

3RD 4TH LAKE LAND STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/S		Other Parcels in Sale	
														Dollars/FF	qFt		
13-25-300-019	3883 W HARMON DR	06/10/22	\$700,000	\$700,000	\$265,000	37.86	\$530,004	\$215,711	\$45,715	0.0	0.0	1.83	0.93	#DIV/0!	\$2.70	0.00	13-25-300-018
13-25-328-001		12/11/23	\$39,900	\$39,900	\$20,700	51.88	\$41,370	\$24,923	\$26,393	0.0	0.0	1.17	1.17	#DIV/0!	\$0.49	0.00	
13-25-380-002	3895 S ROLLING ACRES DR	06/19/22	\$350,000	\$350,000	\$120,400	34.40	\$240,710	\$138,991	\$29,701	0.0	0.0	1.57	1.57	#DIV/0!	\$2.04	0.00	
13-25-376-007	3877 S SHOREWOOD DR	06/26/23	\$465,000	\$465,000	\$170,800	36.73	\$341,578	\$154,540	\$31,118	0.0	0.0	1.77	1.77	#DIV/0!	\$2.00	6.00	
13-25-328-012	5387 S ROLLING ACRES DRIVE	06/14/21	\$400,000	\$400,000	\$241,600	60.40	\$483,205	\$6,510	\$89,715	0.0	0.0	5.75	3.53	#DIV/0!	\$0.03	0.00	13-25-328-011, 13-25-328-013
13-25-327-010		08/02/23	\$25,000	\$25,000	\$12,200	48.80	\$24,488	\$25,000	\$24,488	76.5	200.0	0.41	0.41	\$327	\$1.39	90.00	
13-25-199-001	3508 S RAMSHORN DR	05/20/22	\$365,000	\$365,000	\$152,000	41.64	\$303,941	\$114,222	\$53,163	166.1	750.0	2.58	2.58	\$688	\$1.02	150.00	
13-36-126-015	1150 SHOREWOOD DR	01/20/23	\$430,000	\$430,000	\$106,300	24.72	\$212,622	\$259,066	\$41,688	130.3	240.5	0.78	0.78	\$1,989	\$7.62	160.00	
13-25-300-021	3942 S HARMON DR	12/21/22	\$400,000	\$400,000	\$132,100	33.03	\$264,167	\$192,626	\$56,793	177.5	320.0	1.40	1.40	\$1,085	\$3.17	190.00	
13-25-199-004	3532 S RAMSHORN DR	10/05/23	\$295,000	\$295,000	\$130,200	44.14	\$260,529	\$105,208	\$70,737	221.1	733.0	1.95	1.29	\$476	\$1.24	230.00	13-25-327-001
13-36-126-016	1140 SHOREWOOD DR	06/10/22	\$271,010	\$271,010	\$139,500	51.47	\$278,915	\$46,977	\$54,882	171.5	180.0	0.69	0.79	\$274	\$1.57	234.00	
								\$743,099			943.0						
									\$788								
13-25-198-001	3515 S RAMSHORN DR	06/11/21	\$265,000	\$265,000	\$119,400	45.06	\$238,869	\$57,115	\$30,984	413.1	250.0	1.84	1.84	\$138	\$0.71	320.00	
13-36-236-014	4199 S HIGHLAND DR	06/16/23	\$314,000	\$314,000	\$142,100	45.25	\$284,197	\$81,602	\$51,799	148.0	215.0	0.88	0.88	\$551	\$2.14	70.00	
13-36-236-015	4183 S HIGHLAND DRIVE	08/22/22	\$405,000	\$405,000	\$169,200	41.78	\$338,444	\$113,841	\$47,285	135.1	157.0	0.52	0.52	\$843	\$5.05	167.00	
13-36-236-013	4177 S HIGHLAND DR	05/06/22	\$279,900	\$279,900	\$109,800	39.23	\$219,577	\$114,481	\$54,158	154.7	264.0	0.61	0.61	\$740	\$4.32	200.00	
								\$367,039			851.0						
									\$431.33								

