

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4200.4200 FH CENTRAL, Last Edited: 10/20/2023

Values for Acreage Table 1: 'GOLF COURSE & HUNTER'

1	Acre: 162,635	3	Acre: 281,691	10	Acre: 342,000	30	Acre: 0
1.5	Acre: 199,186	4	Acre: 325,269	15	Acre: 0	40	Acre: 0
2	Acre: 230,000	5	Acre: 363,662	20	Acre: 0	50	Acre: 0
2.5	Acre: 257,148	7	Acre: 430,291	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'EAST RIVER RIDGE'

1	Acre: 166,170	3	Acre: 287,815	10	Acre: 447,000	30	Acre: 0
1.5	Acre: 203,516	4	Acre: 332,340	15	Acre: 0	40	Acre: 0
2	Acre: 235,000	5	Acre: 371,568	20	Acre: 0	50	Acre: 0
2.5	Acre: 262,738	7	Acre: 439,645	25	Acre: 0	100	Acre: 0

Rates for Rate Table '', (SqFt)
FLOOD PLAIN : 0.06

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

BEFORE

ALMA TOWNSHIP									
Parcel Number	Street Address	Sale Date	Sale Price	Land Area	Est. LCF	Est. LCF	Land Broccoli	# of Units or %	\$/Unit
41-15-08-451-020	2167 HUNTERS RUN DR N	01/17/23	\$185,000	\$18,614	0.995	\$238,352	1.75	\$136,191.41	
41-15-08-451-019	6186 CEDAR RUN DR NE	02/15/23	\$765,000	\$7,695	1.016	\$215,172	1.62	\$133,202.75	
41-15-08-451-022	8622 HUNTERS HILLS CT NE	02/09/23	\$715,000	\$7,481	1.034	\$169,818	1.28	\$131,845.33	
41-15-08-451-018	8601 HUNTERS HILLS DR NE	02/09/23	\$715,000	\$7,481	1.034	\$169,818	1.28	\$131,845.33	
41-15-08-451-022	2151 HUNTERS RUN DR N	05/20/21	\$730,000	\$8,837	1.016	\$192,028	1.17	\$163,845.33	
Unit of Comparison:				44%					
Coefficient of Dispersion:				20%					
Indicated Sale Price Per Unit, LY Used:				\$48,728.07					

TIME ADJUSTMENT

Difference:	NOV/01
Difference in Months:	NOV/01

Enter Estimated ECF Here:	Area
1.00 FOREST HILLS DISTRICT	
2.00 FOREST HILLS DISTRICT	
8.00 FOREST HILLS DISTRICT	
11.00 FOREST HILLS DISTRICT	

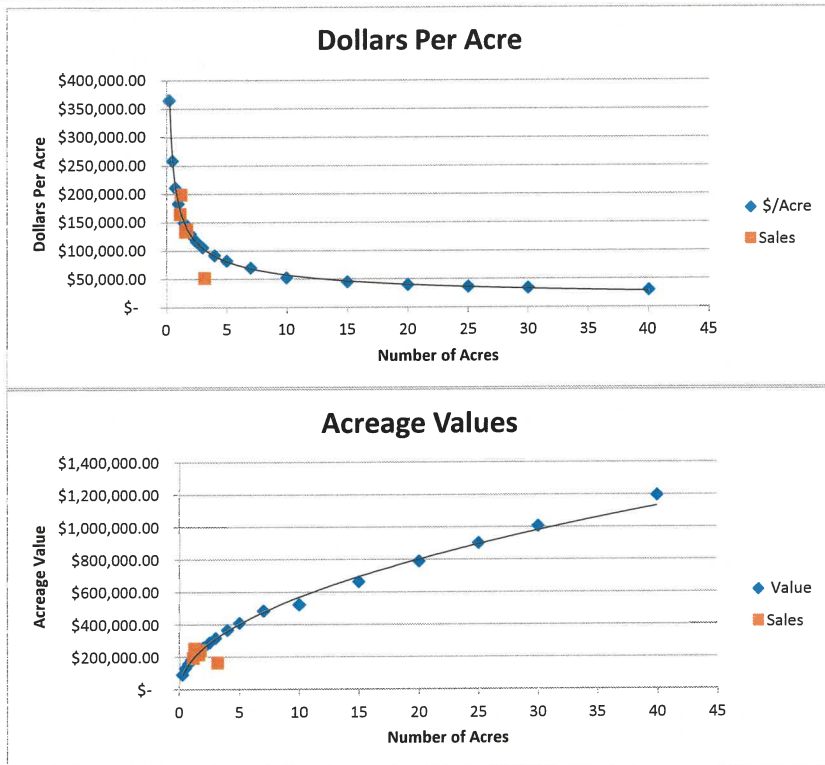
Midpoint of TimeFrame:	Site Value
4/2/2023	
1.00	53.41
1.00	157.41
1.00	215.56
1.00	236.42

