

CEDAR CREEK TOWNSHIP R1--RESIDENTIAL VACANT LAND ANALYSIS
 PER FRONT FOOT
 DATES ANALYZED APRIL 1, 2021-MARCH 31-2023

Parcel Number	Sale Date	Class	Sales Price	Land + Yard	Bldg. Residual	Effec. Front	Depth	Net Acres	Dollars/ FF	LOTS/DEPTH
08-018-200-0002-00	12/10/21	402	\$60,000	\$60,000	0	311.9	1365.0	10.00	\$192	EXTRA LG
08-028-400-0008-00	12/22/22	401	\$225,000	\$67,577	\$157,423	330.0	1320.0	10.00	\$205	
08-030-100-0008-00	07/12/21	401	\$174,900	\$64,040	\$110,860	330.0	1320.0	10.00	\$194	
08-030-200-0014-20	10/08/21	401	\$245,000	\$53,311	\$191,689	330.0	1320.0	10.00	\$162	
08-022-100-0002-10	11/05/21	401	\$350,000	\$61,161	\$288,839	340.0	1320.0	10.30	\$180	
				\$306,089		1,641.9	6645.0	50.30	\$186	1329
08-007-100-0019-00	07/01/21	401	\$150,000	\$19,783	\$130,217	142.0	660.0	2.15	\$139	LARGE
08-031-400-0002-00	07/08/22	401	\$245,000	\$22,235	\$222,765	165.0	1320.0	5.00	\$135	
08-032-200-0007-00	07/29/21	401	\$245,000	\$40,461	\$204,539	247.5	660.0	3.75	\$163	
08-004-200-0004-00	07/08/22	401	\$220,000	\$42,811	\$177,189	263.0	660.0	3.98	\$163	
08-032-300-0004-00	05/14/21	401	\$206,000	\$33,223	\$172,777	264.0	825.0	5.00	\$126	
08-018-100-0011-00	11/18/22	401	\$435,000	\$60,087	\$374,913	330.0	660.0	5.00	\$182	
				\$218,600		1,411.5	4785.0		\$155	798
08-030-100-0015-40	11/12/21	401	\$389,000	\$40,846	\$348,154	398.0	683.0	6.24	\$103	AVG LOTS
08-007-100-0006-00	05/13/22	401	\$250,000	\$71,152	\$178,848	670.0	809.0	12.44	\$106	
				\$111,998		1,068.0	1492.0		\$105	746
08-029-400-0004-10	07/07/21	401	\$400,000	\$15,148	\$384,852	231.0	1333.3	7.07	\$66	
08-006-100-0002-67	06/18/21	401	\$310,000	\$37,661	\$272,339	458.0	534.0	5.34	\$82	
				\$52,809		689.0	1867.3		\$77	934
08-031-400-0008-00	06/02/22	401	\$109,000	\$4,360	\$104,640	66.0	660.0	1.00	\$66	SMALL LOTS
08-026-300-0008-00	03/29/22	401	\$155,000	\$8,027	\$146,973	132.0	330.0	1.00	\$61	
08-012-100-0001-00	12/14/22	401	\$175,000	\$6,678	\$168,322	141.0	168.0	0.54	\$47	
08-027-400-0011-14	10/14/22	401	\$370,000	\$18,707	\$351,293	150.0	435.6	1.50	\$125	
08-030-300-0002-20	07/16/21	401	\$165,000	\$14,009	\$150,991	150.0	436.0	1.50	\$93	
08-023-400-0011-00	09/02/21	401	\$130,000	\$12,100	\$117,900	150.5	577.2	1.99	\$80	
08-026-300-0009-00	09/30/21	401	\$128,900	\$9,982	\$118,918	167.0	297.0	1.14	\$60	
08-031-400-0017-05	11/23/22	401	\$305,000	\$11,867	\$293,133	167.7	712.0	2.74	\$71	
08-031-300-0006-00	06/30/22	401	\$170,000	\$9,241	\$160,759	194.0	297.0	1.32	\$48	
08-007-300-0010-00	05/13/22	401	\$161,000	\$11,919	\$149,081	200.0	200.0	0.92	\$60	
08-026-200-0008-00	11/19/21	401	\$124,000	\$10,094	\$113,906	208.7	208.7	1.00	\$48	

