

2023 Commercial Vacant Land Analysis 4/01/2020 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Dollars/Acre	Liber/Page	Land Residual
11-014-100-0003-10	302 N MAPLE ISLAND RD	04/24/20	\$250,000	19.12	\$13,075	4219/863	\$250,000
11-015-200-0007-10	571 N MAPLE ISLAND RD	04/21/20	\$37,000	1.36	\$22,032	4220/084	\$30,051
11-021-100-0015-00	420 S WOLF LAKE RD	03/19/21	\$170,330	1.21	\$35,943	UNRECORDED	\$43,311
11-360-016-0001-00	5581 WASHINGTON AVE	05/10/21	\$135,000	0.33	\$59,853	4263/137	\$19,512

4 sales were considered in the time frame and no adjustments were made.

Aypical	\$	8,000
Typical	\$	10,000
Large	\$	12,000
Ex Large	\$	14,000

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="15,000"/>	3 Acre: <input type="text" value="32,000"/>	10 Acre: <input type="text" value="63,000"/>	30 Acre: <input type="text" value="140,000"/>
1.5 Acre: <input type="text" value="21,000"/>	4 Acre: <input type="text" value="38,000"/>	15 Acre: <input type="text" value="85,000"/>	40 Acre: <input type="text" value="155,000"/>
2 Acre: <input type="text" value="24,000"/>	5 Acre: <input type="text" value="43,000"/>	20 Acre: <input type="text" value="110,000"/>	50 Acre: <input type="text" value="170,000"/>
2.5 Acre: <input type="text" value="28,000"/>	7 Acre: <input type="text" value="50,000"/>	25 Acre: <input type="text" value="125,000"/>	100 Acre: <input type="text" value="300,000"/>

2023 EGELSTON TOWNSHIP APPLE AVE COMMERCIAL VACANT LAND ANALYSIS

Parcel Number	Address	Sale Date	Sale Price	Total Acres	Dollars/Acre	Liber/Page
11-019-300-0014-00	E Apple	01/08/21	\$60,000	1.75 A	\$0	4244/870
10-026-200-0021-00	E Apple Ave	5/5/2021	\$14,900	.59 A	\$31,500	
10-026-200-0026-00	E Apple Ave	2/25/2021	\$20,000	.33 A	\$26,000	
10-023-400-0003-00	2820 E Apple Ave	9/13/2021	\$34,000	3.26 A	\$47,784	

4 vacant land sales within Egeslton Township and neighboring Townships were considered within the time period and no adjustments were made.

Atypical	\$	22,000
Typical	\$	26,000
Large	\$	30,000
Ex Large	\$	34,000

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="35,000"/>	3 Acre: <input type="text" value="60,000"/>	10 Acre: <input type="text" value="110,000"/>	30 Acre: <input type="text" value="270,000"/>
1.5 Acre: <input type="text" value="40,000"/>	4 Acre: <input type="text" value="70,000"/>	15 Acre: <input type="text" value="160,000"/>	40 Acre: <input type="text" value="340,000"/>
2 Acre: <input type="text" value="50,000"/>	5 Acre: <input type="text" value="80,000"/>	20 Acre: <input type="text" value="200,000"/>	50 Acre: <input type="text" value="390,000"/>
2.5 Acre: <input type="text" value="55,000"/>	7 Acre: <input type="text" value="90,000"/>	25 Acre: <input type="text" value="240,000"/>	100 Acre: <input type="text" value="590,000"/>

Egelston Township Industrial Land Tables for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Size	Land Residual
11-014-100-0003-10	302 N MAPLE ISLAND RD	04/24/20	\$250,000	19.12	
11-031-200-0017-60	NORTHWOODS DR	04/09/20	\$42,000	3.44	
10-027-400-0025-00	2212 E LAKETON AVE	04/09/20	\$70,000	21.92	

3 vacant land sales within Egelston Township and neighboring areas with the time frame. These sales bracket and support current land tables.

Due to the lack of sale in the area no adjustments were made.

