

**Whitehall Township  
Rural Residential Land Table**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Liber/Page	Land Table
03-014-200-0002-00	WEESIES RD	06/18/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	\$61,019	37.55	4266/556	R1.04 RURAL RESIDENTIAL
03-024-100-0005-00	MILL POND TR	05/27/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	\$100,000	40.00	4263/236	R1.04 RURAL RESIDENTIAL
03-024-400-0006-00	8601 HYDE PARK RD	03/31/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$28,000	\$75,700	30.28	4255/705	R1.04 RURAL RESIDENTIAL
03-024-400-0006-00	8601 HYDE PARK RD	06/01/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$130,000	\$75,700	30.28	4263/545	R1.04 RURAL RESIDENTIAL
03-036-100-0004-00	2031 CRYSTAL LAKE RD	03/02/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	\$36,300	5.52	4249/902	R1.04 RURAL RESIDENTIAL
03-036-100-0004-00	2031 CRYSTAL LAKE RD	10/05/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$39,000	\$36,300	5.52	4276/926	R1.04 RURAL RESIDENTIAL
03-036-100-0008-00	1813 CRYSTAL LAKE RD	12/28/20	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$31,000	\$27,346	2.17	4243/527	R1.04 RURAL RESIDENTIAL
03-036-400-0005-00	WHITE LAKE DR	12/15/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	\$55,920	15.92	4283/777	R1.04 RURAL RESIDENTIAL
03-036-400-0005-00	WHITE LAKE DR	12/15/21	\$47,250	WD	03-ARM'S LENGTH	\$47,250	\$47,250	\$55,920	15.92	4283/834	R1.04 RURAL RESIDENTIAL
<b>Totals:</b>			<b>\$395,250</b>			<b>\$395,250</b>	<b>\$395,250</b>	<b>\$524,205</b>	<b>183.16</b>		

Combined Fox Crossing with Rural Residential due to lack of sales in Fox Crossing. Rural Residential land tables will remain the same due to significantly fluctuating sales.

**Acreage Table 'A'** ✕

Description:

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**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="25,000"/>	3 Acre: <input type="text" value="29,000"/>	10 Acre: <input type="text" value="50,000"/>	30 Acre: <input type="text" value="75,000"/>
1.5 Acre: <input type="text" value="26,000"/>	4 Acre: <input type="text" value="30,000"/>	15 Acre: <input type="text" value="55,000"/>	40 Acre: <input type="text" value="100,000"/>
2 Acre: <input type="text" value="27,000"/>	5 Acre: <input type="text" value="35,000"/>	20 Acre: <input type="text" value="60,000"/>	50 Acre: <input type="text" value="150,000"/>
2.5 Acre: <input type="text" value="28,000"/>	7 Acre: <input type="text" value="40,000"/>	25 Acre: <input type="text" value="70,000"/>	100 Acre: <input type="text" value="200,000"/>

**CRYSTAL SHORES - POND LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
03-224-000-0032-10	1471 TIMBER TRAIL DR	11/02/20	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$38,000	1.48	4238/331
22-033-300-0040-00	1612 S MEARS AVE	04/15/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$23,754	0.26	4258/219
22-425-000-0025-00	124 PINECREST RD	05/27/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$24,406	0.31	4263/272
22-425-000-0032-00	1918 S MEARS AVE	08/20/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$30,788	0.49	4230/779
22-033-100-0055-10	1397 CARLETON	10/08/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$32,134	0.54	4276/952
22-425-000-0004-00	1620 S MEARS AVE	10/29/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$46,153	1.19	4238/25
03-224-000-0032-10	1471 TIMBER TRAIL DR	12/10/21	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$48,000	1.48	4283/426
<b>Totals:</b>			<b>\$1,232,000</b>			<b>\$1,232,000</b>	<b>\$243,235</b>	<b>5.75</b>	

