

Dexter 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 -07-11-400-015	1519 N STEINBACH RD	03/19/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,400	56.94
G -07-12-200-011	STEINBACH RD	07/08/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$53,300	31.73
G -07-13-300-015	N STEINBACH RD	09/28/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,000	51.00
G -07-13-300-019	GROSS RD	05/11/21	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$46,000	50.55
G -07-24-200-008	JACKSON RD	10/29/21	\$330,000	WD	03-ARM'S LENGTH	\$24,026	\$10,200	42.45
G -07-26-400-007	S STEINBACH RD	11/08/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$66,800	21.21
Totals:			\$1,089,000			\$783,026	\$275,700	
							Sale. Ratio =>	35.21
							Std. Dev. =>	13.53

After 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
\$104,790	\$85,000	\$104,790	0.0	0.0	7.44	7.44	#DIV/0!	\$11,428	\$0.26
\$107,190	\$168,000	\$107,190	0.0	0.0	15.06	15.06	#DIV/0!	\$11,155	\$0.26
\$109,994	\$100,000	\$109,994	0.0	0.0	10.01	10.01	#DIV/0!	\$9,990	\$0.23
\$100,000	\$91,000	\$100,000	0.0	0.0	5.00	5.00	#DIV/0!	\$18,200	\$0.42
\$14,850	\$24,026	\$14,850	0.0	0.0	0.33	0.33	#DIV/0!	\$72,806	\$1.67
\$133,518	\$315,000	\$133,518	0.0	0.0	24.06	24.06	#DIV/0!	\$13,092	\$0.30
\$570,342	\$783,026	\$570,342	0.0		61.90	61.90			
	Average				Average			Average	
	per FF=>	#DIV/0!			per Net Acre=>	12,650.26		per SqFt=>	\$0.29

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	600	5415-858		DEXTER GENERAL	0	0	NOT INSPECTED		402	
0.00	600	5439-711		DEXTER GENERAL	0	0	NOT INSPECTED		402	
0.00	600	5381-564		DEXTER GENERAL	1	0	10/21/2009		402	
0.00	600	5425/145		DEXTER GENERAL	0	0	NOT INSPECTED		402	
0.00	600	5453 950		DEXTER GENERAL	0	0	2/6/1997		402	
0.00	600	5455-923		DEXTER GENERAL	0	0	2/20/1997		402	

Rate Group 2 Rate Group 3

