

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4204.4204 LONGLEAF & LITTLE BEE& DUNMORE, Last Edited: 08/11/2023

Values for Acreage Table 1: 'LITTLE BEE'

1 Acre: 150,056	3 Acre: 242,499	10 Acre: 0	30 Acre: 0
1.5 Acre: 176,478	4 Acre: 280,014	15 Acre: 0	40 Acre: 0
2 Acre: 198,000	5 Acre: 313,065	20 Acre: 0	50 Acre: 0
2.5 Acre: 221,371	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Square Footage Table: 'LONGLEAF/DUNMORE'

2,500 Sq Ft: 12,247	25,000 Sq Ft: 38,730	174,240 Sq Ft: 97,134
5,000 Sq Ft: 17,321	30,000 Sq Ft: 42,426	217,800 Sq Ft: 108,600
7,500 Sq Ft: 21,213	40,000 Sq Ft: 48,990	435,600 Sq Ft: 0
10,000 Sq Ft: 24,495	50,000 Sq Ft: 54,772	653,400 Sq Ft: 0
12,500 Sq Ft: 27,386	60,000 Sq Ft: 57,000	871,200 Sq Ft: 0
15,000 Sq Ft: 30,000	87,120 Sq Ft: 68,684	1,089,000 Sq Ft: 0
20,000 Sq Ft: 34,641	130,680 Sq Ft: 84,121	

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

BEFORE

ADA TOWNSHIP									
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	# of Units on %	Unit	Unit	Unit
41-15-27-277-004	948 LITTLE BEE LN	10/26/23	\$1,300,000	0.00%	\$1,300,000	\$26,640	\$26,640	\$26,640	\$26,640
Unit of Completion:	Acre								
Enter Estimated ECF Here: 1.031 Area Midpoint of Timeframe: 4/2/2023 Actual Front Foot Effective Front Foot 391.67 Allocated %: 30% Std. Depth 13.5 Exponent 0.6 Std. Frontage 64 Exponent 0									
Enter Estimated ECF Here: 1.031 Area Midpoint of Timeframe: 4/2/2023 Actual Front Foot Effective Front Foot 391.67 Allocated %: 30% Std. Depth 13.5 Exponent 0.6 Std. Frontage 64 Exponent 0									

