

Spaulding 2023 Land Study (Subdivision's)

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Land/Appraisal Allocation	14% Allocation Applied FF Rate	Dollars/ FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Clas s	Rate Group 1
25-11-4-24-1153-000	5200 SHERIDAN	09/21/20	\$75,000	\$42,900	\$94,508	(\$8,258)	\$11,250	90.0	250.0	15%	117	(\$92)	90.00	4075		KOCHAN SUB	401	KOCHAN SUB
25-11-4-24-1158-000	5106 SHERIDAN	08/04/20	\$70,000	\$23,700	\$53,950	\$26,083	\$10,033	80.3	250.0	14%	122	\$325	78.00	4070		KOCHAN SUB	401	KOCHAN SUB
Conclusion: The indicated FF Rate is 119; use 119																		
25-11-4-24-4213-000	5904 EARLHAM	05/06/21	\$119,000	\$52,200	\$118,774	\$14,722	\$14,496	308.4	126.0	12%	54	\$48	309.00	4070	25-11-4-24-4214-0	ORTH PLAT	401	ORTH PLAT
25-11-4-24-4214-000	FRANCIS	05/06/21	\$119,000	\$2,300	\$4,626	\$119,000			126.0	0%				4000	25-11-4-24-4213-0	ORTH PLAT	402	ORTH PLAT
25-11-4-24-4215-000	FRANCIS	05/06/21	\$119,000	\$2,300	\$4,626	\$119,000			126.0	0%				4000	25-11-4-24-4214-0	ORTH PLAT	402	ORTH PLAT
All Parcels Together			\$119,000	\$56,800	\$128,026	\$252,722		308.4		0%			309.00					
Conclusion: The only sale being a multi-parcel sale indicating 54 PFF; and consideration given to this entire study use 54																		
25-11-4-24-1207-000	1116 CRESTLANE	05/14/21	\$133,000	\$40,100	\$91,058	\$60,186	\$18,244	110.7	132.0	14%	168	\$544	120.00	4070		SHERIDAN HEIGHT	401	SHERIDAN HEIGHT
25-11-4-24-1229-001	1029 CRESTLANE	05/04/20	\$129,900	\$57,700	\$129,353	\$18,376	\$17,829	139.3	132.0	14%	131	\$132	160.00	4070		SHERIDAN HEIGHT	401	SHERIDAN HEIGHT
Conclusion: There being only two sales indicating the FF Rate is 149; use 149																		
25-11-4-24-4111-000	1309 RUBY ANN	10/05/21	\$130,000	\$40,600	\$79,313	\$60,890	\$10,203	78.5	128.0	8%	232	\$776	80.00	4075		SPARLING SUB	401	SPARLING SUB
25-11-4-24-4116-000	1278 RUBY ANN	10/15/20	\$67,000	\$31,500	\$67,207	\$10,193	\$10,400	80.0	133.0	16%	117	\$127	80.00	4075		SPARLING SUB	401	SPARLING SUB
25-11-4-24-4122-000	1364 RUBY ANN	05/15/21	\$60,175	\$35,600	\$70,268	\$307	\$10,400	80.0	133.0	17%	105	\$4	80.00	4075		SPARLING SUB	401	SPARLING SUB
25-11-4-24-4122-000	1364 RUBY ANN	07/21/21	\$107,000	\$35,600	\$70,268	\$47,132	\$10,400	80.0	133.0	10%	187	\$589	80.00	4075		SPARLING SUB	401	SPARLING SUB
25-11-4-24-4123-000	1378 RUBY ANN	07/07/21	\$103,000	\$30,300	\$59,393	\$53,484	\$9,877	76.0	133.0	10%	190	\$704	75.00	4075		SPARLING SUB	401	SPARLING SUB
25-11-4-24-4131-000	5537 COLE	09/07/21	\$120,000	\$35,900	\$70,283	\$62,406	\$12,689	97.6	198.0	11%	172	\$639	80.00	4075		SPARLING SUB	401	SPARLING SUB
