

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4189.4189 OLDE RHODES, Last Edited: 08/11/2023

Values for Square Footage Table: 'OLDE RHODES'

2,500 Sq Ft: 83,021	25,000 Sq Ft: 208,540	174,240 Sq Ft: 0
5,000 Sq Ft: 109,547	30,000 Sq Ft: 224,316	217,800 Sq Ft: 0
7,500 Sq Ft: 128,836	40,000 Sq Ft: 251,673	435,600 Sq Ft: 0
10,000 Sq Ft: 144,548	50,000 Sq Ft: 275,170	653,400 Sq Ft: 0
12,500 Sq Ft: 158,043	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 170,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 190,732	130,680 Sq Ft: 0	

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

BEFORE

ADA TOWNSHIP											
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Residual	# of Units or %	\$/Unit
41-15-31-361-001	4900 BURRWOOD ST SE	06/19/72	\$519,900	0.000%	\$519,900	\$8,255	\$245,099	1.085	\$245,713	27,878.40	\$8.81
41-15-31-360-010	1007 HUCKLEBERRY LN SE	06/19/72	\$528,000	0.000%	\$528,000	\$9,560	\$500,183	1.085	\$190,571	21,910.68	\$8.70
41-15-31-362-002	1008-1010 HUCKLEBERRY LN SE	06/19/72	\$537,000	0.000%	\$537,000	\$9,560	\$500,620	1.085	\$190,571	21,910.68	\$8.70
Unit of Comparison: Square Foot											\$5.63
											Standard Deviation: \$1.24
											Coefficient of Dispersion: 13%
											Indicated Sale Price Per Unit, LV Used: See Attached

Enter Estimated ECF Here:			1.085
Difference in Months	School	Area	
8.00	POBERRY HILLS DISTRICT		
10.00	POBERRY HILLS DISTRICT		
11.00	POBERRY HILLS DISTRICT		

Midpoint of Timeframe:			4/1/2022
Note	Site Value	Actual Front Foot	
	1.00	103.25	
	1.00	103.25	
	1.00	103.25	

Effective Front Foot			147.89
Effective Front Foot	Acres		
147.89	0.64		
147.89	0.64		
147.89	0.64		

Allocated N:			30%
Allocated N:	Square Foot		
30%	27878.40		
30%	27878.40		
30%	27878.40		

Std. Depth			15.2
Std. Depth	Depth		
15.2	15.2		
15.2	15.2		
15.2	15.2		

Exponent			0.5
Exponent	Depth Factor		
0.5	1.4289		
0.5	1.4289		
0.5	1.4289		

Std. Frontage			66
Std. Frontage	Actual FF		
66	66		
66	66		
66	66		

Exponent			0
Exponent	FF Factor		
0	1.0000		
0	1.0000		
0	1.0000		

TIME ADJUSTMENT

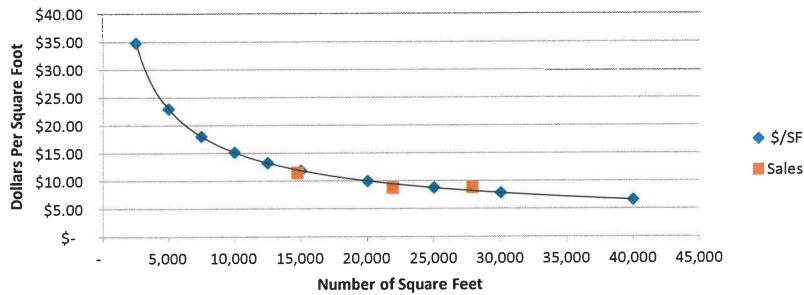
Difference:	#DIV/0!
Difference in Months:	#DIV/0!

ADA TOWNSHIP - Land Values Used

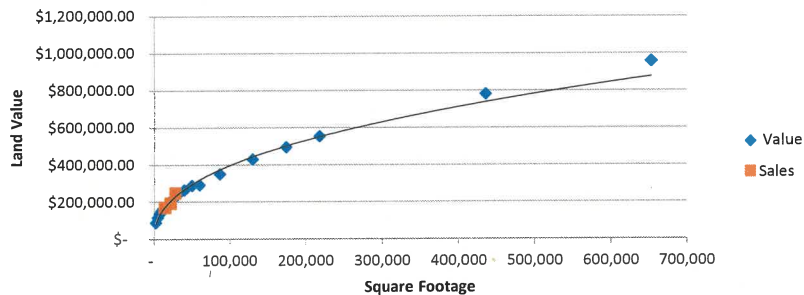
LAND ANALYSIS NBH 4189						Exponent
Square Foot	\$/SF	Acres	\$/Acre	Value	Note	0.40
2,500	\$ 34.77	0.06	\$ 1,514,632.82	\$ 86,927.96		
5,000	\$ 22.94	0.11	\$ 999,285.00	\$ 114,702.13		
7,500	\$ 17.99	0.17	\$ 783,492.08	\$ 134,898.77		
10,000	\$ 15.14	0.23	\$ 659,282.23	\$ 151,350.37		
12,500	\$ 13.24	0.29	\$ 576,667.35	\$ 165,480.76		
15,000	\$ 11.87	0.34	\$ 516,912.00	\$ 178,000.00		0.40
20,000	\$ 9.99	0.46	\$ 414,964.05	\$ 199,708.02		
25,000	\$ 8.73	0.57	\$ 380,458.56	\$ 218,353.17		
30,000	\$ 7.83	0.69	\$ 341,034.74	\$ 234,872.41		2.8
40,000	\$ 6.59	0.92	\$ 286,969.26	\$ 263,516.31		
50,000	\$ 5.76	1.15	\$ 251,009.94	\$ 288,218.73		
60,000	\$ 4.83	1.38	\$ 210,540.00	\$ 294,000.00		0.50
87,120	\$ 4.01	2.00	\$ 174,723.50	\$ 349,446.99		
130,680	\$ 3.28	3.00	\$ 142,661.14	\$ 427,983.41		
174,340	\$ 2.84	4.00	\$ 123,948.17	\$ 494,192.47		
217,800	\$ 2.54	5.00	\$ 110,504.84	\$ 552,524.21		
435,600	\$ 1.79	10.00	\$ 78,138.72	\$ 781,387.23		
653,400	\$ 1.46	15.00	\$ 63,800.00	\$ 957,000.00		
871,200	\$ 1.27	20.00	\$ 55,292.42	\$ 1,103,048.42		
1,065,000	\$ 1.13	25.00	\$ 49,439.27	\$ 1,266,481.69		

Sales For Chart			
Size	\$/SF	Value	
27878.40	\$ 8.81	\$245,712.99	
21910.68	\$ 8.70	\$190,571.00	
14766.84	\$ 11.37	\$167,954.99	

Dollars Per Square Foot



Square Foot Values



Unit: 11 - ADA TOWNSHIP
R /Values for Neighborhood 4189.4189 OLDE RHODES, Last Edited: 07/25/2024

Values for Square Footage Table: 'OLDE RHODES'

2,500 Sq Ft: 86,928	25,000 Sq Ft: 218,353	174,240 Sq Ft: 0
5,000 Sq Ft: 114,702	30,000 Sq Ft: 234,872	217,800 Sq Ft: 0
7,500 Sq Ft: 134,899	40,000 Sq Ft: 263,516	435,600 Sq Ft: 0
10,000 Sq Ft: 151,350	50,000 Sq Ft: 288,119	653,400 Sq Ft: 0
12,500 Sq Ft: 165,481	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 178,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 199,708	130,680 Sq Ft: 0	

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

AFTER