BOLD ARE VACANT LAND SALES NO CHANGE BASED ON THOSE SALES

AG LAND STUDY 2024

Parcel Number	Sale Date	Sale Price	Acres																
13-02-400-010	5/7/2021	\$140,000	\$3,500	40.000	0.000	0.000	40	\$0	\$0	0.000	0.00%	\$0	40.000	\$140,000	-43687	-1456	0.00%	140,000	\$3,500
14-21-100-006	1/5/2023	\$60,000	\$2,110	28.960	0.523	0.000	28.437	\$0	\$0	4.752	16.71%	\$0	23.685	\$60,000	-44285	-1476	0.00%	60,000	\$2,110
13-15-300-028	08/26/21	\$140,000	\$2,489	57.500	1.250	0.000	56.25	\$0	\$0	34.142	60.70%	\$0	22.108	\$140,000	-43796	-1460	0.00%	140,000	\$2,489
13-20-400-009	4/26/2021	\$300,000	\$4,193	74.780	3.230	0.000	71.55	\$0	\$0	25.826	36.10%	\$0	45.724	\$300,000	-43676	-1456	0.00%	300,000	\$4,193
14-21-400-003	1/5/2023	\$80,000	\$2,052	39.992	1.000	0.000	38.992	\$0	\$0	15.097	38.72%	\$0	23.895	\$80,000	-44285	-1476	0.00%	80,000	\$2,052
17-12-300-015	7/28/2021	\$99,000	\$5,013	20.000	0.250	0.000	19.75	\$0	\$0	14.250	72.15%	\$0	5.500	\$99,000	-43768	-1459	0.00%	99,000	\$5,013
17-18-200-005	4/29/2022	\$200,000	\$4,878	42.200	1.200	0.000	41	\$0	\$0	17.959	43.80%	\$0	23.041	\$200,000	-44039	-1468	0.00%	200,000	\$4,878
18-03-200-018	7/27/2022	\$343,350	\$4,607	75.977	1.450	0.000	74.527	\$0	\$0	47.513	63.75%	\$0	27.014	\$343,350	-44127	-1471	0.00%	343,350	\$4,607
18-10-100-006	1/14/2022	\$105,000	\$3,537	30.000	0.310	0.000	29.69	\$0	\$0	4.075	13.73%	\$0	25.615	\$105,000	-43934	-1464	0.00%	105,000	\$3,537
21-18-400-008	7/5/2022	\$150,000	\$2,626	59.740	2.620	0.000	57.12	\$0	\$0	28.026	49.07%	\$0	29.094	\$150,000	-44105	-1470	0.00%	150,000	\$2,626
22-11-300-002	8/18/2022	\$100,000	\$5,400	20.000	1.480	0.000	18.52	\$0	\$0	8.671	46.82%	\$0	9.849	\$100,000	-44148	-1472	0.00%	100,000	\$5,400
22-14-400-002	3/15/2023	\$190,000	\$5,228	37.840	1.497	0.000	36.343	\$0	\$0	2.330	6.41%	\$0	34.013	\$190,000	-44355	-1479	0.00%	190,000	\$5,228
22-25-200-046	4/15/2022	\$167,400	\$4,727	36.700	1.290	0.000	35.41	\$0	\$0	4.366	12.33%	\$0	31.044	\$167,400	-44025	-1468	0.00%	167,400	\$4,727
23-15-100-007	5/27/2022	\$131,680	\$2,756	50.000	2.227	0.000	47.773	\$0	\$0	3.267	6.84%	\$0	44.506	\$131,680	-44067	-1469	0.00%	131,680	\$2,756
23-16-200-007	5/27/2022	\$236,960	\$2,999	80.000	1.000	0.000	79	\$0	\$0	2.825	3.58%	\$0	76.175	\$236,960	-44067	-1469	0.00%	236,960	\$2,999
22-13-200-022	8/10/2021	\$112,000	\$4,724	24.020	0.310	0.000	23.71	\$0	\$0	9.678	40.82%	\$0	14.032	\$112,000	-43780	-1459	0.00%	112,000	\$4,724
23-35-200-004	6/23/2022	\$150,000	\$4,102	38.500	1.936	0.000	36.564	\$0	\$0	0.857	2.34%	\$0	35.707	\$150,000	-44093	-1470	0.00%	150,000	\$4,102
		\$2,705,390					734.636						511.002					2,705,390	\$3,683

