

		CEDAR CREEK TOWNSHIP R1--RESIDENTIAL VACANT LAND ANALYSIS							
		PER ACRE							
		DATES ANALYZED APRIL 1, 2021-MARCH 31-2012							
Parcel Number	Sale Date	Class	Sale Price	Instr.	Effec. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre
08-011-100-0014-00	07/29/22	402	\$25,500	WD	66.0	255.0	1.83	\$386	\$13,942
08-011-200-0004-00	06/10/22	402	\$13,750	QC	146.9	331.7	1.50	\$135	\$9,142
08-011-200-0004-20	06/10/22	402	\$13,750	QC	146.9	331.7	1.50	\$135	\$9,142
08-027-400-0010-20	02/04/22	402	\$10,000	WD	161.7	310.0	1.60	\$144	\$6,246
08-030-300-0001-13	11/19/21	402	\$14,500	WD	338.0	329.0	1.86	\$135	\$7,796
08-010-200-0015-00	11/14/22	402	\$22,000	WD	140.0	660.0	2.12	\$157	\$10,371
08-030-300-0001-12	10/03/22	402	\$28,500	WD	281.5	198.0	2.23	\$226	\$12,797
08-030-300-0001-15	09/07/21	402	\$19,000	WD	474.0	247.9	2.67	\$179	\$7,116
08-015-400-0010-00	03/07/22	402	\$19,900	WD	264.0	330.0	2.00	\$135	\$9,950
1.01 TO 3 ACRES			\$166,900		2,019.0		17.32	\$83	\$9,638
08-001-200-0003-03	11/23/22	402	\$22,500	WD	167.4	761.0	4.10	\$134	\$5,488
08-006-200-0003-40	05/06/21	402	\$35,000	WD	1,222.0	207.5	5.82	\$29	\$6,014
08-026-200-0009-00	10/08/21	402	\$23,000	WD	568.0	550.0	6.50	\$40	\$3,538
08-032-200-0007-10	03/11/22	402	\$46,000	WD	495.0	660.0	7.50	\$93	\$6,133
08-006-200-0003-10	03/18/22	402	\$44,000	WD	307.0	1240.0	8.75	\$143	\$5,029
08-018-200-0002-00	12/10/21	402	\$60,000	WD	311.9	1365.0	10.00	\$192	\$6,000
08-018-200-0006-00	02/15/22	402	\$72,000	WD	305.7	1360.0	10.00	\$236	\$7,200
08-019-400-0011-00	08/27/21	402	\$62,500	WD	660.0	660.0	10.00	\$95	\$6,250
4 TO 10 ACRES			\$365,000		4,037.0		62.67	\$90	\$5,824
08-001-100-0001-20	09/23/22	102	\$175,317	WD	0.0	0.0	31.94	#DIV/0!	\$5,489
08-035-100-0001-00	12/09/21	102	\$54,000	WD	0.0	0.0	17.00	#DIV/0!	\$3,176
08-023-400-0003-10	03/17/23	02/05/01	\$84,000	WD	0.0	0.0	19.99	#DIV/0!	\$4,202
			\$313,317				68.93		\$4,545
11 TO 40 ACRES									
RATES/VALUES FOR NEIGHBORHOOD RESIDENTIAL VALUES									
1 ACRE TO 3		\$9,638							
4 ACRES TO 10 ACRES		\$5,824							
11 ACRES TO 40 ACRES		\$4,545							

Parcel Number	Sale Date	Class	Sale Price	Instr.	Effec. Front	Depth	Total Acres	Dollars/FF
CEDAR CREEK TOWNSHIP R1--RESIDENTIAL VACANT LAND ANALYSIS								
PER FRONT FOOT								
DATES ANALYZED APRIL 1, 2021-MARCH 31-2012								
08-015-400-0011-00	03/07/22	402	\$19,900	WD	97.9	330.0	1.00	\$135
08-020-300-0003-00	03/13/23	402	\$17,500	WD	178.8	208.8	1.00	\$216
1 ACRE			\$37,400		276.7		2.00	\$135
08-011-200-0004-00	06/10/22	402	\$13,750	QC	146.9	331.7	1.50	\$135
08-011-200-0004-20	06/10/22	402	\$13,750	QC	146.9	331.7	1.50	\$135
08-027-400-0010-20	02/04/22	402	\$10,000	WD	161.7	310.0	1.60	\$144
08-030-300-0001-13	11/19/21	402	\$14,500	WD	338.0	329.0	1.86	\$135
08-010-200-0015-00	11/14/22	402	\$22,000	WD	140.0	660.0	2.12	\$157
08-030-300-0001-12	10/03/22	402	\$28,500	WD	281.5	198.0	2.23	\$226
08-030-300-0001-15	09/07/21	402	\$19,000	WD	474.0	247.9	2.67	\$179
08-015-400-0010-00	03/07/22	402	\$19,900	WD	264.0	330.0	2.00	\$135
1.01 TO 3 ACRES			\$141,400		1,953.0		15.49	\$72
08-001-200-0003-03	11/23/22	402	\$22,500	WD	167.4	761.0	4.10	\$134
08-006-200-0003-40	05/06/21	402	\$35,000	WD	1,222.0	207.5	5.82	\$29
08-026-200-0009-00	10/08/21	402	\$23,000	WD	568.0	550.0	6.50	\$40
08-032-200-0007-10	03/11/22	402	\$46,000	WD	495.0	660.0	7.50	\$93
08-006-200-0003-10	03/18/22	402	\$44,000	WD	307.0	1240.0	8.75	\$143
08-018-200-0002-00	12/10/21	402	\$60,000	WD	311.9	1365.0	10.00	\$192
08-018-200-0006-00	02/15/22	402	\$72,000	WD	305.7	1360.0	10.00	\$236
08-019-400-0011-00	08/27/21	402	\$62,500	WD	660.0	660.0	10.00	\$95
4 TO 10 ACRES			\$365,000		4,037.0		62.67	\$90
			\$543,800		6,266.6			\$87
GOOD LOTS \$135 FRONT FOOT PRICE								
AVERAGE LOTS \$90 PER FRONT FOOT								
FAIR LOTS USED \$72 PER FRONT FOOT								