Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4100.4100 FH NORTH, Last Edited: 08/21/2020

Values for Acreage Table 1: '3 AC MIN'

1	Acre: 63,640	3	Acre: 105,847	10	Acre: 200,000	30	Acre: 346,410
1.5	Acre: 77,942	4	Acre: 118,756	15	Acre: 224,949	40	Acre: 400,000
2	Acre: 90,000	5	Acre: 129,843	20	Acre: 282,843	50	Acre: 447,214
2.5	Acre: 98,403	7	Acre: 148,549	25	Acre: 316,228	100	Acre: 632,456

Rates for Rate Table 'OTHER USES', (Acres)

ROW	: 0
PVT DR/ESMTS	: 0
UTILITY ESMTS	: 0
CONSERVATN ESMT	: 5,650
WETLAND	: 3,345
SOUTHSIDE M-21	: 7,882
UNBLD/ZONING	: 5,735
BACKLOT	: 22,491

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

BEFORE

ADA TOWNSHIP

LAND ANALYSIS NBH 4100

Parcel Number	Street Address	Sale Date	Sale Price	Adj	Adj. Sale $	Land Imp $	Bldg $	Est. ECF	Land Residual	# of Units or %	$/Unit
41-15-05-301-006	5800 WHITE BARN DR NE	03/30/21	$895,000	0.000%	$895,000	$20,277	$278,871	0.907	$626,322	6.77	$92,534.30
41-15-05-326-005	5841 WHITE BARN DR NE	03/19/21	$497,000	0.000%	$497,000	$0	$0	-	$497,000	9.12	$54,495.61
41-15-05-326-006	5850 WHITE BARN DR NE	08/26/21	$385,000	0.000%	$385,000	$0	$0	-	$385,000	5.51	$69,872.96
41-15-05-301-004	5700 WHITE BARN DR NE	02/26/21	$435,000	0.000%	$435,000	$0	$0	-	$435,000	5.72	$76,048.95
41-15-05-301-001	5669 WHITE BARN DR NE	02/12/21	$285,000	0.000%	$285,000	$0	$0	-	$285,000	6.35	$44,881.89
41-15-05-326-001	5859 WHITE BARN DR NE	12/18/20	$350,000	0.000%	$350,000	$0	$0	-	$350,000	5.14	$68,093.39
41-15-05-301-005	5750 WHITE BARN DR NE	12/17/20	$749,000	0.000%	$749,000	$21,070	$396,586	0.907	$388,223	5.09	$72,342.41
41-15-05-326-003	5845 WHITE BARN DR NE	12/11/20	$395,000	0.000%	$395,000	$0	$0	-	$395,000	5.91	$66,835.87
41-15-05-301-003	5660 WHITE BARN DR NE	12/04/20	$299,000	0.000%	$299,000	$0	$0	-	$299,000	10.54	$28,368.12
41-15-05-326-007	5900 WHITE BARN DR NE	11/20/20	$495,000	0.000%	$495,000	$0	$0	-	$495,000	9.75	$50,769.23
41-15-05-351-002	2923 MELA VIA CT	10/02/20	$910,000	0.000%	$910,000	$16,954	$480,118	0.907	$321,536	3.24	$99,147.70
41-15-05-300-019	5701 3 MILE RD NE	08/03/20	$500,000	0.000%	$500,000	$8,246	$324,232	0.907	$167,676	5.60	$29,299.25
41-15-05-200-057	6020 4 MILE RD NE	05/22/20	$465,000	0.000%	$465,000	$7,886	$421,041	0.907	$75,230	3.01	$24,993.36
41-15-05-100-013	5900 4 MILE RD NE	11/08/19	$310,000	0.000%	$310,000	$11,414	$190,301	0.907	$125,802	3.45	$36,464.35
41-15-04-151-009	3100 EGYPT VALLEY AVE N	10/30/19	$402,000	0.000%	$402,000	$13,335	$346,513	0.907	$72,378	3.25	$22,193.54

Unit of Comparison: Acre

Average Sale Price Per Unit: $38,200.87
Standard Deviation: $23,244.31
Coefficient of Dispersion: 37%
Indicated Sale Price Per Unit: See Attached