Atypical	\$	8,500
Typical	\$	10,600
Large	\$	12,700
Ex Large	\$	14,800

Description: **ACREAGE TABLE 'A'**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="17,000"/>	3 Acre:	<input type="text" value="38,000"/>	10 Acre:	<input type="text" value="70,000"/>	30 Acre:	<input type="text" value="165,000"/>
1.5 Acre:	<input type="text" value="22,000"/>	4 Acre:	<input type="text" value="45,000"/>	15 Acre:	<input type="text" value="100,000"/>	40 Acre:	<input type="text" value="220,000"/>
2 Acre:	<input type="text" value="27,000"/>	5 Acre:	<input type="text" value="50,000"/>	20 Acre:	<input type="text" value="120,000"/>	50 Acre:	<input type="text" value="275,000"/>
2.5 Acre:	<input type="text" value="33,000"/>	7 Acre:	<input type="text" value="60,000"/>	25 Acre:	<input type="text" value="137,500"/>	100 Acre:	<input type="text" value="400,000"/>

Egelston Township General Residential Land Tables for 2023

Parcels.pnum	Sales.propc	Sales.ecftb	Sales.saledate	Sales.saleprice	Sales.netAr	Sales.liberp	Sales.instr	Sales.landTable
11-019-200-0025-20	402	R1.09	7/2/2021	\$ 20,000	4.48	4267/252	WD	R1.09
11-028-100-0025-00	402	R1.09	3/26/2021	\$ 12,000	0.811	4258/922	WD	R1.09
11-036-300-0011-20	402	R1.09	9/24/2020	\$ 27,000	4.955	4235/936	WD	R1.09
11-020-100-0011-40	402	R1.09	9/1/2021	\$ 19,500	1.13	4273/855	WD	R1.09
11-022-300-0017-00	402	R1.09	4/29/2021	\$ 32,500	4.875	4260/841	WD	R1.09
11-026-300-0006-00	402	R1.09	2/12/2021	\$ 33,602	5.17	4248/195	WD	R1.09
11-033-300-0001-20	402	R1.09	3/7/2022	\$ 22,000	1.01	4291/852	WD	R1.09
11-026-300-0006-00	402	R1.09	8/19/2020	\$ 37,500	5.17	4230/746	WD	R1.09
11-029-200-0035-00	401	R1.09	3/18/2022	\$ 19,000	0.689	4294/711	WD	R1.09
11-036-100-0002-00	401	R1.09	12/29/2021	\$ 31,500	2.375	4285/979	WD	R1.09
11-019-300-0008-00	402	R1.09	3/30/2022	\$ 20,000	0.638	4296/502	WD	R1.09

Current vacant land sales support current values.

Unit: 11 - 11 EGELSTON TOWNSHIP

Rates/Values for Neighborhood R1.09.R1.09 GENERAL RESIDENTIAL, Last Edited: 02/23/2022

Sites:

Site 'A':	Description: 'A-TYPICAL	'	Value: 10,000
Site 'B':	Description: 'TYPICAL	'	Value: 12,000
Site 'C':	Description: 'LARGE	'	Value: 14,000
Site 'D':	Description: 'EXTRA LARGE	'	Value: 16,000

Values for Acreage Table 1: 'GENERAL RESIDENTIAL'

1 Acre: 18,000	3 Acre: 24,000	10 Acre: 40,000	30 Acre: 72,000
1.5 Acre: 19,500	4 Acre: 26,000	15 Acre: 48,000	40 Acre: 86,000
2 Acre: 21,000	5 Acre: 30,000	20 Acre: 56,000	50 Acre: 100,000
2.5 Acre: 22,500	7 Acre: 34,000	25 Acre: 64,000	100 Acre: 190,000

