

9 Subs in Wayne Township Land Value 2023

Land Table:12.Fairview, 110.Rasmusen, 100.Indian Hills, 90.Spring Acres, 80.Janssen Park

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
14-150-163-041-00	WAYNE ST	07/14/20	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$11,400	43.02	\$22,882	\$5,868	\$2,250	50.0	\$117
14-150-162-001-00	LAKEVEIW DR	07/23/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$40,000	80.00	\$79,951	\$9,089	\$39,040	78.0	\$117
14-150-178-023-01	24648 CHESTNUT	09/21/20	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$35,100	41.05	\$69,390	\$28,485	\$12,375	275.0	\$104
14-150-245-019-01	25048 72ND ST	12/16/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$2,800	35.00	\$5,625	\$8,000	\$5,625	125.0	\$64
14-150-124-011-00	53154 WALNUT F	02/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,800	33.42	\$123,372	\$50,003	\$12,375	225.0	\$222
14-150-231-016-00	LAKE SHORE DR	06/23/21	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$2,900	20.71	\$5,848	\$13,652	\$5,500	100.0	\$137
14-150-128-001-50	RIDGE RD	06/30/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$2,100	14.00	\$4,180	\$15,000	\$4,180	76.0	\$197
14-150-208-006-00	LINDBERGH DR	07/29/21	\$6,900	WD	03-ARM'S LENGTH	\$6,900	\$2,400	34.78	\$4,730	\$6,900	\$4,730	86.0	\$80
14-150-121-027-00	MAPLE ST	08/13/21	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$2,800	43.08	\$5,500	\$6,500	\$5,500	100.0	\$65
14-150-131-040-00	52957 TWIN LAKE	09/10/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$14,800	33.64	\$29,630	\$21,245	\$6,875	125.0	\$170
14-150-238-026-00	71ST ST	09/17/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$2,800	70.00	\$5,500	\$4,000	\$5,500	100.0	\$40
14-150-238-023-01	71ST ST	09/17/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000	\$2,100	52.50	\$4,125	\$4,000	\$4,125	75.0	\$53
14-150-227-018-00	25684 67TH ST	01/24/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,400	40.69	\$82,949	\$14,051	\$10,000	100.0	\$141

Totals:

\$512,400

\$512,400

\$208,400

\$443,682

\$186,193

\$118,015

1,515.0

Sale. Ratio =>

40.67

Average

Std. Dev. =>

17.85

per FF=>

\$123

Used Sales from Twin Lakes Back Lots

Use

07T 0

Used Acreage Table Values from Rural Residential Sales

9 Subs in Wayne Township ECF 2023

ECF Table:00100 Ave Subs in Wayne Twp.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-150-163-041-00	WAYNE ST	07/14/20	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$11,400	43.02	\$22,882	\$2,250	\$24,250	\$34,046	0.712
14-150-163-041-00	WAYNE ST	07/27/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$11,400	27.14	\$22,882	\$2,250	\$39,750	\$34,046	1.168
14-150-178-023-01	24648 CHESTNU	09/21/20	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$35,100	41.05	\$69,390	\$12,375	\$73,125	\$94,084	0.777
14-150-237-012-00	25171 70TH ST	01/25/21	\$71,000	LC	03-ARM'S LENGTH	\$71,000	\$21,700	30.56	\$42,482	\$4,500	\$66,500	\$62,677	1.061
14-150-124-011-00	53154 WALNUT	02/18/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$53,800	33.42	\$123,372	\$12,375	\$148,625	\$158,115	0.940
14-150-179-025-00	24662 WALNUT	08/23/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$39,500	60.77	\$77,625	\$6,875	\$58,125	\$100,783	0.577
14-150-131-040-00	52957 TWIN LAK	09/10/21	\$44,000	WD	03-ARM'S LENGTH	\$44,000	\$14,800	33.64	\$29,630	\$6,875	\$37,125	\$32,415	1.145
14-150-227-018-00	25684 67TH ST	01/24/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,400	40.69	\$82,949	\$10,000	\$77,000	\$91,072	0.845
Totals:			\$582,000			\$582,000	\$223,100		\$471,212		\$524,500	\$607,239	
							Sale. Ratio =>	38.33				E.C.F. =>	0.864
							Std. Dev. =>	10.48				Ave. E.C.F. =>	0.903
											Used Sales from Twin Lake Back Lots		
											Use		0.864
Bad Sales													
14-150-159-011-00	COLFAX ST	11/25/20	\$3,500	QC	03-ARM'S LENGTH	\$3,500	\$3,000	85.71	\$5,859	\$4,500	(\$1,000)	\$2,243	(0.446)
14-150-228-001-00	67TH ST	03/07/22	\$160,500	OTH	03-ARM'S LENGTH	\$160,500	\$86,000	53.58	\$219,994	\$55,000	\$105,500	\$209,383	0.504
14-150-228-008-00	67TH ST	03/07/22	\$160,500	OTH	03-ARM'S LENGTH	\$160,500	\$86,000	53.58	\$219,994	\$55,000	\$105,500	\$209,383	0.504
14-150-228-035-01	67TH ST	03/07/22	\$160,500	OTH	03-ARM'S LENGTH	\$160,500	\$86,000	53.58	\$219,994	\$55,000	\$105,500	\$209,383	0.504
14-150-229-001-00	68TH ST	03/07/22	\$160,500	OTH	03-ARM'S LENGTH	\$160,500	\$86,000	53.58	\$219,994	\$55,000	\$105,500	\$209,383	0.504
14-150-229-037-00	68TH ST	03/07/22	\$160,500	OTH	03-ARM'S LENGTH	\$160,500	\$86,000	53.58	\$219,994	\$55,000	\$105,500	\$209,383	0.504