MARTIN LAKE LAND STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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
13-19-400-002	9081 W 32ND ST	06/29/21	\$350,000	\$350,000	\$184,700	52.77	\$369,401	\$88,285	\$107,686	212.1	100.0	9.69	9.69	\$416	\$9,112	\$0.21	300.00
13-19-400-014	8975 W 32ND ST	01/09/23	\$535,000	\$535,000	\$280,000	52.34	\$559,905	\$32,772	\$57,677	144.2	350.0	0.88	0.88	\$227	\$37,411	\$0.86	109.00
13-19-420-015	2945 S MARTIN DR	08/05/22	\$320,000	\$320,000	\$117,000	36.56	\$234,023	\$117,271	\$31,294	78.2	120.0	0.28	0.28	\$1,499	\$421,838	\$9.68	101.00
13-19-426-011	2921 S SPRING ST	08/11/22	\$180,000	\$180,000	\$85,700	47.61	\$171,420	\$53,558	\$44,978	112.4	350.0	0.68	0.68	\$476	\$78,416	\$1.80	85.00
13-19-480-006	3053 S SPRING ST	09/02/21	\$200,000	\$200,000	\$86,000	43.00	\$171,912	\$78,088	\$50,000	100.0	200.0	0.46	0.46	\$781	\$170,126	\$3.91	100.00
13-19-481-008	3038 S SPRING ST	11/12/21	\$160,500	\$160,500	\$56,300	35.08	\$112,530	\$77,777	\$29,807	70.7	60.0	0.75	0.75	\$1,101	\$103,427	\$2.37	129.00
Totals:			\$1,745,500	\$1,745,500	\$809,700		\$1,619,191	\$447,751	\$321,442	717.7		12.74	12.74				
						Sale. Ratio =>	46.39	Average			Average			Average			
						Std. Dev. =>	7.66	per FF=>			\$624	per Net Acre=>		35,153.57	per SqFt=>		\$0.81

2023 USED 400

2024 USE 500

COUNTRYSIDE LAND STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
13-14-326-003		01/18/22	\$25,000	\$25,000	\$11,500	46.00	\$22,950	\$25,000	\$22,950	0.92	0.92	\$27,233	\$0.63	
13-14-326-022	6330 W PAT ST	08/10/21	\$330,000	\$330,000	\$185,500	56.21	\$371,027	(\$12,187)	\$28,840	2.21	2.21	(\$5,514)	(\$0.13)	
13-14-326-022	6330 W PAT ST	09/26/22	\$380,000	\$380,000	\$185,500	48.82	\$371,027	\$37,813	\$28,840	2.21	2.21	\$17,110	\$0.39	
13-14-326-034	6155 W PAT ST	05/09/23	\$305,000	\$305,000	\$100,300	32.89	\$200,613	\$129,486	\$25,099	1.03	1.03	\$125,349	\$2.88	
Totals:			\$1,040,000	\$1,040,000	\$482,800		\$965,617	\$180,112	\$105,729	6.37	6.37			
						Sale. Ratio =>	46.42				Average	Average		
						Std. Dev. =>	9.73				per Net Acre=>	28,270.60	per SqFt=>	\$0.65

ACRES

25000	1
26500	1.5
28000	2
30000	2.5
32000	3
35000	4
39000	5
49000	7

2024 NO CHANGE IN LAND VALUES

MEADOWBROOK LAND STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
13-34-330-010	4435 S MEADOW BROOK DR	07/27/22	\$206,000	\$206,000	\$53,300	25.87	\$106,659	\$106,341	\$7,000	0.0	0.0	0.28	0.28	#DIV/0!	\$379,789	\$8.72
13-34-330-018	4447 S MEADOW BROOK DR	08/30/22	\$95,000	\$95,000	\$32,300	34.00	\$64,530	\$44,795	\$14,325	0.0	0.0	0.57	0.57	#DIV/0!	\$78,176	\$1.79
Totals:			\$301,000	\$301,000	\$85,600		\$171,189	\$151,136	\$21,325	0.0		0.85	0.85			
						Sale. Ratio =>	28.44	Average			Average		Average			
						Std. Dev. =>	5.75	per FF=>		#DIV/0!	per Net Acre=>		177,181.71	per SqFt=>		\$4.07

