

Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4250.4250 HIGHER END HOMES, Last Edited: 08/23/2023

Values for Acreage Table 1: 'DEVELOPMENTS'					
1	Acre: 240,416	3	Acre: 399,867	10	Acre: 573,000
1.5	Acre: 294,449	4	Acre: 448,633	15	Acre: 701,779
2	Acre: 340,000	5	Acre: 490,518	20	Acre: 810,344
2.5	Acre: 371,743	7	Acre: 561,185	25	Acre: 905,993
				30	Acre: 992,465
				40	Acre: 1,146,000
				50	Acre: 1,281,267
				100	Acre: 1,811,985

Values for Acreage Table 2: 'MONTREUX/OLD DARBY'					
1	Acre: 212,132	3	Acre: 367,423	10	Acre: 660,000
1.5	Acre: 259,808	4	Acre: 424,264	15	Acre: 776,212
2	Acre: 300,000	5	Acre: 474,342	20	Acre: 870,875
2.5	Acre: 335,410	7	Acre: 561,249	25	Acre: 952,182
				30	Acre: 0
				40	Acre: 0
				50	Acre: 0
				100	Acre: 0

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

BEFORE

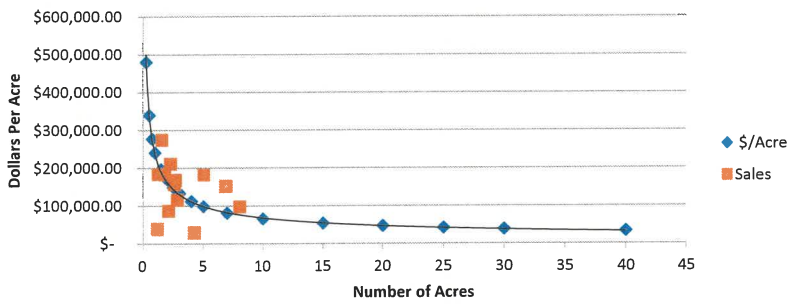
TIME ADJUSTMENT

Difference: Difference in Months:

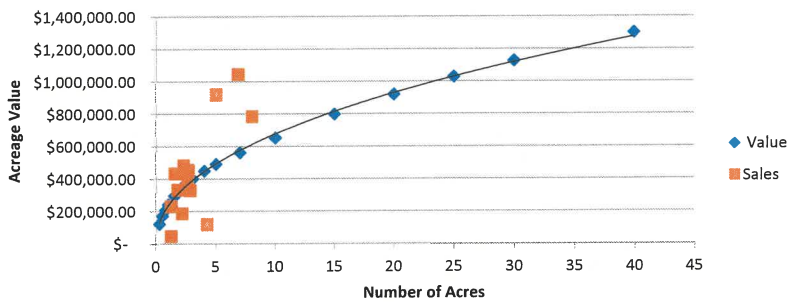
LAND ANALYSIS NBH 4250-DEVELOPMENTS					Exponent
Acres	\$/SF	\$/Acre	Value	Note	0.50
0.25	\$ 11.01	\$ 479,418.40	\$ 119,854.60		
0.5	\$ 7.78	\$ 339,000.00	\$ 169,500.00		
0.75	\$ 6.35	\$ 276,750.00	\$ 207,562.50		
1	\$ 5.50	\$ 239,709.20	\$ 239,709.20		
1.5	\$ 4.49	\$ 195,721.74	\$ 293,582.61		
2	\$ 3.89	\$ 169,500.00	\$ 339,000.00		0.40
2.5	\$ 3.40	\$ 148,268.30	\$ 370,670.75		
3	\$ 3.05	\$ 132,895.93	\$ 398,690.79		
4	\$ 2.57	\$ 111,828.30	\$ 447,313.18		
5	\$ 2.25	\$ 97,815.05	\$ 489,075.27		
7	\$ 1.84	\$ 79,935.51	\$ 559,034.58		
10	\$ 1.49	\$ 65,950.00	\$ 659,000.00		0.50
15	\$ 1.22	\$ 53,072.28	\$ 796,084.17		
20	\$ 1.06	\$ 45,961.94	\$ 919,238.82		
25	\$ 0.94	\$ 41,109.61	\$ 1,027,740.24		
30	\$ 0.86	\$ 37,527.77	\$ 1,125,833.02		
40	\$ 0.75	\$ 32,500.00	\$ 1,300,000.00		
50	\$ 0.67	\$ 29,068.88	\$ 1,453,444.19		
100	\$ 0.47	\$ 20,555.80	\$ 2,055,450.42		

