

Pinecrest Land Analysis 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
G -07-16-210-003	874 PINECREST DR	07/25/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$287,400	52.25
G -07-16-210-003	874 PINECREST DR	07/29/22	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$287,400	49.30
G -07-16-210-010	824 PINECREST DR	05/26/22	\$714,500	WD	03-ARM'S LENGTH	\$714,500	\$380,300	53.23
Totals:			\$1,847,500			\$1,847,500	\$955,100	
							Sale. Ratio =>	51.70
							Std. Dev. =>	2.05

After Analysis, Utilized Vacant land study as well as above chart to determine the land value chart for the township. This will be utilized for 202

Chelsea/Dexter Land Value Chart

1 Acre	42500
1.5 Acre	50000
2 Acre	60000
2.5 Acre	67500
3 Acre	75000
4 Acre	85000
5 Acre	95000
7 Acre	115000
10 Acre	135000
15 Acre	145000
20 Acre	160000
25 Acre	165000
30 Acre	175000
40 Acre	200000
50 Acre	250000
100 Acre	500000

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$573,856	\$46,144	\$70,000	0.0	0.0	2.00	2.00	#DIV/0!	\$23,072	\$0.53
\$573,856	\$79,144	\$70,000	0.0	0.0	2.00	2.00	#DIV/0!	\$39,572	\$0.91
\$762,405	\$27,095	\$75,000	0.0	0.0	2.50	2.50	#DIV/0!	\$10,838	\$0.25
\$1,910,117	\$152,383	\$215,000	0.0		6.50	6.50			
	Average		#DIV/0!		Average			Average	
	per FF=>				per Net Acre=>	23,443.54		per SqFt=>	\$0.54

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Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
0.00	22			PINECREST	0	1	1/18/2007		401	
0.00	22	5493-502		PINECREST	0	1	1/18/2007		401	
0.00	22	5485-88		PINECREST	0	1	1/18/2007		401	

Rate Group 2 Rate Group 3