TIME ADJUSTMENT

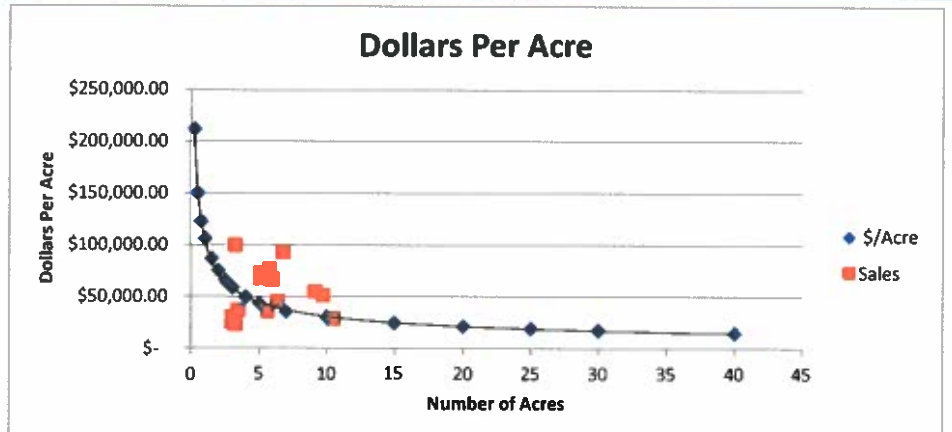
Difference:	#DIV/0!
Difference in Months:	#DIV/0!

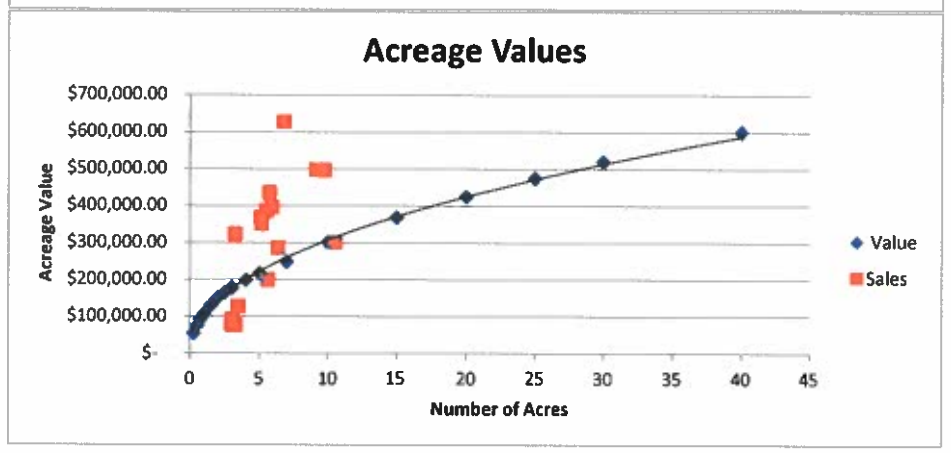
Enter Estimated ECF Here: 0.907

Midpoint of Timeframe: 4/1/2020

Difference in Months	School	Area	Note	Site Value	Actual Front Foot	BSA Eff	Effective Front Foot	Acre	Square Foot	Allocation	Std. Depth Depth	Exponent Depth Factor	Std. Frontage Actual FF	Exponent FF Factor
									Allocated %:	30%	132	0.5	66	0
(11.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	6.77	294901.20	30%	3142.076904	4.8789	1319.98	1.0000
(11.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	9.12	397267.20	100%	3142.076904	4.8789	1319.98	1.0000
(10.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	5.51	240015.60	100%	3142.076904	4.8789	1319.98	1.0000
(10.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	5.72	249163.20	100%	3142.076904	4.8789	1319.98	1.0000
(10.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	6.35	276606.00	100%	3142.076904	4.8789	1319.98	1.0000
(8.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	5.14	223898.40	100%	3142.076904	4.8789	1319.98	1.0000
(8.00)	FOREST HILLS DISTRICT			1.00	270.00	270.00	667.47	5.09	221720.40	30%	806.669983	2.4721	270.00	1.0000
(8.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	5.91	257439.60	100%	3142.076904	4.8789	1319.98	1.0000
(8.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	10.54	459122.40	100%	3142.076904	4.8789	1319.98	1.0000
(7.00)	FOREST HILLS DISTRICT			1.00	1319.98	1,319.98	6440.05	9.75	424710.00	100%	3142.076904	4.8789	1319.98	1.0000
(6.00)	FOREST HILLS DISTRICT			1.00	331.02	331.02	595.54	3.24	141265.08	30%	426.980011	1.7985	351.02	1.0000
(4.00)	FOREST HILLS DISTRICT			1.00	498.00	498.00	959.85	5.60	243936.00	30%	489.830994	1.9264	498.00	1.0000
(1.00)	FOREST HILLS DISTRICT			1.00	177.30	177.30	419.65	3.01	131115.60	30%	739.513	2.3669	177.30	1.0000
5.00	FOREST HILLS DISTRICT			1.00	240.00	240.00	522.72	3.45	150282.00	30%	626.174988	2.1780	240.00	1.0000
6.00	FOREST HILLS DISTRICT			1.00	310.18	310.18	576.72	3.25	141570.00	30%	456.339996	1.8593	310.18	1.0000

