200	28.00	\$8,465	\$15,000	\$8,465	0.0	0.0	1.38	1.38	\$10,870
006-114-021-20	7573 FERRY RD	12/07/20	\$45,000	WD	\$45,000	\$25,000	55.56	\$49,900	\$4,301	\$9,201	0.0	0.0	1.50	1.50	\$2,867
006-031-001-20	857 ADVANCE RD N	12/24/19	\$220,000	WD	\$220,000	\$107,600	48.91	\$215,280	\$16,988	\$12,268	0.0	0.0	2.00	2.00	\$8,494
006-114-019-80	FERRY RD	01/18/21	\$9,600	WD	\$9,600	\$6,100	63.54	\$12,268	\$9,600	\$12,268	0.0	0.0	2.00	2.00	\$4,800
006-115-030-20	8645 DUSTIN LN (PVT)	04/13/20	\$270,000	WD	\$270,000	\$106,900	39.59	\$213,757	\$92,543	\$36,300	0.0	0.0	2.03	2.03	\$45,655
Totals:			\$653,600		\$653,600	\$264,500		\$575,868	\$191,733	\$114,001	0.0		12.25	11.29	

Average
per Net Acre=> 15,649.12

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-123-004-40	2760 PENINSULA RD N	10/30/20	\$154,900	WD	\$154,900	\$80,200	51.78	\$160,440	\$12,862	\$18,402	0.0	0.0	3.00	3.00	\$4,287
006-107-006-20	11600 SHAW RD	03/19/21	\$158,000	WD	\$158,000	\$56,500	35.76	\$112,962	\$67,366	\$22,328	0.0	0.0	3.64	3.64	\$18,507
006-032-015-45	4652 JEREMY LN (PVT)	08/14/20	\$485,000	WD	\$485,000	\$225,300	46.45	\$494,766	\$10,176	\$22,006	0.0	0.0	4.60	4.60	\$2,212
Totals:			\$797,900		\$797,900	\$362,000		\$768,168	\$90,404	\$62,736	0.0		11.24	11.24	

Average
per Net Acre=> 8,043.06

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-032-023-35	LAKE RIDGE TRL (PVT)	11/21/19	\$45,000	WD	\$45,000	\$15,300	34.00	\$30,670	\$45,000	\$30,670	0.0	0.0	5.00	5.00	\$9,000
006-119-001-40	2791 SEQUANOTA RD	08/07/20	\$190,000	WD	\$190,000	\$98,900	52.05	\$197,736	\$33,362	\$41,098	0.0	0.0	6.70	6.70	\$4,979
Totals:			\$235,000		\$235,000	\$114,200		\$228,406	\$78,362	\$71,768	0.0		11.70	11.70	

Average
per Net Acre=> 6,697.61

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-031-004-15	843 ADVANCE RD N	02/07/20	\$360,000	WD	\$360,000	\$178,800	49.67	\$357,682	\$51,083	\$48,765	0.0	0.0	7.95	7.95	\$6,426
006-128-014-00	9565 PHELPS RD	05/10/19	\$265,000	WD	\$265,000	\$120,000	45.28	\$239,943	\$72,222	\$47,165	0.0	0.0	8.25	8.25	\$8,754
Totals:			\$625,000		\$625,000	\$298,800		\$597,625	\$123,305	\$95,930	0.0		16.20	16.20	

Average
per Net Acre=> 7,611.42

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-115-005-30	3018 MOUNTAIN RD	09/18/20	\$261,000	WD	\$261,000	\$118,900	45.56	\$237,808	\$80,362	\$57,170	0.0	0.0	10.00	10.00	\$8,036
006-115-030-10	8530 DUSTIN LN (PVT)	11/13/20	\$600,000	WD	\$600,000	\$336,500	56.08	\$672,943	\$32,793	\$105,736	0.0	0.0	10.00	10.00	\$3,279
006-120-010-20	2355 WASHINGTON ST	11/06/19	\$192,600	WD	\$192,600	\$90,400	46.94	\$180,873	\$68,897	\$57,170	0.0	0.0	10.00	10.00	\$6,890
006-115-005-65	3193 MOUNTAIN RD	10/31/19	\$162,900	WD	\$162,900	\$94,100	57.77	\$188,236	\$32,520	\$57,856	0.0	0.0	10.12	10.12	\$3,213

006-535-002-00	7949 FERRY RD	02/15/21	\$312,000	WD	\$312,000	\$149,600	47.95	\$299,279	\$79,684	\$66,963	0.0	0.0	11.29	5.80	\$7,058
Totals:			\$1,528,500		\$1,528,500	\$789,500		\$1,579,139	\$294,256	\$344,895	0.0		51.41	45.92	
													Average		
													per Net Acre=>		5,723.71

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-107-018-30	11111 ROBERTS RD E	01/22/21	\$337,500	WD	\$337,500	\$152,900	45.30	\$305,797	\$118,258	\$86,555	0.0	0.0	15.14	15.14	\$7,811
006-120-001-45	WASHINGTON ST	09/02/20	\$55,500	WD	\$55,500	\$0	0.00	\$41,728	\$55,500	\$41,728	0.0	0.0	15.33	15.33	\$3,620
006-120-001-60	WASHINGTON ST	09/02/20	\$55,500	WD	\$55,500	\$21,400	38.56	\$42,844	\$55,500	\$42,844	0.0	0.0	15.74	15.74	\$3,526
Totals:			\$448,500		\$448,500	\$174,300		\$390,369	\$229,258	\$171,127	0.0		46.21	46.21	
													Average		
													per Net Acre=>		4,961.22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-118-015-00	FERRY RD	10/07/20	\$75,000	WD	\$75,000	\$45,200	60.27	\$90,360	\$75,000	\$90,360	0.0	0.0	30.00	20.00	\$2,500
006-107-009-10	11780 SHAW RD	01/29/21	\$166,000	WD	\$166,000	\$101,400	61.08	\$202,844	\$52,935	\$89,779	0.0	0.0	35.84	35.84	\$1,477
006-033-001-00	MARSHALL RD	06/15/20	\$135,000	WD	\$135,000	\$50,100	37.11	\$100,200	\$135,000	\$100,200	0.0	0.0	40.00	40.00	\$3,375
006-122-011-15	2589 MOUNTAIN RD	04/24/20	\$200,000	WD	\$200,000	\$53,600	26.80	\$107,140	\$193,060	\$100,200	0.0	0.0	40.00	40.00	\$4,827
006-131-003-00	569 SEQUANOTA RD	07/02/20	\$185,000	WD	\$185,000	\$64,200	34.70	\$128,515	\$158,965	\$102,480	0.0	0.0	40.00	20.00	\$3,974
006-131-004-15	715 SEQUANOTA RD	02/14/20	\$322,900	WD	\$322,900	\$199,900	61.91	\$399,838	\$23,262	\$100,200	0.0	0.0	40.00	40.00	\$582
Totals:			\$1,083,900		\$1,083,900	\$514,400		\$1,028,897	\$638,222	\$583,219	0.0		225.84	195.84	
													Average		
													per Net Acre=>		2,825.99

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
006-031-011-10	ADVANCE RD N	12/18/20	\$275,000	MLC	\$275,000	\$80,000	29.09	\$160,000	\$275,000	\$160,000	0.0	0.0	80.00	80.00	\$3,438
Totals:			\$275,000		\$275,000	\$80,000		\$160,000	\$275,000	\$160,000	0.0		80.00	80.00	
													Average		
													per Net Acre=>		3,437.50