Conclusion: The indicated FF Rate is 167; use 167																		
25-11-4-35-1121-000	7135 MAHAR	05/12/21	\$157,000	\$51,400	\$117,540	\$53,199	\$13,739	109.9	117.0	9%	200	\$484	119.00	4070		SPAULDING ACRES	401	SPAULDING ACRES
Conclusion: there being only one sale the indicated FF Rate is 200; with cosideration to Sheridan Heights Sub use 149																		
25-11-4-24-1301-000	5140 YOUNGSTOWN	04/30/21	\$122,000	\$43,800	\$86,351	\$44,407	\$8,758	73.0	294.0	7%	234	\$608	75.00	4075		YOUNGSTOWN SUB	401	YOUNGSTOWN SUB
25-11-4-24-1304-000	5124 YOUNGSTOWN	05/12/21	\$114,500	\$36,900	\$71,561	\$50,859	\$7,920	66.0	295.0	7%	243	\$771	66.00	4075		YOUNGSTOWN SUB	401	YOUNGSTOWN SUB
25-11-4-24-1305-000	5114 YOUNGSTOWN	05/20/21	\$72,000	\$24,400	\$47,131	\$32,789	\$7,920	66.0	295.0	11%	153	\$497	66.00	4075		YOUNGSTOWN SUB	401	YOUNGSTOWN SUB
25-11-4-24-1313-000	5105 YOUNGSTOWN	12/14/20	\$30,000	\$27,400	\$61,154	(\$23,167)	\$7,987	66.6	300.0	27%	63	(\$348)	66.00	4075		YOUNGSTOWN SUB	401	YOUNGSTOWN SUB
Conclusion: the indicated FF Rate is 173; use 173																		
25-11-4-12-1141-000	4149 PEGGY	05/07/21	\$120,000	\$54,800	\$110,905	\$21,958	\$12,863	74.8	148.0	11%	225	\$294	74.00	4060		YURCSO SUB	401	YURCSO SUB
25-11-4-12-1152-000	4129 AMELIA	02/01/21	\$85,000	\$40,300	\$102,907	(\$4,492)	\$13,415	78.0	145.0	16%	153	(\$58)	79.00	4060		YURCSO SUB	401	YURCSO SUB
25-11-4-12-1164-000	4175 PEGGY	06/29/21	\$127,000	\$50,500	\$100,323	\$39,540	\$12,863	74.8	148.0	10%	238	\$529	74.00	4060		YURCSO SUB	401	YURCSO SUB
25-11-4-12-1179-000	4159 NANCY	09/24/21	\$41,000	\$39,500	\$80,444	(\$25,782)	\$13,662	79.4	160.0	33%	72	(\$325)	76.00	4060		YURCSO SUB	401	YURCSO SUB
25-11-4-12-1179-000	4159 NANCY	12/15/21	\$35,000	\$39,500	\$80,444	(\$31,782)	\$13,662	79.4	160.0	39%	62	(\$400)	76.00	4060		YURCSO SUB	401	YURCSO SUB
Totals:			\$2,374,575	\$896,000	\$1,900,413	\$993,772	\$248,610	2,297.0		22%	150	\$8						
			Sale. Ratio =>				Average			Overall Ave								
			Std. Dev. =>				per FF=>	\$433		14%								

Conclusion: The indicated FF Rate is 150; use 150
 Gavits Green Acres Sub Conclusion: there being no sales within the two year study period and consideration given the this entire study use 68 PFF
 Kenwood Plat Conclusion: there being no sales within the two year study period and consideration given to this entire study use 80 PFF
 Westlawn Sub Conclusion: there being no indicative sales within the last years , and consideration given to the economic influences along the this entire study; use 29
 For Land neighborhoods 4014 & 4015 an extra land value per acre is used.
 1ac 6,000
 1.5ac 7,800
 2ac 10,200