**CRYSTAL SHORES - LAKE LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
01-160-000-0031-20	HANCOCK RD	09/17/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,000	0.34	4277/443
01-555-000-0005-00	5 LOST LAKE DR	02/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,089	0.52	4250/319
01-001-100-0009-00	6865 WILLIAMS RD	02/12/21	\$236,300	WD	03-ARM'S LENGTH	\$236,300	\$58,444	0.78	4248/099
01-181-000-0013-00	11700 INDIAN HILLS RD	06/01/20	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$160,581	1.09	4224/151
01-135-300-0008-00	7403 N OLD CHANNEL TR	04/21/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$190,366	1.20	4259/151
<b>Totals:</b>			<b>\$1,741,300</b>			<b>\$1,741,300</b>	<b>\$579,480</b>	<b>3.93</b>	

**No change to land tables for 2023. Considered Montague and White River sales as well, due to low number of sales in unit.**

Unit: 03 - WHITEHALL TOWNSHIP  
 Rates/Values for Neighborhood R14.R14.10 CRYSTAL SHORES, Last Edited: 02/06/2018

Sites:		
Site 'A':	Description: 'ATYPICAL (LAKE)'	Value: 65,000
Site 'B':	Description: 'TYPICAL (LAKE)'	Value: 70,000
Site 'C':	Description: 'LARGE (LAKE)'	Value: 90,000
Site 'D':	Description: 'EX LARGE (LAKE)'	Value: 110,000
Site 'F':	Description: 'ATYPICAL (POND)'	Value: 20,000
Site 'G':	Description: 'TYPICAL (POND)'	Value: 25,000
Site 'H':	Description: 'LARGE (POND)'	Value: 35,000
Site 'I':	Description: 'EX LARGE (POND)'	Value: 45,000

**Whitehall Township**

**Owasippi Trail Land Table**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Liber/Page	Land Table
03-552-000-0093-00	7737 WICZER DR	05/18/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$56,136	1.12	4221/775	R5.04 OWASIPPI TRAIL # 2
03-552-000-0089-00	7649 WICZER DR	04/16/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$48,525	1.37	4258/589	R5.04 OWASIPPI TRAIL # 2
03-552-000-0089-00	7649 WICZER DR	11/19/21	\$464,900	WD	03-ARM'S LENGTH	\$464,900	\$23,231	1.37	4281/606	R5.04 OWASIPPI TRAIL # 2
03-552-000-0072-00	7351 WICZER DR	05/27/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$45,636	1.50	4222/419	R5.04 OWASIPPI TRAIL # 2
03-552-000-0081-00	7489 WICZER DR	11/06/20	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$19,000	1.45	4239/181	R5.04 OWASIPPI TRAIL # 2
<b>Totals:</b>			<b>\$19,000</b>			<b>\$19,000</b>	<b>\$19,000</b>	<b>1.45</b>		

**No change to land tables for 2023. Included residuals to further support current values**

Unit: 03 - WHITEHALL TOWNSHIP  
 Rates/Values for Neighborhood R5.R5.04 OWASIPPI TRAIL # 2, Last Edited: 02/12/2019

Sites:  
 Site 'A': Description: 'ATYPICAL' Value: 23,000  
 Site 'B': Description: 'TYPICAL' Value: 25,300  
 Site 'C': Description: 'LARGE' Value: 27,600  
 Site 'D': Description: 'EXTRA LARGE' Value: 30,000