LAND ANALYSIS NBH 4100					Exponent
Acres	$/SF	$/Acre	Value	Note	0.50
0.25	$ 4.87	$ 212,132.03	$ 53,033.01		
0.5	$ 3.44	$ 150,000.00	$ 75,000.00		
0.75	$ 2.81	$ 122,474.49	$ 91,855.87		
1	$ 2.43	$ 106,066.02	$ 106,066.02		
1.5	$ 1.99	$ 86,602.54	$ 129,903.81		
2	$ 1.72	$ 75,000.00	$ 150,000.00		0.40
2.5	$ 1.51	$ 67,601.72	$ 164,004.31		
3	$ 1.35	$ 58,803.95	$ 176,411.85		
4	$ 1.14	$ 49,481.55	$ 197,926.19		
5	$ 0.99	$ 43,281.00	$ 216,404.99		
7	$ 0.81	$ 35,368.81	$ 247,581.66		
10	$ 0.69	$ 30,000.00	$ 300,000.00		0.50
15	$ 0.56	$ 24,494.90	$ 367,423.46		
20	$ 0.49	$ 21,213.20	$ 424,264.07		
25	$ 0.44	$ 18,973.67	$ 474,341.65		
30	$ 0.40	$ 17,320.51	$ 519,615.24		
40	$ 0.34	$ 15,000.00	$ 600,000.00		
50	$ 0.31	$ 13,416.41	$ 670,820.39		
100	$ 0.22	$ 9,486.83	$ 948,683.30		





Sales For Chart		
6.77	$ 92,514.30	$626,321.78
9.12	$ 54,495.61	$497,000.00
5.51	$ 69,872.96	$385,000.00
5.72	$ 76,048.95	$435,000.00
6.35	$ 44,881.89	$285,000.00
5.14	$ 68,093.39	$350,000.00
5.09	$ 72,342.44	$368,223.01
5.91	$ 66,835.87	$395,000.00
10.54	$ 28,368.12	$299,000.00
3.02	$ 29,801.32	$90,000.00
9.75	$ 50,769.23	$495,000.00
3.243	99147.70375	$ 321,536.00
5.6	35299.28592	197676.0012
3.01	24993.35927	75230.01141
3.45	36464.34898	125802.004
3.25	22885.53613	74377.99244

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4100.4100 FH NORTH, Last Edited: 07/20/2021

Values for Acreage Table 1: '3 AC MIN'

1	Acre: 106,066	3	Acre: 176,412	10	Acre: 300,000	30	Acre: 519,615
1.5	Acre: 129,904	4	Acre: 197,926	15	Acre: 367,423	40	Acre: 600,000
2	Acre: 150,000	5	Acre: 216,405	20	Acre: 424,264	50	Acre: 670,820
2.5	Acre: 164,004	7	Acre: 247,582	25	Acre: 474,342	100	Acre: 948,683

Rates for Rate Table 'OTHER USES', (Acres)

ROW	: 0
PVT DR/ESMTS	: 0
UTILITY ESMTS	: 0
CONSERVATN ESMT	: 5,650
WETLAND	: 3,345
SOUTHSIDE M-21	: 7,882
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AFTER