

2026 Old Village Lots Land Study

LIMITED EXTENSION OF DATES FOR ADDITIONAL DATA POINTS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Est. Value	Effec. Front	Depth	\$/FF	Actual FF	Rate Group 1
23-426-042	73575 FULTON	1/27/2023	\$156,000	\$156,000	\$36,200	\$51,000	72.90	188.0	\$497	61	REGULAR LOT
24-101-038	74645 BURK	6/17/2025	\$410,000	\$410,000	\$121,000	\$76,400	109.21	147	\$1,108	140.1	REGULAR LOT
24-102-025	SPENCER VACANT	4/12/2024	\$35,000	\$35,000	\$35,000	\$74,800	106.90	398	\$327	70	LONG LOT
23-402-003	22670 MAIN	4/1/2025	\$245,000	\$245,000	\$107,400	\$61,000	87.28	391	\$1,231	81	LONG LOT
24-151-013	74241 BURK	10/18/2024	\$245,900	\$245,900	\$44,900	\$61,800	99.00	147	\$454	99	REGULAR LOT
24-152-002	74304 BURK	2/23/2024	\$210,000	\$210,000	-\$1,400	\$54,400	77.58	149	-\$18	79	REGULAR LOT
24-153-006	74220 FIRST	7/25/2023	\$155,000	\$155,000	\$57,000	\$42,600	60.92	83	\$936	78	REGULAR LOT
24-156-013	74054 CHURCH	7/9/2024	\$304,000	\$304,000	\$86,000	\$57,400	75.50	183	\$1,139	75	REGULAR LOT
24-176-008	23424 MAIN	4/28/2023	\$160,000	\$160,000	\$38,400	\$77,000	109.9	385.0	\$350	113.54	LONG LOT
24-176-011	23510 MAIN (VAC)	6/28/2024	\$79,000	\$79,000	\$79,000	\$78,600	110.6	389.0	\$714	114.00	LONG LOT
24-176-028	74100 CRULL	8/4/2023	\$365,000	\$365,000	\$44,000	\$55,800	79.8	115.5	\$551	98.11	REGULAR LOT
24-302-006	23191 TORREY	2/14/2024	\$238,000	\$238,000	\$54,400	\$55,600	79.5	137.0	\$684	87.00	REGULAR LOT
24-304-011	73640 FULTON	2/8/2023	\$318,000	\$318,000	\$78,400	\$66,000	94.40	146	\$831	111	REGULAR LOT
24-304-016	73981 CHURCH	4/23/2024	\$279,000	\$279,000	\$79,000	\$46,600	66.50	96	\$1,188	82	REGULAR LOT
24-304-028	73651 CHURCH	3/20/2023	\$233,000	\$233,000	\$56,400	\$51,800	74.00	146	\$762	74	REGULAR LOT
24-304-037	73615 CHURCH	5/31/2023	\$275,000	\$275,000	\$72,000	\$78,600	112.1	146.0	\$642	148.00	REGULAR LOT
24-304-039	73921 CHURCH	6/18/2024	\$250,000	\$250,000	\$89,200	\$49,095	70.10	145.0	\$1,272	68.00	REGULAR LOT
24-305-004	23154 TORREY	8/30/2024	\$160,000	\$160,000	\$68,400	\$53,000	76.00	149.0	\$900	76.00	REGULAR LOT
24-305-011	23366 TORREY	3/17/2023	\$236,000	\$236,000	\$79,800	\$62,800	85.60	150	\$932	100	REGULAR LOT
24-306-003	73730 CHURCH	8/25/2023	\$245,000	\$245,000	\$66,600	\$60,451	99.10	165	\$672	111	REGULAR LOT
24-351-020	73481 CHURCH	7/13/2023	\$235,000	\$235,000	\$83,600	\$48,400	69.10	146	\$1,210	66	REGULAR LOT
24-352-016	73341 FLORAL	6/12/2025	\$207,000	\$207,000	\$24,000	\$50,000	71.48	159	\$336	66	REGULAR LOT
		Totals:	\$4,833,900	\$4,833,900	\$1,375,300	\$1,263,146	1816.05	4002			
								Average \$			
								per FF=>	\$757		

	#sales	Residual \$	Est Value	Eff FF	Residual\$/FF	Depth	Avg EFF	Avg depth	Avg Res \$	Avg Est \$	Ind increase
Regular	15	\$968,100	\$869,851	1256.06	\$771	2011	84	134	\$64,540	\$57,990	1.11
Long Lot	4	<u>\$259,800</u>	<u>\$291,400</u>	<u>414.69</u>	\$626	<u>1563.00</u>	<u>104</u>	<u>391</u>	<u>\$64,950</u>	<u>\$72,850</u>	0.89
Total	19	\$1,227,900	\$1,161,251	1670.75	\$735	3574	88	188	\$64,626	\$61,118	1.06
		2025 FF Base	2026 FF Base								Value by %change
	Regular	\$700	\$770								\$779
	Long Lot	\$700	\$700								\$624

Summary: Most sales within study are regular lots. Average price per front foot indicates value of \$771, rounded to \$770

Well supported by the average difference between residual value and record value

Long lots only accounted for 4 sales within study period and showed a large range of value. All were included, half over and half under the 2025 value per FF.

The 2025 value was maintained for 2026, supported by the overall record of increasing land values in the neighborhood

Three parcels in this land group have excess acreage beyond lot frontage that is valued from township acreage rates, individually adjusted down if it is all excess backland or floodplain