Sales For Chart		
4.23	\$ 28,090.72	\$118,908.04
2.29	\$ 209,995.62	\$480,889.96
2.14	\$ 85,991.14	\$184,107.03
1.58	\$ 274,087.55	\$431,961.98
1.25	\$ 36,783.97	\$45,796.04
5.04	\$ 182,032.15	\$917,442.03
1.81	\$ 182,921.97	\$330,539.99
2.60	\$ 156,347.89	\$406,035.48
8.04	\$ 97,460.82	\$783,585.02
2.84	\$ 115,166.90	\$327,073.99
2.70	\$ 167,868.61	\$453,580.98
1.25	\$ 182,955.93	\$228,329.00
6.89	\$ 151,428.83	\$1,043,193.20

Dollars Per Acre



Acreage Values



ADA TOWNSHIP									
Parcel Number	Street Address	Site Date	Site Price	Adj. Site Price	Land Use	Est. LCF	Land Use Adj. # of Units	Est. LCF	Site Price
41-15-08-100-015	2794 MONTELEONE	06/27/23	\$285,000	\$285,000	0.000%	\$0	1	\$285,000	\$285,000
41-15-08-100-015	2794 MONTELEONE	06/27/23	\$285,000	\$285,000	0.000%	\$0	1	\$285,000	\$285,000
Unit of Comparison:		Ave							
Average Site Price Per Unit:									
Standard Deviation:									
Coefficient of Dispersion:									
Indicated Site Price Per Unit, LY Unit:									

TIME ADJUSTMENT

Difference	RDV(O)
Difference in Months:	RDV(O)

Enter Estimated ECF Here:	0.975
Difference in Months:	10.00
Enter Estimated ECF Here:	0.975

Midpoint of Timeframe:	4/17/2023
Site Value:	1.00
Site Value:	1.00

Effective Price Per Foot	422.81
Effective Price Per Foot	422.81

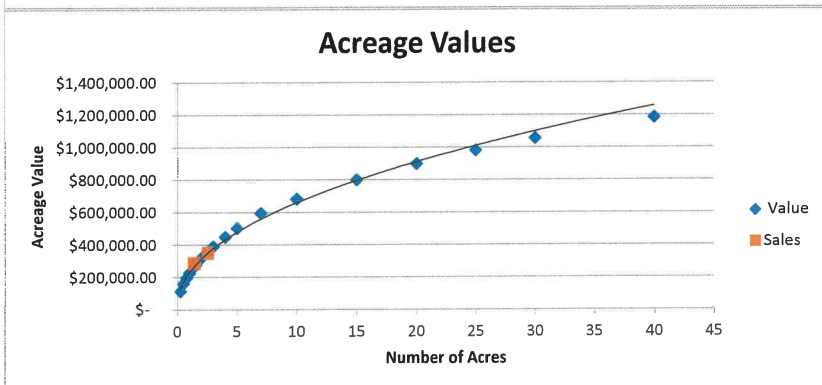
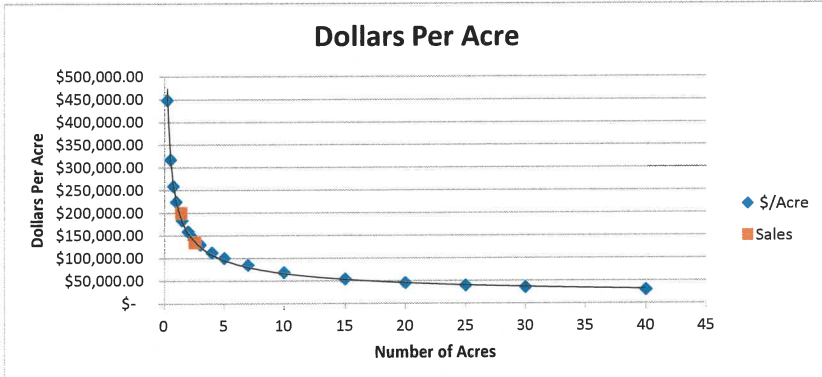
Allocated N:	11320.40
Allocated N:	11320.40

