

Chelsea General Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-10-200-045	DEXTER-CHELSEA RD	10/27/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$50,900	63.70
G -07-14-300-008	10203 EASTON RD	06/30/20	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$48,500	48.99
G -07-17-100-009	991 N FLETCHER RD	07/30/21	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$56,500	28.26
G -07-22-400-002	S DANCER RD	01/07/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$51,800	42.11
G -07-28-300-009	NATHAN'S TRAIL	05/04/21	\$775,000	WD	03-ARM'S LENGTH	\$109,894	\$53,600	48.77
G -07-29-400-019	12882 SAGER RD	11/16/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$26,300	47.82
G -07-31-100-004	SCIO CHURCH RD	11/12/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$52,500	75.00
G -07-33-100-009	1906 S LIMA CENTER RD	04/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$56,100	43.15
Totals:			\$1,531,800			\$866,694	\$396,200	
							Sale. Ratio =>	45.71
							Std. Dev. =>	14.15

Based on Analysis and Vacant land Study, 10% decrease for 2023

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$106,717	\$79,900	\$106,717	0.0	0.0	8.03	8.03	#DIV/0!	\$9,950	\$0.23
\$108,102	\$99,000	\$108,102	0.0	0.0	9.86	9.86	#DIV/0!	\$10,041	\$0.23
\$120,159	\$185,291	\$105,550	0.0	0.0	7.33	7.33	#DIV/0!	\$25,278	\$0.58
\$109,690	\$123,000	\$109,690	0.0	0.0	9.90	9.90	#DIV/0!	\$12,424	\$0.29
\$111,720	\$109,894	\$111,720	0.0	0.0	10.86	10.86	#DIV/0!	\$10,119	\$0.23
\$56,000	\$55,000	\$56,000	0.0	0.0	2.00	2.00	#DIV/0!	\$27,500	\$0.63
\$110,020	\$70,000	\$110,020	0.0	0.0	10.01	10.01	#DIV/0!	\$6,993	\$0.16
\$112,212	\$130,000	\$112,212	0.0	0.0	20.04	20.04	#DIV/0!	\$6,487	\$0.15
\$834,620	\$852,085	\$820,011	0.0		78.03	78.03			
	Average		#DIV/0!		Average			Average	
	per FF=>				per Net Acre=>	10,919.97		per SqFt=>	\$0.25

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	300	5454-429		CHELSEA GENERAL	0	1	9/22/2009		402
0.00	300	5362-913		CHELSEA GENERAL	0	0	NOT INSPECTED		402
0.00	300	5439-676		CHELSEA GENERAL	0	0	NOT INSPECTED		402
0.00	300	5399-6		CHELSEA GENERAL	0	0	1/30/1997		402
0.00	300	5425/162		CHELSEA GENERAL	0	0	2/6/1997		402
0.00	300	5393-665		CHELSEA GENERAL	0	0	2/6/1997		402
0.00	300	5389-542		CHELSEA GENERAL	0	1	10/5/2011		402
0.00	300	5423/413		DEXTER GENERAL	0	0	NOT INSPECTED		402

Rate Group 1 Rate Group 2 Rate Group 3

