

Unit: 11 - ADA TOWNSHIP
s/Values for Neighborhood 4180.4180 FH WEST, Last Edited: 08/10/2023

Values for Acreage Table 1: 'RURAL: RR ZONING'

1 Acre: 169,706	3 Acre: 293,939	10 Acre: 500,000	30 Acre: 866,025
1.5 Acre: 207,846	4 Acre: 339,411	15 Acre: 612,372	40 Acre: 1,000,000
2 Acre: 240,000	5 Acre: 379,473	20 Acre: 707,107	50 Acre: 1,118,034
2.5 Acre: 268,328	7 Acre: 448,999	25 Acre: 790,569	100 Acre: 1,581,139

Values for Acreage Table 2: 'HLAND COVE/PINNACLE/'

1 Acre: 289,914	3 Acre: 502,145	10 Acre: 769,000	30 Acre: 0
1.5 Acre: 355,070	4 Acre: 579,828	15 Acre: 0	40 Acre: 0
2 Acre: 410,000	5 Acre: 648,267	20 Acre: 0	50 Acre: 0
2.5 Acre: 458,394	7 Acre: 767,040	25 Acre: 0	100 Acre: 0

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

ROW	: 0
ESMT/PVT DR	: 0
WETLAND/FLDPL	: 2,833
CONSEVATN ESMT	: 5,650
UNBLD OR ZONING:	5,650

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

BEFORE

ADA TOWNSHIP
41-15-18-425-002 702 HIDDEN COVE NE
Unit of Comparison: None

Parcel Number	Street Address	Sale Date	Sale Price	Ad Val. Rate	Land Imp. \$	Land Imp. %	Est. ECF	Land Basis	# of Units or %	\$/Unit
41-15-18-425-002	702 HIDDEN COVE NE	04/14/73	\$890,000	0.000%	\$43,581	\$550,152	1.001	\$285,717	1.02	\$289,918.60
Average Sale Price Per Unit: \$289,918.60										
Standard Deviation: \$0.00										
Coefficient of Variation: 0%										
Indicated Sale Price Per Unit, LV Used: See Attached										

Land Value Map:

