

2023 INDUSTR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
002-024-027-00	N SUMMERS	12/30/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000
005-020-010-00	VAN DYKE V/L	11/24/21	\$201,600	WD	32-SPLIT VACANT	\$201,600
007-021-001-00	CRAWFORD RD AT HAVENS	11/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
009-026-002-00	1881 WHEELING RD	06/25/20	\$185,900	WD	03-ARM'S LENGTH	\$185,900
016-028-020-02	4503 LK PLEASANT RD	02/04/21	\$200,000	WD	32-SPLIT VACANT	\$200,000
017-025-024-00	MILLVILLE RD	07/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000
017-028-002-00	PERO LAKE RD	01/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
018-020-015-00	RICH RD	10/12/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000
Totals:			\$1,659,500			\$1,659,500

UP LAND VALUE OF 4,837 BY 25% DUE TO LOCATION TO VILLAGE OF LUM . ROUNDED DOWN VALUE OF 6,046 TO 6,000

IAL LAND VALUES

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$72,000	33.96	\$157,179	\$212,000	\$157,179	0.0	0.0	40.00	40.00	#DIV/0!
\$79,000	39.19	\$156,156	\$201,600	\$156,156	0.0	0.0	40.00	40.00	#DIV/0!
\$135,600	54.24	\$217,524	\$250,000	\$217,524	0.0	0.0	47.71	47.71	#DIV/0!
\$67,500	36.31	\$165,810	\$185,900	\$165,810	0.0	0.0	40.00	40.00	#DIV/0!
\$0	0.00	\$167,494	\$200,000	\$170,064	0.0	0.0	41.44	41.44	#DIV/0!
\$73,900	38.89	\$171,204	\$190,000	\$171,204	0.0	0.0	39.00	39.00	#DIV/0!
\$80,400	40.20	\$199,320	\$200,000	\$199,320	0.0	0.0	47.49	47.49	#DIV/0!
\$77,800	35.36	\$171,349	\$220,000	\$171,349	0.0	0.0	47.40	42.40	#DIV/0!
\$586,200		\$1,406,036	\$1,659,500	\$1,408,606	0.0		343.04	338.04	
Sale. Ratio =>	35.32			Average			Average		
Std. Dev. =>	15.39			per FF=>	#DIV/0!		per Net Acre=>	4,837.59	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
\$5,300	\$0.12	0.00		3264-866	102
\$5,040	\$0.12	0.00	101	3257-115	102
\$5,240	\$0.12	0.00	101	3255-391	102
\$4,647	\$0.11	0.00	101	3115-95	102
\$4,826	\$0.11	0.00		3174-401	102
\$4,872	\$0.11	0.00	101	3224-616	402
\$4,211	\$0.10	0.00	101	3269-880	102
\$4,641	\$0.11	0.00	101	3244-774	102

Average

per SqFt=>

\$0.11