**Whitehall Township: Schneider Lake/Silver Creek Land Table**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page	Other Parcels in Sale	Land Table
03-024-200-0004-00	1765 SCHNEIDER DR	11/05/21	WD	\$5,000	\$5,000	0.14	4280/485		R11.04 SCHNEIDER LAKE
03-024-200-0006-00	1785 SCHNEIDER DR	10/06/21	WD	\$187,000	\$105,323	0.22	4277/730		R11.04 SCHNEIDER LAKE
03-740-000-0009-00	9520 SILVER CREEK RD	03/31/21	WD	\$125,000	\$30,831	0.83	4256/027		R7.10 SILVER CREEK MILL POND
03-743-000-0054-00	9234 MILL POND TR	09/09/21	WD	\$259,900	\$107,592	1.02	4274/341	03-743-000-0055-00	R7.10 SILVER CREEK MILL POND
03-013-300-0002-00	2163 EILERS DR	10/22/20	WD	\$172,000	\$111,130	1.03	4237/420		R7.10 SILVER CREEK MILL POND
03-024-200-0011-00	HYDE PARK RD	03/16/22	WD	\$150,000	\$150,000	10.61	4293/258	03-024-200-0012-00	R11.04 SCHNEIDER LAKE
<b>Totals:</b>				<b>\$898,900</b>	<b>\$509,876</b>	<b>13.85</b>			
						<b>Average per Net Acre=&gt;</b>			

Combining "Silver Creek - On" land table with Schneider Lake Land Table for 2023 due to sales data.

**Acreage Table 'A'** ✕

Description:

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**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="51,000"/>	3 Acre: <input type="text" value="55,000"/>	10 Acre: <input type="text" value="65,000"/>	30 Acre: <input type="text" value="87,000"/>
1.5 Acre: <input type="text" value="52,000"/>	4 Acre: <input type="text" value="57,000"/>	15 Acre: <input type="text" value="70,000"/>	40 Acre: <input type="text" value="98,000"/>
2 Acre: <input type="text" value="53,000"/>	5 Acre: <input type="text" value="59,000"/>	20 Acre: <input type="text" value="75,000"/>	50 Acre: <input type="text" value="109,000"/>
2.5 Acre: <input type="text" value="54,000"/>	7 Acre: <input type="text" value="61,000"/>	25 Acre: <input type="text" value="82,000"/>	100 Acre: <input type="text" value="190,000"/>