TIME ADJUSTMENT

Difference:	RDV/DI
Difference in Months:	RDV/DI

Enter Estimated ECF Here:
School
F08127 / ALLS DISTRICT

Difference in Months:	1.001
Area	1.001

Midpoint of Timeframe:
Actual Front Foot
Site Value

Actual Front Foot	4,117,023
Site Value	1.00

Effective Front Foot
BSA EFF

Effective Front Foot	177.20
BSA EFF	126.66

Allocated %
Square Foot

Allocated %	30%
Square Foot	44431.20

Std. Depth
Depth

Std. Depth	1.52
Depth	297.938015

Exponent
Depth Factor

Exponent	0.5
Depth Factor	1.3988

Std. Frontage
Actual IF

Std. Frontage	66
Actual IF	106.66

Exponent
FF Factor

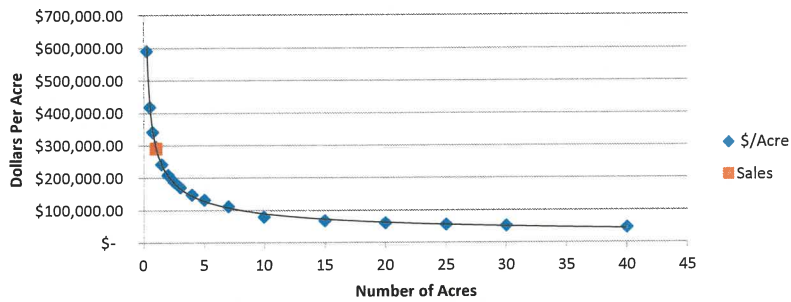
Exponent	0
FF Factor	1.0000

LAND ANALYSIS NBH 4180- Hidden & Pinnacle					Exponent
Acres	\$/SF	\$/Acre	Value	Note	0.50
0.25	\$ 13.57	\$ 591,141.27	\$ 147,785.32		
0.5	\$ 9.60	\$ 418,000.00	\$ 209,000.00		
0.75	\$ 7.84	\$ 342,095.59	\$ 255,911.49		
1	\$ 6.79	\$ 295,570.83	\$ 295,570.83		
1.5	\$ 5.54	\$ 241,332.41	\$ 361,998.62		
2	\$ 4.80	\$ 209,000.00	\$ 418,000.00		0.50
2.5	\$ 4.29	\$ 186,935.28	\$ 467,338.21		
3	\$ 3.92	\$ 170,647.79	\$ 521,975.94		
4	\$ 3.39	\$ 147,785.32	\$ 591,141.27		
5	\$ 3.03	\$ 132,183.21	\$ 660,916.03		
7	\$ 2.56	\$ 111,715.20	\$ 782,006.39		
10	\$ 1.81	\$ 78,000.00	\$ 790,000.00		0.60
15	\$ 1.54	\$ 67,172.36	\$ 1,007,585.36		
20	\$ 1.37	\$ 59,870.80	\$ 1,197,416.09		
25	\$ 1.26	\$ 54,758.44	\$ 1,368,961.07		
30	\$ 1.17	\$ 50,907.13	\$ 1,527,213.82		
40	\$ 1.04	\$ 45,373.59	\$ 1,814,943.40		
50	\$ 0.95	\$ 41,499.14	\$ 2,074,956.97		
100	\$ 0.72	\$ 31,450.47	\$ 3,145,046.65		

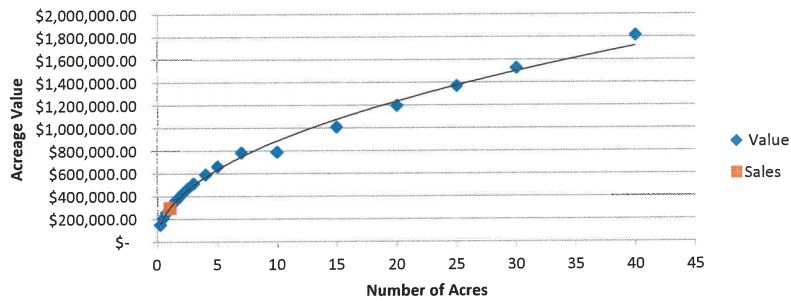
Sales For Chart

1.02 \$ 289,918.60 \$295,716.97

Dollars Per Acre



Acreage Values



[illegible]

Indicated Sale Price Per Unit, LV Used: See Attached

TIME ADJUSTMENT

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

[illegible]

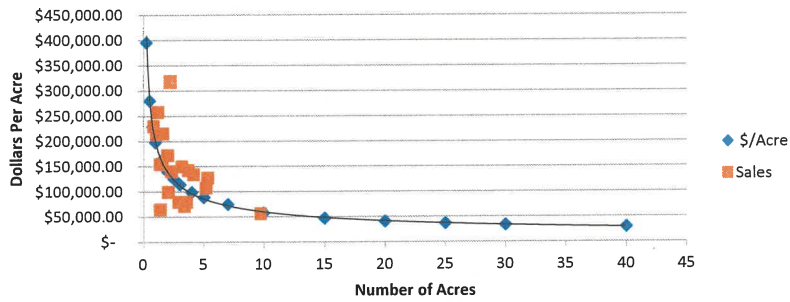
Midpoint of Timeframe:	4/1/2023	
Note	Site Value	Actual Foot
1.00	154.57	189.43
1.00	412.30	412.30
1.00	562.01	562.01
1.00	150.03	150.03
1.00	200.07	200.07
1.00	195.41	195.41
1.00	314.18	314.18
1.00	238.55	238.55
1.00	213.07	213.07
1.00	200.00	200.00
1.00	520.37	520.37
1.00	485.00	485.00
1.00	714.57	714.57
1.00	365.81	365.81
1.00	116.00	116.00
1.00	278.75	278.75
1.00	247.86	247.86
1.00	202.00	202.00

[illegible]