Egelston Township Wolf Lake Area Land Analysis for 2023

Parcels.pnum	Sales.prop	Sales.ecftb	Sales.saledate	Sales.saleprice	Sales.residual	LandValue	Sales.netAc	Sales.libery	Sales.instr	Sales.landTable
11-360-029-0016-00	401	R1.09	3/30/2021	\$ 125,000	\$	12,196	0.158	4255/695	WD	R3
11-475-000-0019-00	401	R1.09	4/30/2020	\$ 155,500	\$	7,046	0.275	4220/340	WD	R3
11-360-017-0023-00	401	R1.09	2/22/2022	\$ 152,000	\$	12,130	0.291	4289/963	WD	R3
11-360-023-0008-00	401	R1.09	9/3/2021	\$ 270,375	\$	14,930	0.323	4275/522	WD	R3
11-480-000-0023-00	401	R1.09	10/23/2020	\$ 77,900	\$	12,029	0.34	4238/465	WD	R3
11-360-023-0019-00	401	R1.09	1/22/2021	\$ 152,800	\$	22,573	0.484	4246/043	WD	R3
11-016-200-0016-10	401	R1.09	11/29/2021	\$ 360,000	\$	38,233	5.013	4282/320	WD	R3
11-016-300-0029-20	402	R1.09	7/30/2020	\$ 39,900	\$	39,900	5.844	4229/071	WD	R3

1 Vacant land sale and 7 residuals support current land values.

Unit: 11 - 11 EGELSTON TOWNSHIP

Rates/Values for Neighborhood R3.R3.09 WOLF LAKE AREA, Last Edited: 05/03/2019

Sites:

Site 'B':	Description: 'ATYPICAL	'	Value: 10,000
Site 'C':	Description: 'TYPICAL	'	Value: 13,000
Site 'D':	Description: 'LARGE	'	Value: 17,000
Site 'E':	Description: 'EXTRA LARGE	'	Value: 21,000

Values for Acreage Table 1: 'WOLF LAKE AREA'

1 Acre: 25,000	3 Acre: 32,000	10 Acre: 50,000	30 Acre: 120,100
1.5 Acre: 26,500	4 Acre: 35,000	15 Acre: 72,000	40 Acre: 143,700
2 Acre: 28,000	5 Acre: 38,000	20 Acre: 93,900	50 Acre: 175,000
2.5 Acre: 30,000	7 Acre: 40,000	25 Acre: 106,800	100 Acre: 330,000

Egelston Township Wolf Lake Front Land Tables for 2023

Parcels.pnum	Sales.propc	Sales.saledate	Sales.saleprice	Sales.residualL	Sales.netAc	Sales.liberp	Sales.instr	Sales.landTable
11-016-100-0037-00	401	10/9/2020	\$ 385,000	\$ 114,597	0.14	4239/080	WD	R2.09
11-016-400-0012-00	401	6/18/2021	\$ 379,000	\$ 134,340	0.287	4265/544	WD	R2.09
11-360-034-0048-00	401	4/22/2021	\$ 125,000	\$ 62,767	0.304	4261/843	WD	R2.09
11-016-100-0017-00	401	12/29/2020	\$ 178,000	\$ 62,845	0.333	4243/881	WD	R2.09
11-635-000-0005-00	401	10/18/2021	\$ 340,000	\$ 138,698	0.496	4278/012	WD	R2.09
11-016-300-0006-00	401	7/16/2021	\$ 400,000	\$ 206,383	0.846	4268/913	WD	R2.09

6 residuals support current land values.

Unit: 11 - 11 EGELSTON TOWNSHIP

Rates/Values for Neighborhood R2.09.R2.09 WOLF LAKE FRONT, Last Edited: 10/26/2017

Sites:

Site 'B':	Description: 'A-TYPICAL	'	Value: 75,000
Site 'C':	Description: 'TYPICAL	'	Value: 90,000
Site 'D':	Description: 'LARGE	'	Value: 112,500
Site 'E':	Description: 'EXTRA LARGE	'	Value: 127,500

Values for Acreage Table 1: 'LAKE FRONTAGE'

1 Acre: 150,000	3 Acre: 181,600	10 Acre: 292,100	30 Acre: 497,400
1.5 Acre: 157,900	4 Acre: 213,200	15 Acre: 363,200	40 Acre: 615,800
2 Acre: 165,800	5 Acre: 228,900	20 Acre: 402,600	50 Acre: 750,000
2.5 Acre: 173,700	7 Acre: 252,600	25 Acre: 457,900	100 Acre: 1,421,100