**WHITEHALL TOWNSHIP  
REGION TWO VACANT LAND - RESIDENTIAL**

WHITE RIVER TWP, HOLTON TWP, CEDAR CREEK TWP, MONTAGUE TWP, WHITEHALL TWP, CITY OF MONTAGUE

PARCEL#	ACRES	PRICE	DATE	ROAD ACCESS	WOODED	CLASS	PER ACRE	LIBER/PAGE	Reason
<b>1 ACRE</b>									
05-470-009-0012-00	0.84	\$8,700	10/23/19	WINTHROP AVE	100%	402	\$10,308	4203/269	
08-020-300-0003-00	1.00	\$9,000	10/04/19	EWING RD	100%	402	\$9,000	4204/980	
							<b>AVERAGE \$</b>	<b>9,654</b>	
<b>1.5 ACRE</b>									
01-136-300-0001-10	1.67	\$15,000	11/22/19	INDIAN BAY RD	100%	402	\$8,982	4205/984	
							<b>AVERAGE \$</b>	<b>8,982</b>	
<b>2 ACRE</b>									
08-015-400-0010-00	2.00	\$10,000	08/05/20	HOLTON DUCK LAKE RD	100%	402	\$5,000	4234/770	
08-015-400-0011-00									
08-030-300-0001-12	2.23	\$20,000	09/25/20	TYLER RD	100%	402	\$8,969	4235/377	
							<b>AVERAGE \$</b>	<b>6,984</b>	
<b>2.5 ACRE</b>									
							<b>AVERAGE</b>		
<b>3 ACRE</b>									
							<b>AVERAGE</b>		
							<b>AVERAGE</b>	<b>#REF!</b>	
<b>4 ACRE</b>									
02-001-200-0017-00	4.87	\$18,000	05/22/20	N HARRIS RD	100%	402	\$ 3,696	UNRECORDED	?
							<b>AVERAGE \$</b>	<b>3,696</b>	
<b>5 ACRE</b>									
08-010-100-0010-00	5.00	\$27,000	06/15/20	5999 RYERSON RD	100%	402	\$ 5,400	4224/126	
03-036-100-0004-00	5.52	\$35,000	03/02/21	CRYSTAL LAKE RD	100%	402	\$ 6,341	4249/902	
							<b>AVERAGE \$</b>	<b>5,870</b>	
<b>7 ACRE</b>									
05-009-400-0012-00	8.78	\$19,292	04/28/20	10337 SCHOW RD	100%	402	\$ 2,197	4220/751	
							<b>AVERAGE \$</b>	<b>2,197</b>	
<b>10 ACRE</b>									
05-007-400-0002-00	9.75	\$24,000	12/10/19	BRUNSWICK RD	100%	402	\$2,462	4207/497	
05-007-300-0002-00	9.75	\$33,000	10/12/20	BRUNSWICK RD	100%	402	\$3,385	2020-4236-251	
08-022-400-0007-00	10.00	\$42,500	12/30/20	4011 HOLTON DUCK LAKE RD	100%	402	\$4,250	4244/284	
05-034-200-0006-00	10.30	\$30,000	09/15/20	7741 HOLTON DUCK LAKE RD	100%	402	\$2,913	4233/585	
							<b>AVERAGE \$</b>	<b>3,252</b>	
<b>15 ACRE</b>									
							<b>AVERAGE</b>		
<b>20 ACRE</b>									
02-001-300-0009-00	19.00	\$55,000	03/06/20	LORENSEN RD	100%	402	\$2,895	4218/165	
02-011-100-0003-00	21.64	\$51,400	03/20/20	W MEINERT RD	100%	402	\$2,375	4216/539	mult parcel
02-011-100-0002-00									
02-011-100-0004-00									
08-002-300-0005-10	23.00	\$60,000	08/31/20	HOLTON DUCK LAKE RD	90%	402	\$2,609	4231/595	
							<b>AVERAGE \$</b>	<b>2,626</b>	
<b>25 ACRE</b>									
							<b>AVERAGE</b>		
<b>30 ACRE</b>									
08-022-200-0001-00	33.2	\$79,900	10/17/2018	RUPRECHT RD	100%	402	\$ 2,407		
							<b>AVERAGE \$</b>	<b>2,407</b>	
<b>40 ACRE</b>									
05-017-300-0002-00	38.03	\$65,200	11/15/19	EWING RD	100%	402	\$1,714	unrecor'd	
05-017-200-0007-00	39.00	\$95,000	10/25/19	9871 LINDERMAN RD	100%	402	\$2,436	4203/864	
02-010-400-0001-00	39.89	\$106,000	06/30/20	FRUITVALE RD	100%	402	\$2,657	4225/970	
05-035-100-0014-00	40.00	\$70,000	07/15/19	HOLTON DUCK LAKE RD	100%	402	\$1,750	4194/610	
08-029-300-0006-00	45.00	\$95,000	09/03/20	EWING RD	100%	402	\$2,111	4232/279	
08-029-300-0019-00	45.00	\$101,500	12/16/20	EWING RD	100%	402	\$2,256	4243/141	
							<b>AVERAGE \$</b>	<b>2,154</b>	
<b>50 ACRE</b>									
02-004-200-0001-00	48.45	\$77,400	05/20/20	SKEELS RD	100%	402	\$ 1,598	4221/764	
02-004-200-0001-10									
05-034-100-0003-00	56.30	\$90,000	11/10/20	CRYSTAL LAKE RD	100%	402	\$ 1,599	4242/122	
							<b>AVERAGE \$</b>	<b>1,598</b>	
<b>100 ACRE</b>									
02-002-100-0009-00	80.00	\$116,000	06/20/19	KUBON RD	100%	402	\$1,450	4192/837	mult parcels
02-002-100-0010-00									
08-016-400-0002-00	80.00	\$175,000	05/29/19	RUPRECHT RD	100%	402	\$2,188	4191/759	
08-016-400-0005-00									
03-023-200-0001-00	111.00	\$200,000	11/15/19	SILVER CREEK RD	100%	402	\$1,802	4205/316	
							<b>AVERAGE \$</b>	<b>1,813</b>	
<b>125 ACRE</b>									

Reason For Change: No change in land values, sales remain consistent with current rates.