Std. Depth	Estimate	Std. Frontage	Estimate
13.5	0.5	68	0
Allocation	Depth	Depth Factor	Actual FF
30%	30%	3.2835	53.41
30%	30%	1.860	157.41
30%	30%	1.860	215.56
30%	30%	2.2404	236.42
30%	30%	1.2956	236.42

Allocated %:	Acres	Effective Front Foot	BSA EFF
76022.20	1.75	175.37	53.41
70549.40	1.82	289.63	157.41
39217.76	3.20	489.44	215.56
51052.32	1.17	298.53	236.42

LAND ANALYSIS NBH 4200- HUNTER RUN & GOLF							Exponent
Acres		\$/SF		\$/Acre	Value	Note	
0.25	\$	8.38	\$	364,867.10	\$	91,216.77	0.50
0.5	\$	5.92	\$	258,000.00	\$	129,000.00	
0.75	\$	4.84	\$	210,416.17	\$	127,047.70	
1	\$	4.19	\$	182,433.55	\$	182,433.55	
1.5	\$	3.42	\$	148,956.37	\$	223,434.55	
2	\$	2.96	\$	129,000.00	\$	258,000.00	0.50
2.5	\$	2.65	\$	115,481.11	\$	288,452.77	
3	\$	2.42	\$	105,226.06	\$	315,671.13	
4	\$	2.09	\$	91,216.77	\$	364,867.10	
5	\$	1.87	\$	81,586.76	\$	407,933.82	
7	\$	1.58	\$	68,953.40	\$	482,472.83	
10	\$	1.19	\$	52,000.00	\$	520,000.00	0.60
15	\$	1.02	\$	44,214.72	\$	663,220.74	
20	\$	0.90	\$	39,408.63	\$	788,172.61	
25	\$	0.83	\$	36,543.34	\$	911,084.30	
30	\$	0.77	\$	33,508.49	\$	1,007,734.58	
40	\$	0.69	\$	29,866.16	\$	1,194,646.29	
50	\$	0.63	\$	27,315.89	\$	1,365,794.46	
100	\$	0.48	\$	20,201.57	\$	2,020,157.29	

Sales For Chart		
1.75	\$	136,591.41
1.62	\$	133,202.75
1.26	\$	198,584.16
3.20	\$	51,296.26
1.17	\$	163,846.33



ADA Township									
Parcel Number	Street Address	Sale Date	Sale Price	Adj.	Adj. Sale \$	Land Imp \$	Bldg \$	Est. ECF	Land Initial
41-15-07-452-003	2300 WATERCRESS DR NE	04/19/22	\$749,900	0.000%	\$749,900	\$14,711	\$546,611	0.995	\$191,311
Unit of Completion:		Acres							
			Average Sale Price Per Unit: \$255,528.37						
			Coefficient of Dispersion: 3%						
			Indicated Sale Price Per Unit, LV Used: See Attached						
			OK						

Enter Estimated ECF Here:	0.995
School	
11.00	0.995
11.00	0.995

Midpoint of Timeframe:	4/1/2019
Site Value	1.00
Note	

Effective Front Foot	283.41
Area	0.34
Square Foot	3224.40
Allocation	30%
30%	97.93200