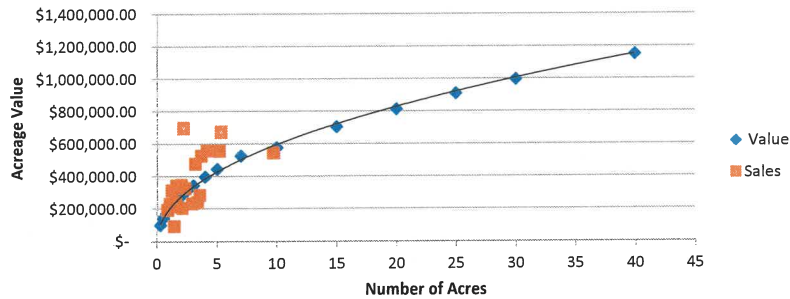
LAND ANALYSIS NBH 4180 - RR					Exponent
Acres	\$/SF	\$/Acre	Value	Note	0.50
0.25	\$ 9.09	\$ 395,979.80	\$ 98,994.95		
0.5	\$ 6.43	\$ 280,000.00	\$ 140,000.00		
0.75	\$ 5.25	\$ 228,619.04	\$ 171,464.28		
1	\$ 4.55	\$ 197,989.90	\$ 197,989.90		
1.5	\$ 3.71	\$ 161,658.08	\$ 242,487.11		
2	\$ 3.21	\$ 140,000.00	\$ 280,000.00		0.50
2.5	\$ 2.87	\$ 125,229.81	\$ 313,049.52		
3	\$ 2.62	\$ 114,309.52	\$ 342,928.56		
4	\$ 2.27	\$ 98,994.95	\$ 395,979.80		
5	\$ 2.03	\$ 88,543.77	\$ 442,718.87		
7	\$ 1.72	\$ 74,443.25	\$ 523,832.03		
10	\$ 1.32	\$ 57,500.00	\$ 750,000.00		0.50
15	\$ 1.08	\$ 46,948.55	\$ 704,228.30		
20	\$ 0.93	\$ 40,658.64	\$ 813,172.80		
25	\$ 0.83	\$ 36,366.19	\$ 909,154.84		
30	\$ 0.76	\$ 33,197.64	\$ 995,929.21		
40	\$ 0.66	\$ 28,750.00	\$ 1,150,000.00		
50	\$ 0.59	\$ 25,714.78	\$ 1,285,739.09		
100	\$ 0.42	\$ 15,124.15	\$ 1,512,415.15		

Sales For Chart		
2.90	\$ 79,310.34	\$230,000.00
\$ 1.40	\$ 63,950.71	\$89,530.99
\$ 1.54	\$ 154,335.07	\$237,676.01
\$ 5.18	\$ 106,950.03	\$554,001.18
\$ 5.33	\$ 126,511.26	\$674,305.03
\$ 1.21	\$ 257,678.85	\$310,503.02
2.20	\$ 317,397.26	\$698,273.97
3.56	\$ 78,895.65	\$280,868.51
3.69	\$ 141,934.69	\$523,739.00
3.18	\$ 149,536.17	\$475,525.02
9.73	\$ 55,801.65	\$542,950.05
\$ 1.38	\$ 154,154.35	\$212,733.00
1.59	\$ 214,686.16	\$341,351.00
2.32	\$ 140,086.21	\$325,000.00
3.37	\$ 70,658.95	\$238,120.67
4.16	\$ 133,586.53	\$555,719.99
\$ 0.83	\$ 229,365.06	\$190,373.00
\$ 1.07	\$ 213,544.01	\$228,065.01
\$ 2.05	\$ 98,634.10	\$201,904.00
\$ 2.00	172019.7645	\$ 344,039.53

Dollars Per Acre



Acreage Values



Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4180.4180 FH WEST, Last Edited: 08/09/2024

Values for Acreage Table 1: 'RURAL: RR ZONING'

1	Acre: 197,990	3	Acre: 342,929	10	Acre: 575,000	30	Acre: 995,929
1.5	Acre: 242,487	4	Acre: 395,980	15	Acre: 704,228	40	Acre: 1,150,000
2	Acre: 280,000	5	Acre: 442,719	20	Acre: 813,173	50	Acre: 1,285,739
2.5	Acre: 313,049	7	Acre: 523,832	25	Acre: 909,155	100	Acre: 1,818,310

Values for Acreage Table 2: 'HLAND COVE/PINNACLE/'

1	Acre: 295,571	3	Acre: 511,943	10	Acre: 790,000	30	Acre: 0
1.5	Acre: 361,999	4	Acre: 591,141	15	Acre: 0	40	Acre: 0
2	Acre: 418,000	5	Acre: 660,916	20	Acre: 0	50	Acre: 0
2.5	Acre: 467,338	7	Acre: 782,006	25	Acre: 0	100	Acre: 0

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

ROW	:	0
ESMT/PVT DR	:	0
WETLAND/FLDPL	:	2,833
CONSEVATN ESMT	:	5,650
UNBLD OR ZONING:	:	5,650

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

AFTER