WOODED	PER ACRE	TOTAL	WOODED	PER ACRE	TOTAL
1 ACRE	9,000	\$9,000	25 ACRE	2,000	\$50,000

	1.5 ACRE	6,400	\$9,600	30 ACRE	1,900	\$57,000	
	2 ACRE	5,100	\$10,200	40 ACRE	1,800	\$72,000	
	2.5 ACRE	4,320	\$10,800	50 ACRE	1,650	\$82,500	
	3 ACRE	3,800	\$11,400	100 ACRE	1,600	\$160,000	
	4 ACRE	3,000	\$12,000				
	5 ACRE	2,700	\$13,500				
	7 ACRE	2,400	\$16,800				
	10 ACRE	2,300	\$23,000				
	15 ACRE	2,200	\$33,000				
	20 ACRE	2,100	\$42,000				

Acreage Table 'A'



Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="18,000"/>	3 Acre: <input type="text" value="21,000"/>	10 Acre: <input type="text" value="30,000"/>	30 Acre: <input type="text" value="75,000"/>
1.5 Acre: <input type="text" value="19,500"/>	4 Acre: <input type="text" value="22,000"/>	15 Acre: <input type="text" value="43,500"/>	40 Acre: <input type="text" value="92,000"/>
2 Acre: <input type="text" value="20,000"/>	5 Acre: <input type="text" value="23,000"/>	20 Acre: <input type="text" value="56,000"/>	50 Acre: <input type="text" value="110,000"/>
2.5 Acre: <input type="text" value="20,500"/>	7 Acre: <input type="text" value="26,250"/>	25 Acre: <input type="text" value="65,000"/>	100 Acre: <input type="text" value="210,000"/>

**LAND TABLE ANALYSIS FOR COMMERCIAL - GENERAL**

Whitehall Twp.

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE	VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS	CURRENT TCV
<b>ATYPICAL</b>									
<b>TYPICAL</b>									
22-572-043-0009-00	209 W Muskegon	5/28/2021	\$25,000	.34 A			\$73,529		\$17,000
<b>LARGE</b>									
<b>EX LARGE</b>									
<b>ACREAGE</b>									
03-027-200-0015-20	Peterson Rd	10/26/2020	\$39,500	1.42 A			\$27,817	150 Location	\$36,780
<b>EXTRACTED</b>									
<b>ATYPICAL</b>									
<b>TYPICAL</b>									
<b>LARGE</b>									
<b>EX LARGE</b>									
<b>ACREAGE</b>									

**LAND SALES OUTSIDE ANALYZED TIME FRAME**

22-027-100-0005-10	E Colby St	5/12/2016	\$29,500	1.10 A			\$26,818	Location +20	\$27,120
<b>EXTRACTED</b>									
22-028-300-0007-00	615 S Lake St	11/1/2018	\$32,200	.70 A	(LARGE)	\$13,757	\$18,443	\$26,347	\$19,000

**LAND VALUE TABLE**

EQC05 - EQ COMM - GEN									
	1 ACRE	22,000	3 ACRE	35,000	10 ACRE	55,000	30 ACRE	100,000	
	1.5 ACRE	25,000	4 ACRE	40,000	15 ACRE	65,000	40 ACRE	130,000	
	2 ACRE	30,000	5 ACRE	43,000	20 ACRE	80,000	50 ACRE	160,000	
	2.5 ACRE	33,000	7 ACRE	49,000	25 ACRE	92,000	100 ACRE	290,000	
	<b>ATYPICAL</b>	<b>15000</b>	<b>TYPICAL</b>	<b>17000</b>	<b>LARGE</b>	<b>19000</b>	<b>EX LARGE</b>	<b>21000</b>	

There are no modifications needed at this time.  
Included City of Whitehall sales to further support current land values.