Std. Depth	0.5
Depth	1.37
Depth Factor	0.8618
Exponent	0.5

Std. Frontage	64
Actual FF	328.94
FF Factor	1.0000

TIME ADJUSTMENT

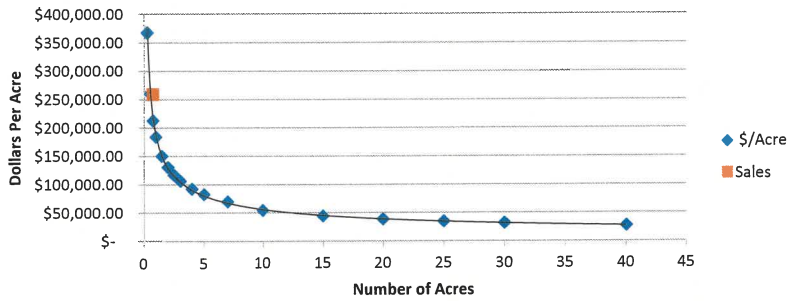
Difference:	NOV/01
Difference in Months:	NOV/01

LAND ANALYSIS NBH 4200-EAST RIVER RDG					Exponent
Acres	\$/SF	\$/Acre	Value	Note	0.50
0.25	\$ 8.44	\$ 367,695.53	\$ 91,923.88		
0.5	\$ 5.97	\$ 260,000.00	\$ 130,000.00		
0.75	\$ 4.87	\$ 252,285.11	\$ 159,216.83		
1	\$ 4.22	\$ 233,887.75	\$ 181,247.25		
1.5	\$ 3.45	\$ 150,111.07	\$ 225,166.60		
2	\$ 2.98	\$ 130,000.00	\$ 260,000.00		0.50
2.5	\$ 2.67	\$ 116,275.53	\$ 290,694.84		
3	\$ 2.43	\$ 106,184.56	\$ 318,433.67		
4	\$ 2.11	\$ 91,923.88	\$ 367,695.53		
5	\$ 1.89	\$ 82,219.22	\$ 411,096.10		
7	\$ 1.60	\$ 69,487.92	\$ 485,615.86		
10	\$ 1.24	\$ 54,000.00	\$ 540,000.00		0.50
15	\$ 1.01	\$ 44,090.82	\$ 661,362.23		
20	\$ 0.88	\$ 38,183.77	\$ 763,675.32		
25	\$ 0.78	\$ 34,152.60	\$ 853,814.97		
30	\$ 0.72	\$ 31,176.91	\$ 935,307.44		
40	\$ 0.62	\$ 27,000.00	\$ 1,080,000.00		
50	\$ 0.55	\$ 24,149.53	\$ 1,207,476.71		
100	\$ 0.39	\$ 17,076.30	\$ 1,707,675.94		

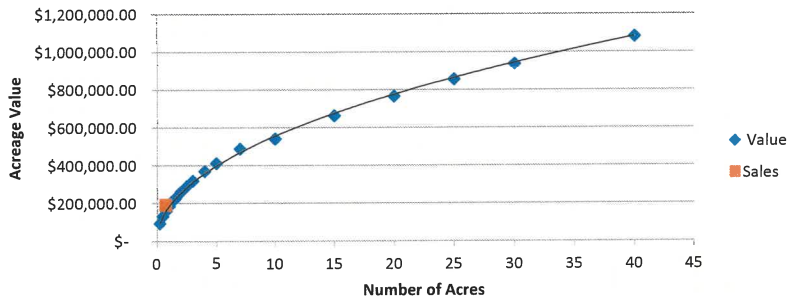
Sales For Chart

0.74 \$ 258,528.37 \$191,310.99

Dollars Per Acre



Acreage Values



Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4200.4200 FH CENTRAL, Last Edited: 07/19/2024

Values for Acreage Table 1: 'GOLF COURSE & HUNTER'

1 Acre: 182,433	3 Acre: 315,984	10 Acre: 0	30 Acre: 0
1.5 Acre: 223,434	4 Acre: 364,867	15 Acre: 0	40 Acre: 0
2 Acre: 258,000	5 Acre: 407,934	20 Acre: 0	50 Acre: 0
2.5 Acre: 288,453	7 Acre: 482,674	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'EAST RIVER RIDGE'

1 Acre: 183,848	3 Acre: 318,434	10 Acre: 540,000	30 Acre: 0
1.5 Acre: 225,167	4 Acre: 367,696	15 Acre: 0	40 Acre: 0
2 Acre: 260,000	5 Acre: 411,096	20 Acre: 0	50 Acre: 0
2.5 Acre: 290,689	7 Acre: 486,415	25 Acre: 0	100 Acre: 0

Rates for Rate Table '', (SqFt)
FLOOD PLAIN : 0.06

Unit: -
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AFTER