

2024 EAGLE TWP RESIDENTIAL LAND VALUE STUDY OVER 15 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres
070-035-200-010-00	S TALLMAN RD	06/17/21	\$9,900	WD	03-ARM'S LENGTH	\$9,900	\$3,500	35.35	\$69,000	\$9,900	\$69,000	2.00	2.00
110-008-200-030-00	DEWITT RD VACANT	09/29/22	\$551,040	WD	03-ARM'S LENGTH	\$551,040	\$254,600	46.20	\$457,584	\$551,040	\$457,584	98.40	98.40
110-011-300-022-00	VACANT	11/24/21	\$261,450	QC	03-ARM'S LENGTH	\$261,450	\$112,300	42.95	\$278,880	\$261,450	\$278,880	58.10	58.10
130-007-400-005-00	CHURCH RD VACANT	01/28/22	\$215,400	WD	03-ARM'S LENGTH	\$215,400	\$87,600	40.67	\$166,800	\$215,400	\$166,800	37.00	37.00
130-019-100-025-51	S WACOUSTA RD VACANT	08/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,100	40.08	\$88,167	\$130,000	\$88,167	22.39	22.39
140-014-100-035-00	E JASON RD	12/21/22	\$648,000	WD	03-ARM'S LENGTH	\$648,000	\$258,000	39.81	\$509,136	\$648,000	\$509,136	108.00	108.00
140-031-200-005-00	BALLANTINE RD	10/22/21	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$259,000	47.26	\$559,860	\$548,000	\$559,860	110.82	110.82
		Totals:	\$2,363,790			\$2,363,790	\$1,027,100		\$2,129,427	\$2,363,790	\$2,129,427	436.71	436.71
								Sale. Ratio =>	43.45		Average	Average	
								Std. Dev. =>	4.09		per FF=>	per Net Acre=>	5,412.73
SALES WERE USED FROM COMPARABLE JURISDICTIONS											USE		5,400.00