CEDAR CREEK TOWNSHIP R1--RESIDENTIAL VACANT LAND ANALYSIS									
2024 PER ACRE									
DATES ANALYZED APRIL 1, 2021-MARCH 31-2023									
Parcel Number	Sale Date	Class	Sales Price	Land + Yard	Bldg. Residual	Effec. Front	Depth	Net Acres	Dollars/Acre
08-012-100-0001-00	12/14/22	401	\$175,000	\$6,678	\$168,322	141.0	168.0	0.54	\$12,367
08-007-300-0010-00	05/13/22	401	\$161,000	\$11,919	\$149,081	200.0	200.0	0.92	\$12,955
08-026-200-0008-00	11/19/21	401	\$124,000	\$10,094	\$113,906	208.7	208.7	1.00	\$10,094
08-026-300-0008-00	03/29/22	401	\$155,000	\$8,027	\$146,973	132.0	330.0	1.00	\$8,027
08-026-300-0009-00	09/30/21	401	\$128,900	\$9,982	\$118,918	167.0	297.0	1.14	\$8,756
08-031-300-0006-00	06/30/22	401	\$170,000	\$9,241	\$160,759	194.0	297.0	1.32	\$7,001
08-027-400-0011-14	10/14/22	401	\$370,000	\$18,707	\$351,293	150.0	435.6	1.50	\$12,471
08-030-300-0002-20	07/16/21	401	\$165,000	\$14,009	\$150,991	150.0	436.0	1.50	\$9,339
08-032-300-0014-20	06/03/22	401	\$178,000	\$14,027	\$163,973	265.0	250.0	1.52	\$9,228
08-030-300-0001-00	04/20/21	401	\$195,000	\$13,315	\$181,685	374.8	198.3	1.71	\$7,787
08-007-100-0019-00	07/01/21	401	\$150,000	\$19,783	\$130,217	142.0	660.0	2.15	\$9,201
08-029-400-0004-11	07/07/21	401	\$189,942	\$21,882	\$168,060	333.2	277.6	2.15	\$10,177
08-032-200-0007-00	07/29/21	401	\$245,000	\$40,461	\$204,539	247.5	660.0	3.75	\$10,790
08-004-200-0004-00	07/08/22	401	\$220,000	\$42,811	\$177,189	263.0	660.0	3.98	\$10,757
08-032-200-0007-00	07/29/21	401	\$245,000	\$40,461	\$204,539	247.5	660.0	3.75	\$10,790
1 TO 4 ACRES				\$281,397				27.93	\$10,075
08-001-200-0003-03	11/23/22	402	\$22,500	\$22,500	0	167.4	761.0	4.10	\$5,488
08-024-200-0011-10	03/22/23	401	\$336,000	\$29,714	\$306,286	297.0	660.0	4.50	\$6,603
08-024-400-0010-00	04/01/21	401	\$273,000	\$29,868	\$243,132	364.0	545.0	4.55	\$6,564
08-018-100-0011-00	11/18/22	401	\$435,000	\$60,087	\$374,913	330.0	660.0	5.00	\$12,017
08-024-200-0016-00	05/03/21	401	\$360,000	\$20,119	\$339,881	330.0	660.0	5.00	\$4,024
08-031-400-0002-00	07/08/22	401	\$245,000	\$22,235	\$222,765	165.0	1320.0	5.00	\$4,447
08-032-300-0004-00	05/14/21	401	\$206,000	\$33,223	\$172,777	264.0	825.0	5.00	\$6,645

