

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4100.4100 FH NORTH, Last Edited: 08/08/2023

Values for Acreage Table 1: '3 AC MIN'

1 Acre: 176,777	3 Acre: 294,020	10 Acre: 430,000	30 Acre: 744,782
1.5 Acre: 216,506	4 Acre: 329,877	15 Acre: 526,640	40 Acre: 860,000
2 Acre: 250,000	5 Acre: 360,675	20 Acre: 608,112	50 Acre: 961,509
2.5 Acre: 273,341	7 Acre: 412,636	25 Acre: 679,890	100 Acre: 1,359,779

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

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BEFORE

ASA TOWNSHIP									
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Mid \$	Est. ECF	Land Residual
41-15-04-151-003	3300 EGYPT VALLEY AVE N	02/07/04	\$1,000,000	0.000%	\$1,000,000	\$51,577	\$776,057	0.948	\$212,721
41-15-05-324-005	5641 WHITE BARN DR NE	09/14/73	\$565,000	0.000%	\$565,000	\$0	\$0	-	\$565,000
41-15-05-325-012	8745 CIRCLE CT NE	05/22/72	\$245,000	0.000%	\$245,000	\$0	\$162,500	0.900	\$52,500
Unit of Comparison: Acre									
Average Sale Price Per Unit: \$2,667.84									
Standard Deviation: \$2,967.66									
Coefficient of Dispersion: 4%									
Indicated Sale Price Per Unit, LV Used: See Attached									

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

Enter Estimated ECF Here:

0.948

Difference in Months

(03.00) FOREST HILLS DISTRICT
(03.00) FOREST HILLS DISTRICT
(1.00) FOREST HILLS DISTRICT

Midpoint of Timeframe:

4/7/2023

Note

Site Value
Actual Front Foot
786.52

BSA EFP
946.38
1,794.52

Effective Front Foot
786.52
946.38

Acres
2.25
4.46

Allocated N
30%

Square Foot
18797.20
20831.60

Depth
25.17
25.43

Depth Factor
4.398
1.483

Exponent
C-3

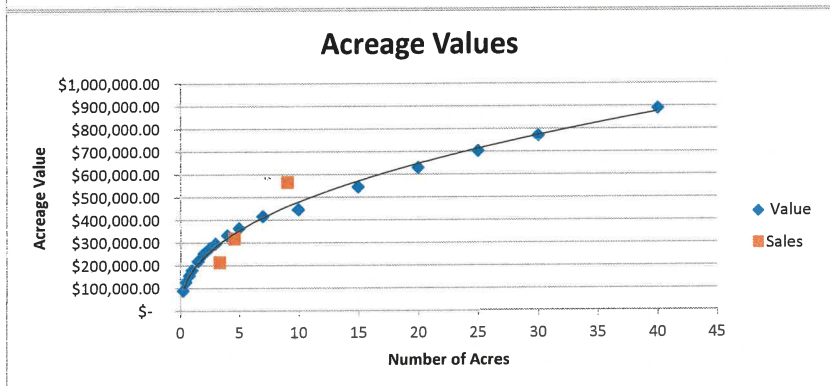
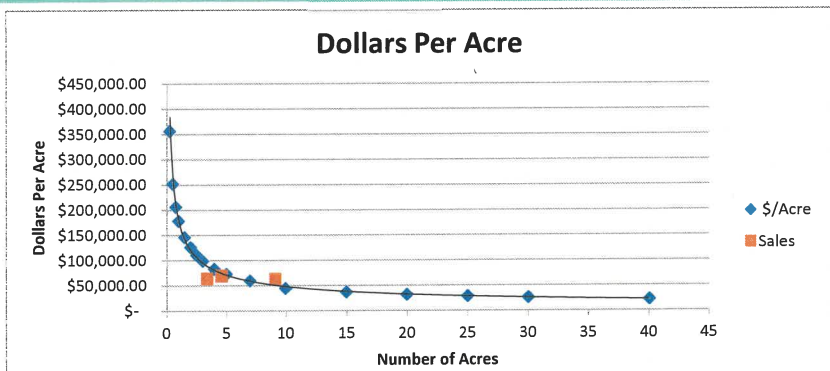
Ref. Frontage
66

Exponent
0

FF Factor
1.0000
1.0000

LAND ANALYSIS NBH 4100							Exponent
Acres		\$/SF		\$/Acre	Value	Note	
0.25	\$	8.18	\$	356,381.82	\$	89,095.45	0.50
0.5	\$	5.79	\$	252,000.00	\$	126,000.00	
0.75	\$	4.72	\$	205,717.14	\$	154,312.85	
1	\$	4.09	\$	178,190.91	\$	178,190.91	
1.5	\$	3.34	\$	145,492.27	\$	218,238.40	
2	\$	2.89	\$	126,000.00	\$	252,000.00	0.40
2.5	\$	2.53	\$	110,716.90	\$	275,527.24	
3	\$	2.27	\$	98,790.64	\$	296,371.91	
4	\$	1.91	\$	83,129.00	\$	332,515.99	
5	\$	1.67	\$	72,712.08	\$	363,560.38	
7	\$	1.36	\$	59,419.60	\$	415,937.16	
10	\$	1.02	\$	44,500.00	\$	445,000.00	0.50
15	\$	0.83	\$	36,334.10	\$	545,011.47	
20	\$	0.72	\$	31,466.25	\$	629,325.04	
25	\$	0.65	\$	28,144.27	\$	703,606.78	
30	\$	0.59	\$	25,692.09	\$	770,754.61	
40	\$	0.51	\$	22,250.00	\$	890,000.00	
50	\$	0.46	\$	19,901.00	\$	995,050.25	
100	\$	0.32	\$	14,072.14	\$	1,407,213.56	

Sales For Chart			
3.37	\$	63,121.97	\$212,721.02
9.12	\$	61,951.75	\$565,000.00
4.61	\$	68,750.11	\$316,938.01



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Rates/Values for Neighborhood 4100.4100 FH NORTH, Last Edited: 10/23/2024

Values for Acreage Table 1: '3 AC MIN'

1	Acre: 178,191	3	Acre: 296,372	10	Acre: 445,000	30	Acre: 770,763
1.5	Acre: 218,238	4	Acre: 332,516	15	Acre: 545,011	40	Acre: 890,000
2	Acre: 252,000	5	Acre: 363,560	20	Acre: 629,325	50	Acre: 995,050
2.5	Acre: 275,527	7	Acre: 415,937	25	Acre: 703,607	100	Acre: 1,407,214

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