Std. Death	1.1152
Std. Death	1.1152

Std. Frontage	378.79
Std. Frontage	378.79

LAND ANALYSIS NBH 4250-MONTREUX & OLD DARBY					Exponent
Acres	\$/SF	\$/Acre	Value	Note	
0.25	\$ 10.29	\$ 448,305.70	\$ 112,076.42		0.50
0.5	\$ 7.28	\$ 317,000.00	\$ 158,500.00		
0.75	\$ 5.94	\$ 258,829.42	\$ 194,122.06		
1	\$ 5.15	\$ 224,152.85	\$ 224,152.85		
1.5	\$ 4.20	\$ 183,020.04	\$ 274,530.05		
2	\$ 3.64	\$ 158,500.00	\$ 317,000.00		0.50
2.5	\$ 3.25	\$ 143,766.73	\$ 354,416.73		
3	\$ 2.97	\$ 129,414.71	\$ 388,744.12		
4	\$ 2.57	\$ 112,076.42	\$ 448,305.70		
5	\$ 2.30	\$ 100,244.20	\$ 501,221.01		
7	\$ 1.94	\$ 84,721.81	\$ 593,952.79		
10	\$ 1.56	\$ 68,000.00	\$ 680,000.00		0.40
15	\$ 1.22	\$ 53,315.58	\$ 799,733.74		
20	\$ 1.03	\$ 44,863.27	\$ 897,265.38		
25	\$ 0.90	\$ 39,241.44	\$ 981,035.94		
30	\$ 0.81	\$ 35,175.17	\$ 1,055,254.99		
40	\$ 0.68	\$ 29,598.72	\$ 1,183,948.77		
50	\$ 0.59	\$ 25,889.69	\$ 1,294,484.68		
100	\$ 0.39	\$ 17,280.83	\$ 1,708,182.77		

Sales For Chart			
2.59	\$	134,749.03	\$349,000.00
1.43	\$	199,300.70	\$285,000.00



Unit: 11 - ADA TOWNSHIP
Rates/Values for Neighborhood 4250.4250 HIGHER END HOMES, Last Edited: 08/16/2024

Values for Acreage Table 1: 'DEVELOPMENTS'

1	Acre: 239,709	3	Acre: 398,691	10	Acre: 650,000	30	Acre: 1,125,833
1.5	Acre: 293,583	4	Acre: 447,313	15	Acre: 796,084	40	Acre: 1,300,000
2	Acre: 339,000	5	Acre: 489,075	20	Acre: 919,239	50	Acre: 1,453,444
2.5	Acre: 370,650	7	Acre: 559,535	25	Acre: 1,027,740	100	Acre: 2,055,480

Values for Acreage Table 2: 'MONTREUX/OLD DARBY'

1	Acre: 224,153	3	Acre: 388,244	10	Acre: 680,000	30	Acre: 0
1.5	Acre: 274,530	4	Acre: 448,306	15	Acre: 799,734	40	Acre: 0
2	Acre: 317,000	5	Acre: 501,221	20	Acre: 897,265	50	Acre: 0
2.5	Acre: 354,417	7	Acre: 593,053	25	Acre: 981,036	100	Acre: 0

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

AFTER