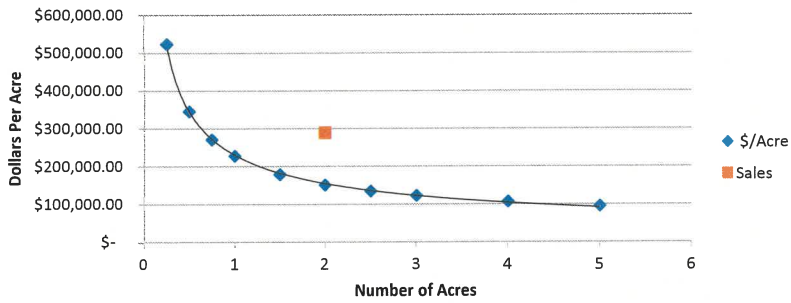
TIME ADJUSTMENT

Difference:	NDV/OI
Difference in Months:	NDV/OI

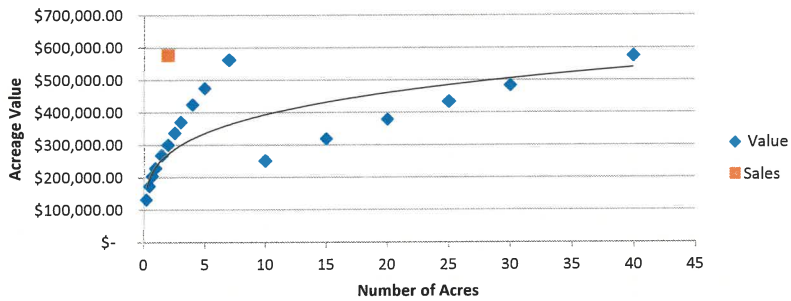
LAND ANALYSIS NBH 4204- LITTLE BEE					Exponent
Acres	\$/SF	\$/Acre	Value	Note	0.40
0.25	\$ 11.99	\$ 522,330.34	\$ 130,582.58		
0.5	\$ 7.91	\$ 344,609.51	\$ 172,304.75		
0.75	\$ 6.20	\$ 270,152.03	\$ 202,744.05		
1	\$ 5.22	\$ 227,357.48	\$ 227,357.48		
1.5	\$ 4.09	\$ 178,260.25	\$ 267,390.37		
2	\$ 3.44	\$ 150,000.00	\$ 300,000.00		0.50
2.5	\$ 3.08	\$ 134,164.08	\$ 330,410.20		
3	\$ 2.81	\$ 122,474.49	\$ 367,423.46		
4	\$ 2.43	\$ 106,066.02	\$ 424,264.07		
5	\$ 2.18	\$ 94,868.33	\$ 474,341.65		
7	\$ 1.84	\$ 80,178.37	\$ 561,248.61		
10	\$ 0.57	\$ 25,000.00	\$ 250,000.00		0.60
15	\$ 0.49	\$ 21,257.08	\$ 318,856.13		
20	\$ 0.43	\$ 18,946.46	\$ 378,929.14		
25	\$ 0.40	\$ 17,328.62	\$ 433,215.53		
30	\$ 0.37	\$ 16,109.35	\$ 483,295.51		
40	\$ 0.33	\$ 14,358.73	\$ 574,349.18		
50	\$ 0.30	\$ 13,132.64	\$ 656,631.95		
100	\$ 0.23	\$ 9,486.83	\$ 948,683.33		

Sales For Chart
2.00 \$ 288,034.01 \$576,068.02

Dollars Per Acre



Acreage Values



Parcel Number
41-15-35-251-015

Street Address
8540 LONGLEAF DR SE

Unit of Comparison
Single-Fam

Sale Date
09/05/23

Sale Price
\$1,000,000

Land Imp \$
\$13,305

Long Leaf
\$13,305

Land Imp \$
\$13,305

Land Imp \$
\$13,305

LAND ANALYSIS NH-HROR

Adj. Sale \$
\$1,000,000

Adj. Sale \$
\$1,000,000

Adj. Sale \$
\$1,000,000

0.00%

0.00%

0.00%

Est. LG

1.01

Est. LG

1.01

Est. LG

1.01

of Units per A.C.

42

of Units per A.C.

42

of Units per A.C.

42

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

\$/sq. ft.

\$23,810

Enter Estimated ECF Here:

1.01

School

None

Area

1.01

Midpoint of Timeframe:

None

Site Value

1.00

Actual Front Foot

4,177,023

BSA ECF

1.00

Effective Front Foot

212.04

Acre

0.98

Square Feet

42,888.86

Allocation

30%

Depth

277,441.03

Depth Factor

1.0011

Std. Frontage

84

Exponent

0

Exponent

0

Exponent

0

Indicated Sale Price Per Unit, LV Used: See Attached

0%

Standard Deviation:

\$5.51

Coefficient of Dispersion:

\$5.00

Indicated Sale Price Per Unit, LV Used: See Attached

0%

TIME ADJUSTMENT

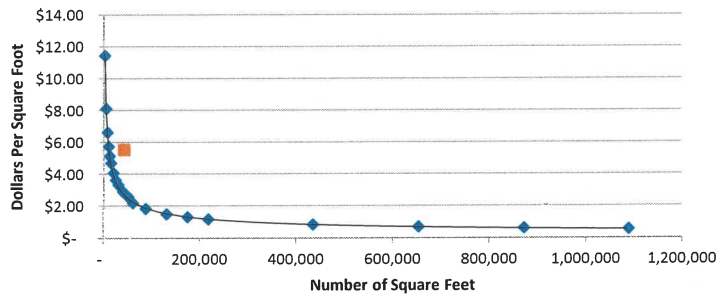
Difference:	ADV(0)
Difference in Months:	ADV(0)

