

2023 Vacant Land Sales Study for 2024 Assessments

Sales Study Period: 4/1/2021-03/31/2023

Acreage Breakdown

2-2.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	<u>Ave per acre</u>
4709-03-100-026	08/17/22	\$30,000	2.330	\$12,876		
4709-10-400-014	05/11/22	\$40,000	2.350	\$17,021		
4709-11-200-025	1/27/2022	\$35,000	2.540	\$13,780		
4709-11-200-026	1/27/2022	\$35,000	2.500	\$14,000		
4709-11-200-039	6/3/2021	\$30,000	2.150	\$13,953		
4709-11-200-040	5/12/2021	\$25,000	2.150	\$11,628		
4709-11-200-041	6/9/2021	\$30,000	2.820	\$10,638		
4709-18-200-008	12/2/2021	\$30,000	2.000	\$15,000		
4709-21-100-006	2/23/2022	\$28,500	2.000	\$14,250		
4709-29-300-014	5/11/2021	\$40,000	2.070	\$19,324		
4709-33-300-023	5/11/2021	\$35,000	2.630	\$13,308		
4709-33-300-024	5/11/2021	\$38,000	2.360	\$16,102		
4709-33-300-025	10/22/2021	\$38,000	2.190	\$17,352		
4709-33-300-026	1/7/2022	\$42,000	2.360	\$17,797		
4709-33-300-027	2/25/2022	\$40,000	2.180	\$18,349		
4709-33-300-028	8/26/2021	\$45,000	2.070	\$21,739		
4709-33-300-028	5/31/2022	\$36,500	2.070	\$17,633		
4709-33-300-034	8/31/2022	\$36,000	2.290	\$15,721		
		\$634,000	41.060			\$15,441
3-3.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-26-300-030	03/30/22	\$30,000	3.900	\$7,692		
4709-33-200-014	03/17/22	\$35,000	3.680	\$9,511		
4709-33-300-017	03/15/22	\$34,900	3.400	\$10,265		
4709-33-300-021	02/25/22	\$38,000	3.800	\$10,000		
4709-36-200-030	08/02/21	\$53,000	3.730	\$14,209		
		\$190,900	18.510			\$10,313

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4-4.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-05-300-047	01/21/22	\$64,500	4.110	\$15,693	2.06ac	
4709-05-300-048					2.05ac	
4709-11-200-036	04/30/21	\$34,000	4.150	\$8,193		
		\$98,500	8.260			\$11,925
5-5.99 acres						Ave per acre
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-08-100-033	10/28/21	\$64,050	5.030	\$12,734		
		\$64,050	5.0300			\$12,734
6-6.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	Ave per acre
4709-08-100-032	10/28/21	\$85,950	6.750	\$12,733		
4709-30-400-015	07/22/21	\$54,000	6.430	\$8,398		
		\$139,950	13.180			\$10,618
7-7.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-03-200-028	04/08/21	\$75,000	7.980	\$9,398	2.82ac	
4709-03-200-030					2.82 ac	
4709-03-200-031					2.34 ac	
4709-04-400-041	10/29/21	\$45,000	7.170			
		\$120,000	15.150			\$7,921

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8-8.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
		\$0	0.000			#DIV/0!
9-9.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-10-400-008	10/29/21	\$85,000	9.550	\$8,901	4.174 ac	
		\$85,000	9.550			\$8,901
10-10.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-05-200-016	6/7/2021	\$76,500	10.000	\$7,650		
4709-05-200-016	3/24/2023	\$105,000	10.010	\$10,490		
4709-12-100-014	2/19/2021	\$100,000	10.000	\$10,000		
4709-35-100-027	05/03/21	\$62,000	10.000	\$6,200	5ac	
4709-35-100-029					5ac	
		\$343,500	40.010			\$8,585
11-20.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-04-400-030	11/19/21	\$96,000	15.760	\$6,091		
4709-16-200-007	03/25/22	\$140,000	20.000	\$7,000		
4709-36-200-011	03/11/22	\$110,000	13.910	\$7,908	7.91ac	
4709-36-200-012					6ac	
		\$346,000	49.670			\$6,966

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30-39.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
		\$0	0.000			#DIV/0!
40-70.99 acres						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Acreage</u>	<u>\$ Per Acre</u>	<u>Notes</u>	
4709-34-400-019		\$250,000	51.540		8.99 ac	
4709-34-400-020					2.12 ac	
4709-34-400-021					2.57 ac	
4709-34-400-022					3.27 ac	
4709-34-400-023					9.44 ac	
4709-34-400-024					3.03 ac	
4709-34-400-025					12.11 ac	
4709-34-400-026					10.01 ac	
		\$250,000	51.540			\$4,851
Iosco Ridge						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Lots</u>	<u>\$ Per Lot</u>	<u>Notes</u>	<u>Ave per Lot</u>
4709-32-202-008	8/31/2023	\$8,900	1.000	\$8,900		
4709-32-202-013	04/01/23	\$19,000	1.000	\$19,000		
4709-33-101-001	02/28/23	\$16,500	1.000	\$16,500		
4709-33-101-002	02/28/23	\$16,500	1.000	\$16,500		
4709-33-101-003	05/09/22	\$9,900	1.000	\$9,900		
4709-33-101-004	04/18/22	\$26,900	2.000	\$13,450		

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4709-33-101-005					Sales are from 4/1/21-9/30/23	
4709-33-101-006	10/11/2021	\$18,500	1.000	\$18,500		
4709-33-101-023	11/10/2022	\$16,000	1.000	\$16,000		
4709-33-101-024	3/27/2023	\$17,000	1.000	\$17,000		
4709-33-101-026	06/17/22	\$18,900	1.000	\$18,900		
4709-33-101-028	05/05/23	\$16,000	1.000	\$16,000		
4709-33-101-028	05/05/23	\$19,900	1.000	\$19,900		
4709-33-101-029	04/18/22	\$15,000	1.000	\$15,000		
4709-31-101-034	09/06/23	\$19,900	1.000	\$19,900		
4709-33-101-035	4/18/2022	\$15,000	1.000	\$15,000		
4709-33-101-043	6/9/2022	\$18,000	1.000	\$18,000		
		\$271,900	17.000			\$15,994
Arcadia Estates						
<u>Tax Code</u>	<u>Sale date</u>	<u>Sale Price</u>	<u>Lots</u>	<u>\$ Per Lot</u>	<u>Notes</u>	
4709-16-101-010	02/24/23	\$41,000	1.000	\$41,000		
4709-16-101-012	08/16/23	\$36,000	1.000		Sales are from 4/1/21-9/30/23	
4709-16-101-015	03/29/22	\$69,900	1.000	\$69,900		
4709-16-101-015	03/02/23	\$63,000	1.000	\$63,000		
4709-16-101-017	04/26/21	\$21,000	1.000	\$21,000		
4709-16-101-022	04/13/22	\$37,000	1.000	\$37,000		
4709-16-101-027	04/14/23	\$35,000	1.000	\$35,000		
		\$302,900	7.000			\$43,271