08-006-100-0002-67	06/18/21	401	\$310,000	\$37,661	\$272,339	458.0	534.0	5.34	\$7,053
08-006-200-0003-40	05/06/21	402	\$35,000	\$35,000	0	1,222.0	207.5	5.82	\$6,014
08-030-400-0001-80	03/30/23	401	\$123,765	\$52,923	\$70,842	0.0	0.0	6.00	\$8,821
08-036-400-0002-00	04/09/21	401	\$270,000	\$26,456	\$243,544	0.0	0.0	6.00	\$4,409
08-030-100-0015-40	11/12/21	401	\$389,000	\$40,846	\$348,154	398.0	683.0	6.24	\$6,546
08-032-200-0007-10	03/11/22	402	\$46,000	\$46,000		495.0	660.0	7.50	\$6,133
08-006-200-0003-10	03/18/22	402	\$44,000	\$44,000	0	307.0	1240.0	8.75	\$5,029
08-012-100-0004-00	07/01/22	401	\$250,000	\$45,684	\$204,316	0.0	0.0	9.00	\$5,076
08-006-100-0002-45	12/08/22	401	\$280,000	\$63,948	\$216,052	0.0	0.0	10.02	\$6,382
08-026-200-0010-00	09/29/22	401	\$289,000	\$78,750	\$210,250	0.0	0.0	11.50	\$6,848
08-006-300-0006-00	08/17/21	401	\$150,000	\$72,352	\$77,648	0.0	0.0	12.48	\$5,797
08-028-400-0008-00	12/22/22	401	\$225,000	\$67,577	\$157,423	330.0	1320.0	10.00	\$6,758
08-030-100-0008-00	07/12/21	401	\$174,900	\$64,040	\$110,860	330.0	1320.0	10.00	\$6,404
08-030-200-0014-20	10/08/21	401	\$245,000	\$53,311	\$191,689	330.0	1320.0	10.00	\$5,331
08-022-100-0002-10	11/05/21	401	\$350,000	\$61,161	\$288,839	340.0	1320.0	10.30	\$5,938
08-007-100-0006-00	05/13/22	401	\$250,000	\$71,152	\$178,848	670.0	809.0	12.44	\$5,720
08-018-200-0002-00	12/10/21	402	\$60,000	\$60,000	0	311.9	1365.0	10.00	\$6,000
08-018-200-0006-00	02/15/22	402	\$72,000	\$72,000	0	305.7	1360.0	10.00	\$7,200
08-019-400-0011-00	08/27/21	402	\$62,500	\$62,500		660.0	660.0	10.00	\$6,250
				\$1,273,107				204.54	\$6,224
4 AC TO 10 AC									\$6,200
Parcel Number	Sale Date	Class	Sales Price	Land + Yard	Bldg. Residual	Effec. Front	Depth	Net Acres	Dollars/ Acre
08-003-100-0004-00	11/09/22	401	\$175,550	\$75,457	\$100,093	0.0	0.0	15.30	\$4,932
08-023-400-0003-10	03/17/23	402	\$84,000	\$84,000	0	0	0	19.99	\$4,202
08-001-100-0001-20	09/23/22	102	\$175,317	\$175,317	0	0	0	31.94	\$5,489
08-019-400-0006-00	11/11/22	401	\$300,000	\$163,006	\$136,994	0.0	0.0	36.25	\$4,497

08-019-300-0001-00	04/14/21	401	\$283,000	\$169,737	\$113,263	0.0	0.0	40.00	\$4,243
15 ACRES TO 40 ACRES				\$667,517				143.48	\$4,652
									\$ 4,650
RATE/VALUES FOR NEIGHBORHOOD RESIDENTIAL VALUES									
1 ACRE TO 4 ACRES	\$10,075								
4.1 ACRES TO 10 ACRES	\$6,200								
11 ACRES TO 40 ACRES	\$4,650								