INCREASE LAND 20% FOR 2024 BASED ON INCREASE IN RURAL RESIDENTIAL

OTTAWA HILLS LAND STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	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
13-36-236-013	4177 S HIGHLAND DR	05/06/22	\$279,900	\$279,900	\$102,100	36.48	\$204,103	\$114,481	\$38,684	154.7	264.0	0.61	0.61	\$740	\$187,982	\$4.32	200.00
13-36-236-014	4199 S HIGHLAND DR	06/16/23	\$314,000	\$314,000	\$134,700	42.90	\$269,397	\$81,602	\$36,999	148.0	215.0	0.88	0.88	\$551	\$93,153	\$2.14	70.00
13-36-236-015	4183 S HIGHLAND DRIVE	08/22/22	\$405,000	\$405,000	\$162,500	40.12	\$324,934	\$113,841	\$33,775	135.1	157.0	0.52	0.52	\$843	\$220,195	\$5.05	167.00
Totals:			\$998,900	\$998,900	\$399,300		\$798,434	\$309,924	\$109,458	437.8		2.00	2.00				
						Sale. Ratio =>	39.97	Average			Average			Average			
						Std. Dev. =>	3.22	per FF=>			\$708	per Net Acre=>		154,807.19	per SqFt=>		\$3.55

