

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4070.4070 ADA MOORINGS, Last Edited: 10/26/2023

Sites:
Site 'B': Description: 'B CONDOLOT THCB' Value: 184,000

Values for Square Footage Table: 'ADA MOORINGS'

2,500 Sq Ft: 78,792	25,000 Sq Ft: 249,162	174,240 Sq Ft: 0
5,000 Sq Ft: 111,429	30,000 Sq Ft: 272,943	217,800 Sq Ft: 0
7,500 Sq Ft: 136,472	40,000 Sq Ft: 315,168	435,600 Sq Ft: 0
10,000 Sq Ft: 157,584	50,000 Sq Ft: 352,368	653,400 Sq Ft: 0
12,500 Sq Ft: 176,184	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 193,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 222,857	130,680 Sq Ft: 0	

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

BEFORE

A&L TOWNSHIP											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Ext. LCF	Land Residual	# of Units or %	\$/Unit
41-12-34-479-010	1081 DOWNSIDE MEADOW	01/23/23	\$350,000	0.0000	\$350,000	\$4,229	\$17,773	0.893	\$194,299	1.00	\$194,299.00
41-12-34-479-009	1081 DOWNSIDE MEADOW	01/23/23	\$100,000	0.0000	\$100,000	\$0	\$0	0.000	\$0	1.00	\$100,000.00
Total of Comparables: \$450,000											
Land Value: \$350,000											
Land Value Was: \$164,000											
Coefficient of Dispersion: 0%											
Standard Deviation: \$696.01											
Indicated Sale Price Per Unit, LV Based: \$194,299.00											
TIME ADJUSTMENT											
Difference: \$0.00											
Difference in Months: 0											

Enter Estimated ECF Here:		Area		Midpoint of Timeframe:		Actual Front Foot		Effective Front Foot		BFA EBF		Allocated %:		30%		Std. Depth		Exponent		Std. Frontage		Exponent		Exponent	
School		Area		Note		Site Value		Acre		36.00		Square Foot		Allocation		Depth		Depth Factor		Actual FF		Depth Factor		FF Factor	
FOREST HILLS DISTRICT		0.00				1.00		0.00		40.34		0.00		100%		100%		1.2881		40.34		1.2881		1.0000	
FOREST HILLS DISTRICT		0.00				1.00		0.00		36.00		0.00		100%		100%		0.8271		36.00		0.8271		1.0000	

Land Value Was: \$164,000

Difference: \$0.00

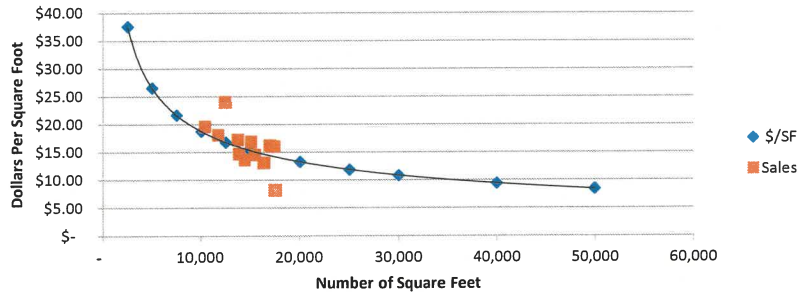
Difference in Months: 0

ADA TOWNSHIP - Land Values Used

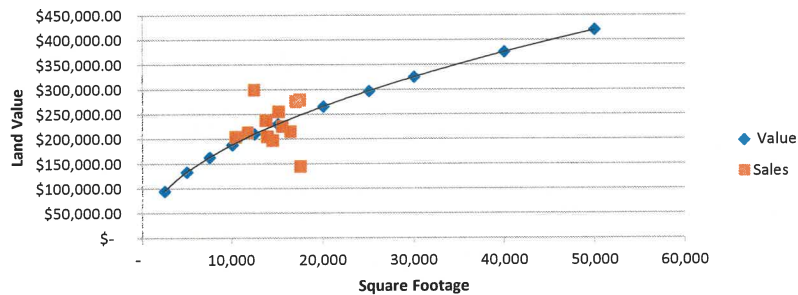
LAND ANALYSIS NBH 4070						Exponent
Square Foot	\$/SF	Acres	\$/Acre	Note	Value	0.50
2,500	\$ 37.56	0.06	\$ 1,636,063.19		\$ 93,897.11	
5,000	\$ 26.56	0.11	\$ 1,156,871.38		\$ 132,790.56	
7,500	\$ 21.68	0.17	\$ 944,581.52		\$ 162,634.56	
10,000	\$ 18.78	0.23	\$ 818,031.59		\$ 187,794.21	
12,500	\$ 16.80	0.29	\$ 731,669.70		\$ 209,960.31	
15,000	\$ 15.33	0.34	\$ 667,920.00		\$ 230,000.00	0.50
20,000	\$ 13.25	0.46	\$ 578,425.68		\$ 268,581.12	
25,000	\$ 11.83	0.57	\$ 517,368.61		\$ 296,928.72	
30,000	\$ 10.84	0.69	\$ 472,290.76		\$ 325,269.12	
40,000	\$ 9.39	0.92	\$ 409,015.80		\$ 375,588.43	
50,000	\$ 8.40	1.15	\$ 355,834.85		\$ 439,920.68	0.60

Sales For Chart			
Size	\$/SF	Value	
12458.16	\$ 23.97	\$298,649.00	
16988.40	\$ 16.19	\$274,987.45	
11761.20	\$ 18.05	\$212,339.69	
13764.96	\$ 17.21	\$236,937.97	
17424.00	\$ 16.00	\$278,728.72	
16422.12	\$ 13.06	\$214,500.94	
15507.36	\$ 14.52	\$225,105.61	
10410.84	\$ 19.54	\$203,452.31	
13895.64	\$ 14.67	\$203,859.53	
15115.32	\$ 16.86	\$254,782.58	
14461.92	\$ 13.59	\$196,515.77	
17511.12	\$ 8.21	\$143,802.46	

Dollars Per Square Foot



Square Foot Values



Unit: 11 - ADA TOWNSHIP
R /Values for Neighborhood 4070.4070 ADA MOORINGS, Last Edited: 08/20/2024

Sites:
Site 'B': Description: 'B CONDOLOT THCB' Value: 193,000

Values for Square Footage Table: 'ADA MOORINGS'

2,500 Sq Ft: 93,897	25,000 Sq Ft: 296,929	174,240 Sq Ft: 0
5,000 Sq Ft: 132,791	30,000 Sq Ft: 325,269	217,800 Sq Ft: 0
7,500 Sq Ft: 162,635	40,000 Sq Ft: 375,588	435,600 Sq Ft: 0
10,000 Sq Ft: 187,794	50,000 Sq Ft: 419,921	653,400 Sq Ft: 0
12,500 Sq Ft: 209,960	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 230,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 265,581	130,680 Sq Ft: 0	

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AFTER