

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
140-001-400-003-06	6085 ROUND LAKE RD	02/07/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$122,700	57.34	\$213,895	\$35,385	
140-019-401-001-00	4721 ADAMS RD	05/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,300	37.15	\$147,101	\$77,644	
140-021-404-001-00	4615 SHAW RD	05/11/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,200	34.60	\$192,121	\$38,749	
140-022-300-002-01	4670 SHAW RD	01/11/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$10,900	21.80	\$24,843	\$50,000	
140-022-300-008-00	4326 DUTCHER RD	08/12/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,100	28.17	\$131,812	\$45,860	
140-030-404-001-20	N M-18	01/22/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$14,700	40.83	\$29,400	\$36,000	
140-031-300-004-00	3670 CLARWIN RD	02/20/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$43,300	34.92	\$101,732	\$48,532	
Totals:			\$977,000			\$977,000	\$378,200		\$840,904	\$332,170	
								Sale. Ratio =>	38.71		
								Std. Dev. =>	11.14		

Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$35,280	14.40	14.40	\$2,457	\$0.06	0.00	4000	1172/524		4000 SECTION LOTS AND ACREAGE
\$24,745	10.10	10.10	\$7,688	\$0.18	0.00	4000	1244/316		4000 SECTION LOTS AND ACREAGE
\$30,870	10.08	10.08	\$3,844	\$0.09	0.00	4000	1178/479		4000 SECTION LOTS AND ACREAGE
\$24,843	10.14	10.14	\$4,931	\$0.11	0.00	4000	1233/538		4000 SECTION LOTS AND ACREAGE
\$24,672	10.07	10.07	\$4,554	\$0.10	0.00	4000	1221/129		4000 SECTION LOTS AND ACREAGE
\$29,400	12.00	12.00	\$3,000	\$0.07	0.00	4000	1200/707		4000 SECTION LOTS AND ACREAGE
\$26,264	10.72	10.72	\$4,527	\$0.10	0.00	4000	1173/238		4000 SECTION LOTS AND ACREAGE
\$196,074	77.51	77.51							
Average	Average	Average							
per FF=>	per Net Acre	4,285.51	per SqFt=>	\$0.10					

Used \$4000 per acre

4000 UNIT: 140 - SHERMAN TOWNSHIP

4000 SECTION LOTS AND ACREAGE Last Edited: 01/30/2023

Tables

RESIDENTIAL ACREAGE

* Edit...

Edit...

Use total acreage in table look-ups

Frontage/Sites/Lots

Acreage Table 'A'

Description: RESIDENTIAL ACREAGE

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	14,000	3 Acre:	20,000	10 Acre:	40,000	30 Acre:	84,000
1.5 Acre:	15,000	4 Acre:	25,000	15 Acre:	50,000	40 Acre:	112,000
2 Acre:	16,000	5 Acre:	30,000	20 Acre:	60,000	50 Acre:	140,000
2.5 Acre:	18,000	7 Acre:	35,000	25 Acre:	75,000	100 Acre:	260,000