2023 USED 250 FOR PLATTED LOTS

2024 USE 350

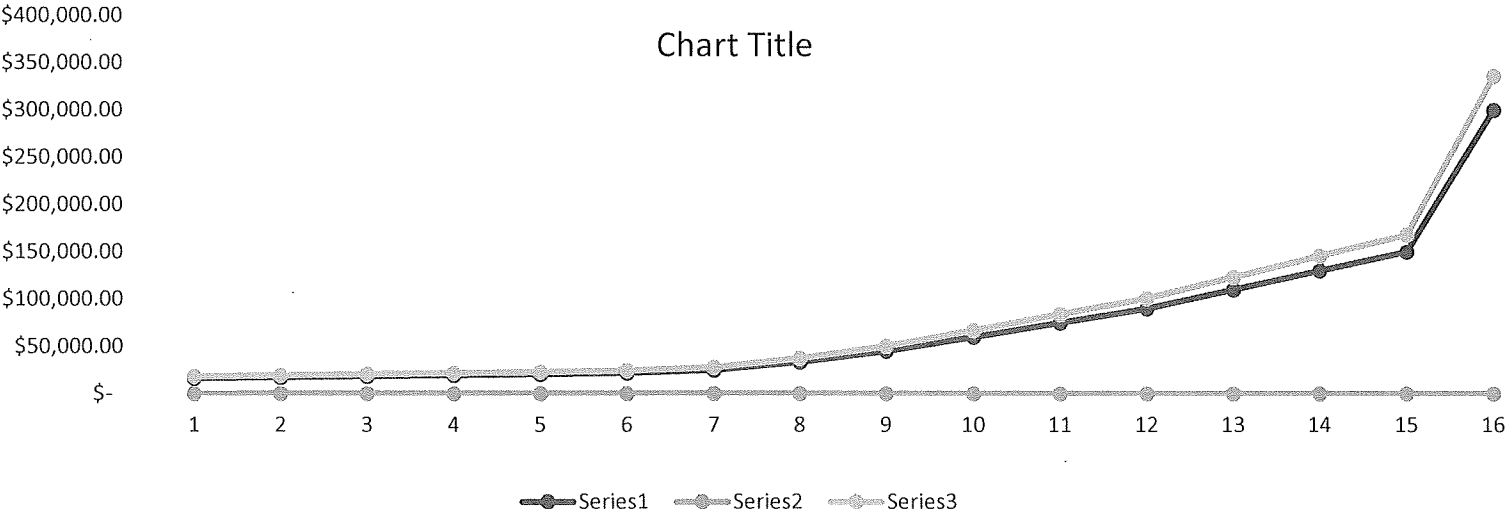
RURAL RES LAND STUDY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front
13-34-299-003	4375 S STONE RD	04/28/22	\$170,000	\$170,000	\$85,000	50.00	\$169,946	\$7,974	\$7,920	0.0	0.0	0.48	0.48	\$16,613	\$0.38	0.00
13-31-400-006	8981 W 48TH ST	10/22/21	\$175,000	\$175,000	\$101,500	58.00	\$203,017	(\$19,767)	\$8,250	0.0	0.0	0.50	0.50	(\$39,534)	(\$0.91)	0.00
13-36-400-060	4886 W HIGH LN	10/14/21	\$23,000	\$23,000	\$6,300	27.39	\$12,540	\$23,000	\$12,540	0.0	0.0	0.76	0.76	\$30,263	\$0.69	0.00
13-35-100-006	4209 S OSBORN AVE	09/15/22	\$242,000	\$242,000	\$111,700	46.16	\$223,437	\$35,063	\$16,500	0.0	0.0	1.00	1.00	\$35,063	\$0.80	0.00
								\$58,063					1.76			
									\$32,990							
13-04-200-003	340 S BRUCKER AVE	09/27/22	\$175,596	\$175,596	\$59,200	33.71	\$118,312	\$74,784	\$17,500	0.0	0.0	1.50	1.50	\$49,856	\$1.14	0.00
13-21-100-004	2606 S COMSTOCK AVE	11/04/21	\$120,000	\$120,000	\$40,700	33.92	\$81,305	\$56,195	\$17,500	0.0	0.0	1.50	1.50	\$37,463	\$0.86	0.00
13-32-300-007	8567 W 48TH ST	04/13/21	\$148,700	\$148,700	\$80,400	54.07	\$160,853	\$5,347	\$17,500	0.0	0.0	1.50	1.50	\$3,565	\$0.08	0.00
13-34-200-013	6545 W 44TH ST	06/06/22	\$270,000	\$270,000	\$107,500	39.81	\$215,003	\$72,497	\$17,500	0.0	0.0	1.50	1.50	\$48,331	\$1.11	0.00
								\$208,823				6.00				
									52205.75							
13-31-300-016	4682 S MAPLE ISL RD	02/28/23	\$237,400	\$237,400	\$113,300	47.73	\$226,540	\$29,220	\$18,360	0.0	0.0	1.93	1.93	\$15,140	\$0.35	0.00
13-20-100-010	2675 S FITZGERALD AVE	08/02/21	\$149,900	\$149,900	\$81,000	54.04	\$162,095	\$6,305	\$18,500	0.0	0.0	2.00	2.00	\$3,153	\$0.07	0.00
13-24-100-009	5240 W 24TH ST	04/28/21	\$225,000	\$225,000	\$137,300	61.02	\$274,527	(\$31,027)	\$18,500	0.0	0.0	2.00	2.00	(\$15,514)	(\$0.36)	0.00
13-26-400-003	3858 S OSBORN AVE	12/21/21	\$198,000	\$198,000	\$96,300	48.64	\$192,582	\$23,918	\$18,500	0.0	0.0	2.00	2.00	\$11,959	\$0.27	0.00
13-28-100-004	7644 W 32ND ST	08/30/21	\$76,000	\$76,000	\$34,200	45.00	\$68,452	\$26,448	\$18,900	0.0	0.0	2.20	2.20	\$12,022	\$0.28	0.00
								\$54,864				10.13				
									\$10,832							
13-20-400-010	3104 S FITZGERALD AVE	04/26/21	\$15,000	\$15,000	\$9,900	66.00	\$19,886	\$14,214	\$19,100	0.0	0.0	2.30	2.30	\$6,180	\$0.14	0.00
13-36-200-002	4045 S LUCE AVE	06/10/22	\$271,010	\$271,010	\$103,800	38.30	\$207,643	\$83,167	\$19,800	0.0	0.0	2.65	2.65	\$31,384	\$0.72	0.00
13-06-100-002	9500 W BASELINE RD	07/25/22	\$187,870	\$187,870	\$85,000	45.24	\$169,951	\$38,339	\$20,420	0.0	0.0	2.96	2.96	\$12,952	\$0.30	0.00
13-27-400-005	3903 S STONE RD	06/21/21	\$220,000	\$220,000	\$73,600	33.45	\$147,134	\$94,701	\$21,835	0.0	0.0	3.89	3.89	\$24,345	\$0.56	0.00
								\$230,421				11.80				
									\$58,582							