ADA TOWNSHIP - Land Values Used

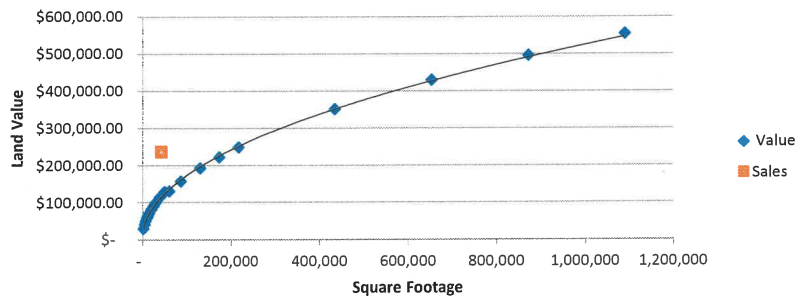
LAND ANALYSIS NBH 4204- LONG LEAF						Exponent
Square Foot	\$/SF	Acres	\$/Acre	Value	Note	0.50
2,500	\$ 11.43	0.06	\$ 497,932.27	\$ 28,577.38		
5,000	\$ 8.08	0.11	\$ 352,091.29	\$ 40,414.52		
7,500	\$ 6.60	0.17	\$ 247,621.33	\$ 49,627.47		
10,000	\$ 5.72	0.23	\$ 248,966.14	\$ 57,154.76		
12,500	\$ 5.11	0.29	\$ 222,682.08	\$ 63,900.97		
15,000	\$ 4.67	0.34	\$ 203,280.00	\$ 70,000.00		0.50
20,000	\$ 4.04	0.46	\$ 176,045.64	\$ 80,829.04		
25,000	\$ 3.61	0.57	\$ 157,460.01	\$ 90,369.51		
30,000	\$ 3.30	0.69	\$ 143,740.67	\$ 98,994.95		2.8
40,000	\$ 2.86	0.92	\$ 124,483.07	\$ 114,309.52		
50,000	\$ 2.36	1.15	\$ 111,341.04	\$ 127,801.93		
60,000	\$ 2.17	1.38	\$ 94,389.66	\$ 130,000.00		0.50
87,120	\$ 1.80	2.00	\$ 78,324.33	\$ 156,648.65		
130,680	\$ 1.47	3.00	\$ 63,951.54	\$ 191,854.63		
174,240	\$ 1.27	4.00	\$ 51,981.66	\$ 223,534.63		
217,800	\$ 1.14	5.00	\$ 43,536.63	\$ 267,523.67		
435,600	\$ 0.80	10.00	\$ 35,027.70	\$ 350,277.03		
653,400	\$ 0.66	15.00	\$ 28,600.00	\$ 429,000.00		
871,200	\$ 0.57	20.00	\$ 24,465.17	\$ 459,350.33		
1,089,000	\$ 0.51	25.00	\$ 22,151.46	\$ 513,530.62		

Sales For Chart		
Size	\$/SF	Value
42688.80	\$ 5.51	\$235,022.03

Dollars Per Square Foot



Square Foot Values



Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4204.4204 LONGLEAF & LITTLE BEE& DUNMORE, Last Edited: 07/19/2024

Values for Acreage Table 1: 'LITTLE BEE'

1 Acre: 227,357	3 Acre: 367,423	10 Acre: 0	30 Acre: 0
1.5 Acre: 267,390	4 Acre: 424,264	15 Acre: 0	40 Acre: 0
2 Acre: 300,000	5 Acre: 474,342	20 Acre: 0	50 Acre: 0
2.5 Acre: 335,410	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Square Footage Table: 'LONGLEAF/DUNMORE'

2,500 Sq Ft: 28,577	25,000 Sq Ft: 90,370	174,240 Sq Ft: 221,535
5,000 Sq Ft: 40,414	30,000 Sq Ft: 98,995	217,800 Sq Ft: 247,683
7,500 Sq Ft: 49,497	40,000 Sq Ft: 114,309	435,600 Sq Ft: 0
10,000 Sq Ft: 57,155	50,000 Sq Ft: 127,802	653,400 Sq Ft: 0
12,500 Sq Ft: 63,901	60,000 Sq Ft: 130,000	871,200 Sq Ft: 0
15,000 Sq Ft: 70,000	87,120 Sq Ft: 156,649	1,089,000 Sq Ft: 0
20,000 Sq Ft: 80,829	130,680 Sq Ft: 191,855	

Unit: -
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AFTER