

Unit: 11 - ADA TOWNSHIP

Rates/Values for Neighborhood 4075.4075 CONSRVNCY/VALLY RDGE/EDLYN LN , Last Edited: 08/08/2023

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 115,966	3 Acre: 200,858	10 Acre: 0	30 Acre: 0
1.5 Acre: 142,028	4 Acre: 231,931	15 Acre: 0	40 Acre: 0
2 Acre: 164,000	5 Acre: 259,307	20 Acre: 0	50 Acre: 0
2.5 Acre: 183,358	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: -

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

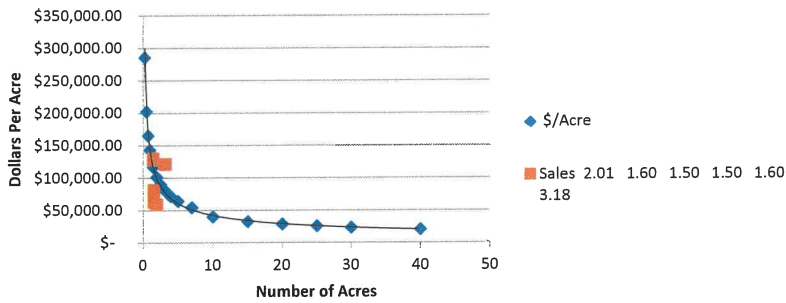
BEFORE

ADA ANALYSIS (BH 4075)														
Parcel ID	Address	Area	Value	Unit	Est. LCF	Used Beneficial	# of Units per Acre	\$/Unit	Enter Estimated ECF Here:					
									Difference in Months	School	Area	Midpoint of Timeframe	Site Value	Actual Front Foot
41-15-13-300-006	8843 BECHAMM CT NE	0.000%	\$1,235,000	\$10,185	0.930	\$117,483	2.01	\$58,451.74	(8.00)	OWHILL SCHOOL DISTRICT	145.74	1.00	1.00	145.74
41-15-13-300-005	8953 CONSERVANCY DR N	0.000%	\$555,000	\$11,549	\$455,710	\$129,641	1.60	\$81,026.62	-	OWHILL SCHOOL DISTRICT	137.14	1.00	1.00	137.14
41-15-13-300-003	8997 COPPERHILL DR N	0.000%	\$510,000	\$11,264	\$351,256	\$100,245	1.60	\$62,653.14	3.00	OWHILL SCHOOL DISTRICT	233.29	1.00	1.00	233.29
41-15-13-300-004	8944 CONSERVANCY DR N	0.000%	\$1,150,000	\$10,040	\$790,380	\$384,442	3.18	\$120,893.35	11.00	OWHILL SCHOOL DISTRICT	287.45	1.00	1.00	287.45
Unit of Comparison:	None							Average Sale Price Per Unit:						
								\$58,451.74						
								\$81,026.62						
								\$120,893.35						
								\$384,442						
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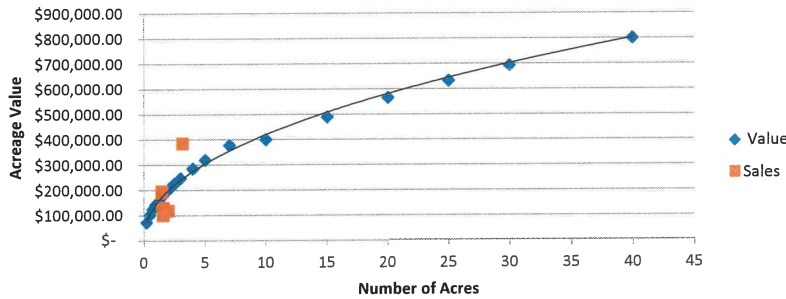
LAND ANALYSIS NBH 4075					Exponent
Acres	\$/SF	\$/Acre	Value	Note	0.50
0.25	\$ 6.56	\$ 285,671.14	\$ 71,417.78		
0.5	\$ 4.64	\$ 202,000.00	\$ 101,000.00		
0.75	\$ 3.79	\$ 154,937.50	\$ 117,549.25		
1	\$ 3.28	\$ 131,624.75	\$ 129,673.98		
1.5	\$ 2.68	\$ 116,624.75	\$ 174,937.13		
2	\$ 2.32	\$ 101,000.00	\$ 202,000.00		0.50
2.5	\$ 2.07	\$ 90,337.15	\$ 225,842.87		
3	\$ 1.89	\$ 82,466.15	\$ 247,398.46		
4	\$ 1.64	\$ 71,417.78	\$ 285,671.14		
5	\$ 1.47	\$ 63,878.01	\$ 319,390.04		
7	\$ 1.24	\$ 53,965.77	\$ 377,927.89		
10	\$ 0.92	\$ 40,000.00	\$ 500,000.00		0.50
15	\$ 0.75	\$ 32,659.86	\$ 489,897.95		
20	\$ 0.65	\$ 28,284.27	\$ 565,685.42		
25	\$ 0.58	\$ 25,298.22	\$ 632,455.53		
30	\$ 0.51	\$ 23,094.01	\$ 692,626.32		
40	\$ 0.46	\$ 20,000.00	\$ 800,000.00		
50	\$ 0.41	\$ 17,888.54	\$ 894,427.19		
100	\$ 0.29	\$ 12,649.11	\$ 1,264,911.06		

Sales For Chart		
2.01	\$ 58,451.74	\$117,488.00
1.60	\$ 81,025.62	\$129,640.99
1.50	\$ 128,162.67	\$192,244.01
1.50	\$ 129,673.98	\$194,510.98
1.60	\$ 62,653.14	\$100,245.02
3.18	\$ 120,893.58	\$384,441.60

Dollars Per Acre



Acreage Values



Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4075.4075 CONSRVNCY/VALLY RDGE/EDLYN LN , Last Edited: 08/19/2024

Values for Acreage Table 1: 'ACREAGE'					
1	Acre: 142,836	3	Acre: 247,398	10	Acre: 0
1.5	Acre: 174,937	4	Acre: 285,671	15	Acre: 0
2	Acre: 202,000	5	Acre: 319,390	20	Acre: 0
2.5	Acre: 225,843	7	Acre: 0	25	Acre: 0
				30	Acre: 0
				40	Acre: 0
				50	Acre: 0
				100	Acre: 0

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

AFTER