**Acreage Table 'A'** ✕

Description:

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="22,000"/>	3 Acre: <input type="text" value="35,000"/>	10 Acre: <input type="text" value="55,000"/>	30 Acre: <input type="text" value="100,000"/>
1.5 Acre: <input type="text" value="25,000"/>	4 Acre: <input type="text" value="40,000"/>	15 Acre: <input type="text" value="65,000"/>	40 Acre: <input type="text" value="130,000"/>
2 Acre: <input type="text" value="30,000"/>	5 Acre: <input type="text" value="43,000"/>	20 Acre: <input type="text" value="80,000"/>	50 Acre: <input type="text" value="160,000"/>
2.5 Acre: <input type="text" value="33,000"/>	7 Acre: <input type="text" value="49,000"/>	25 Acre: <input type="text" value="92,000"/>	100 Acre: <input type="text" value="290,000"/>



## Commercial Industrial Prime/Highway Interchange

Whitehall Twp.

DATES ANALYZED: April 1, 2020 - March 31, 2022

PARCELS	ADDRESS	DATE OF SALE	SALE PRICE	SIZE		VALUE EXTRACTED	LAND RESIDUAL	PRICE/ACRE	COMMENTS	CURRENT TCV
<b>ATYPICAL</b>										
21-161-012-0003-00	8806 Ferry St	6/18/2021	\$36,500	.17 A	(ATYPICAL)			\$214,706		\$40,000
23-585-006-0012-00	1813 Ruddiman Dr	6/12/2020	\$10,000	.20 A	(ATYPICAL)			\$50,000		\$40,000
<b>TYPICAL</b>										
<b>LARGE</b>										
<b>EX LARGE</b>										
<b>ACREAGE</b>										
03-027-200-0019-10	3141 E Colby St	6/15/2020	\$240,000	1.11 A				\$216,216	135 Outlot	\$152,955
22-220-017-0001-00 & 22-220-017-0016-10	115 S Lake St	5/4/2021	\$275,000	1.39 A				\$197,842		\$150,000
<b>EXTRACTED</b>										
<b>ATYPICAL</b>										
21-161-008-0014-00	8688 Water St	4/23/2020	\$84,000	.15 A	(ATYPICAL)	\$48,283	\$35,717	\$238,113	75 No Frontage	\$30,000
22-220-010-0005-20	112 E Colby St	7/14/2020	\$160,000	.17 A	(ATYPICAL)	\$134,035	\$25,965	\$152,735	75 too narrow for parking	\$30,000
23-585-017-0008-00	1906 Mills Ave	4/19/2021	\$130,000	.17 A	(ATYPICAL)	\$59,000	\$71,000	\$417,647		\$40,000
<b>TYPICAL</b>										
23-585-006-0004-00	1845 Ruddiman Dr	12/29/2020	\$205,000	.38 A	(TYPICAL)	\$178,200	\$26,800	\$70,526		\$55,000
<b>LARGE</b>										
23-134-000-0009-00	440 Whitehall Rd	10/30/2020	\$310,000	.52 A	(LARGE)	\$227,540	\$82,460	\$158,577		\$70,000
<b>EX LARGE</b>										
23-168-049-0002-10	702 Holton Rd	6/29/2021	\$200,000	.76 A	(EX LARGE)	\$104,750	\$95,250	\$125,329	75 Conf	\$71,250
<b>ACREAGE</b>										
23-134-000-0005-00	520 Whitehall Rd	8/20/2020	\$640,000	3.23 A		\$560,700	\$79,300	\$24,551		\$177,300
<b>LAND SALES OUTSIDE ANALYZED TIME FRAME</b>										
23-245-001-0005-00	1105 Ruddiman Dr	1/23/2017	\$75,000	.49 A	(LARGE)			\$153,061		\$70,000
22-028-200-0010-00	720 E Colby	6/15/2017	\$54,000	.57 A	(LARGE)			\$94,737	Bldg demo'd in 2016 70 Loc	\$52,500
03-027-200-0009-00	3166 Colby St	11/13/2018	\$110,000	1.23 A				\$89,431	\$10,000 added for demo	\$116,900
22-027-100-0005-20	E Colby St	12/5/2019	\$35,000	2.06 A				\$16,990	25 - No Front - No Exp	\$37,950
<b>EXTRACTED</b>										
21-161-014-0015-00	4575 Dowling St	8/24/2018	\$78,000	.06 A	(ATYPICAL)	\$39,249	\$38,751	\$645,850		\$40,000
22-571-057-0001-00	623 E Colby St	12/26/2019	\$167,660	.23 A	(ATYPICAL)	\$135,204	\$32,396	\$140,852	75% Location	\$30,000
21-161-011-0009-00	8831 Water St	10/4/2018	\$75,000	.34 A	(TYPICAL)	\$67,098	\$7,092	\$22,971	50% Grade	\$27,500
22-270-000-0012-10	921 E Colby St	10/26/2018	\$80,000	.34 A	(TYPICAL)	\$44,299	\$35,701	\$105,003	75% Location	\$41,250
22-270-000-0009-10	1019 E Colby St	10/11/2018	\$70,000	.46 A	(TYPICAL)	\$29,468	\$40,532	\$88,813	75% Location	\$41,250
21-161-011-0013-00	8875 Water St	7/20/2018	\$140,000	.51 A	(LARGE)	\$82,960	\$57,040	\$111,843		\$70,000
21-185-001-0007-00	8960 Water St	6/13/2018	\$125,000	.59 A	(LARGE)	\$70,418	\$54,582	\$92,512		\$70,000
22-027-100-0007-20	1321 E Colby St	11/22/2019	\$365,000	1.07 A		\$271,444	\$93,556	\$87,436		\$112,100
23-168-051-0014-30	420 Whitehall Rd	1/12/2020	\$450,000	1.36 A		\$366,239	\$83,761	\$61,589		\$120,800
23-168-049-0009-00	40 N Causeway	5/23/2019	\$330,000	1.90 A		\$169,680	\$160,320	\$84,379		\$145,000