RURAL RES LAND STUDY 2024

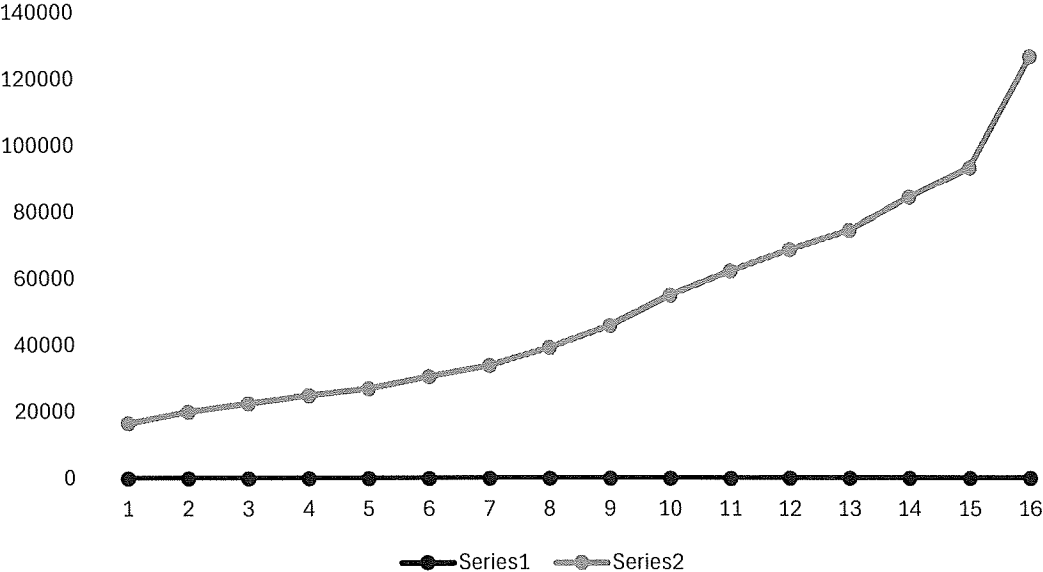
BOLD IS VACANT LAND SALES

	2023	ACRES	2024	\$ PER ACRE
\$	16,500.00	1	\$ 18,500.00	11%
\$	17,500.00	1.5	\$ 19,600.00	11%
\$	18,500.00	2	\$ 20,750.00	11%
\$	19,500.00	2.5	\$ 21,900.00	11%
\$	20,500.00	3	\$ 23,000.00	11%
\$	22,000.00	4	\$ 24,600.00	11%
\$	25,000.00	5	\$ 28,000.00	11%
\$	33,500.00	7	\$ 37,500.00	11%
\$	45,000.00	10	\$ 50,400.00	11%
\$	60,000.00	15	\$ 67,200.00	11%
\$	75,000.00	20	\$ 84,000.00	11%
\$	90,000.00	25	\$ 100,800.00	11%
\$	110,000.00	30	\$ 123,200.00	11%
\$	130,000.00	40	\$ 145,600.00	11%
\$	150,000.00	50	\$ 168,000.00	11%
\$	300,000.00	100	\$ 336,000.00	11%



COMMERCIAL/INDUSTRIAL LAND STUDY 2024

Chart Title



2024	
1	16600
1.5	20000
2	22600
2.5	25000
3	27000
4	30600
5	33900
7	39300
10	45900
15	55000
20	62400
25	68800
30	74573
40	84700
50	93400
100	126800

COMMERCIAL/INDUSTRIAL LAND STUDY 2024

4.768	207,711	\$7,434	\$0.17	-1	0.00%	\$35,444	\$7,434	\$0.17	\$106.82	18-36-200-028
5.007	218,090	\$9,731	\$0.22	7	0.00%	\$48,725	\$9,731	\$0.22	\$158.20	
5.191	226,120	\$7,700	\$0.18	-3	0.00%	\$39,971	\$7,700	\$0.18	\$48.20	
5.735	249,817	\$6,406	\$0.15	10	0.00%	\$36,737	\$6,406	\$0.15	\$104.96	
6.719	292,680	\$5,768	\$0.13	9	0.00%	\$38,757	\$5,768	\$0.13	\$1.93	16-27-255-011
27.16	1,183,090	\$3,743	\$0.09	1	0.00%	\$101,668	\$3,743	\$0.09	\$115.26	18-14-300-020