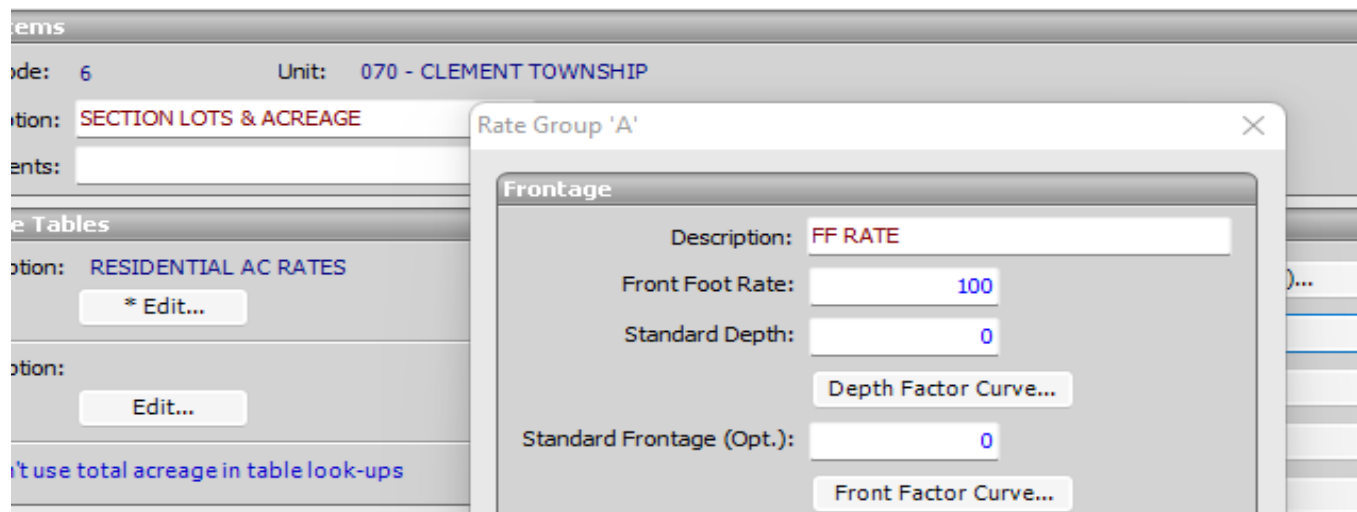


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
070-003-201-001-00	768 SARGENT	10/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$168,625	\$23,875	
070-010-300-005-01	520 E M-30	06/14/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$37,000	49.33	\$73,251	\$20,397	
070-010-300-011-00	6019 CEDAR LAKE	04/06/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$17,700	26.42	\$24,116	\$42,884	
070-013-100-004-01	5777 BENSCH	07/23/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$19,700	46.90	\$39,711	\$16,289	
<b>Totals:</b>			<b>\$359,000</b>			<b>\$359,000</b>	<b>\$146,900</b>		<b>\$305,703</b>	<b>\$103,445</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.92</b>		
								<b>Std. Dev. =&gt;</b>	<b>10.28</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$17,500	175.1	1040.0	3.50	3.50	\$136	\$6,821	\$0.16	189.40	6	1191/38		SECTION LOTS & ACREAGE
\$18,648	266.4	165.1	0.94	1.01	\$77	\$21,607	\$0.50	266.40	6	1245/477		SECTION LOTS & ACREAGE
\$0	380.0	246.3	2.15	2.15	\$113	\$19,965	\$0.46	380.00	6	1207/373		SECTION LOTS & ACREAGE
\$14,000	200.0	300.0	1.38	1.38	\$81	\$11,829	\$0.27	200.00	6	1184/466		SECTION LOTS & ACREAGE
<b>\$50,148</b>	<b>1,021.5</b>		<b>7.97</b>	<b>8.04</b>								
<b>Average per FF=&gt;</b>	<b>\$101</b>		<b>Average per Net Acre</b>	<b>12,980.93</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.30</b>					

Used \$100 per front foot      \$70/ff in 2022

Land values for Residential parcels valued by the front foot increased by \$30/ff for 2023



Residential Lots and Acres  
Front Foot Rate

Clement Township

2023 Land Analysis

Class	Rate Group 1
401	FF RATE
401	FF RATE
401	FF RATE
401	FF RATE

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