## LAND VALUE TABLE

EQC06 - EQ M/WNM COMM - PRIME

1 ACRE	110,000	3 ACRE	175,000	10 ACRE	225,000	30 ACRE	325,000
1.5 ACRE	125,000	4 ACRE	185,000	15 ACRE	250,000	40 ACRE	350,000
2 ACRE	150,000	5 ACRE	195,000	20 ACRE	275,000	50 ACRE	375,000
2.5 ACRE	165,000	7 ACRE	210,000	25 ACRE	300,000	100 ACRE	600,000

ATYPICAL                      40000                      TYPICAL                      55000                      LARGE                      70000                      EX LARGE                      95000

Combining Highway Interchange with Commercial/Industrial Prime due to sales data.

Acreage Table 'A' ✕

Description: COMMERCIAL/PRIME

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80%;" type="text" value="110,000"/>	3 Acre: <input style="width: 80%;" type="text" value="175,000"/>	10 Acre: <input style="width: 80%;" type="text" value="225,000"/>	30 Acre: <input style="width: 80%;" type="text" value="325,000"/>
1.5 Acre: <input style="width: 80%;" type="text" value="125,000"/>	4 Acre: <input style="width: 80%;" type="text" value="185,000"/>	15 Acre: <input style="width: 80%;" type="text" value="250,000"/>	40 Acre: <input style="width: 80%;" type="text" value="350,000"/>
2 Acre: <input style="width: 80%;" type="text" value="150,000"/>	5 Acre: <input style="width: 80%;" type="text" value="195,000"/>	20 Acre: <input style="width: 80%;" type="text" value="275,000"/>	50 Acre: <input style="width: 80%;" type="text" value="375,000"/>
2.5 Acre: <input style="width: 80%;" type="text" value="165,000"/>	7 Acre: <input style="width: 80%;" type="text" value="210,000"/>	25 Acre: <input style="width: 80%;" type="text" value="300,000"/>	100 Acre: <input style="width: 80%;" type="text" value="600,000"/>