

Columbia Township Land Studies 2022

Lake Property Land Studies

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
80-06-011-024-55	08/04/20	\$210,000	WD	\$210,000	\$98,500	46.90	\$196,973	\$87,090	\$74,063	148.1	820.0	\$588	UNPL-LAKE ELEVEN
80-06-012-014-46	12/16/19	\$195,000	WD	\$195,000	\$92,200	47.28	\$184,472	\$54,853	\$44,325	177.3	850.0	\$309	UNPL-LAKE ELEVEN
80-06-012-014-46	02/18/21	\$212,000	WD	\$212,000	\$107,500	50.71	\$215,020	\$41,305	\$44,325	177.3	850.0	\$233	UNPL-LAKE ELEVEN
80-06-012-016-00	09/11/20	\$150,000	WD	\$150,000	\$62,500	41.67	\$125,003	\$89,805	\$64,808	129.6	560.0	\$693	UNPL-LAKE ELEVEN
80-06-015-048-01	08/22/20	\$75,000	WD	\$75,000	\$37,000	49.33	\$73,978	\$75,000	\$73,978	148.0	300.0	\$507	UNPL-SADDLE LAKE
80-06-016-002-03	02/08/21	\$260,000	WD	\$260,000	\$150,200	57.77	\$300,456	\$113,106	\$153,562	239.9	250.0	\$471	UNPL-SILVER LAKE
80-06-016-039-00	08/25/20	\$295,000	WD	\$295,000	\$124,800	42.31	\$286,802	\$134,107	\$125,909	157.4	350.0	\$852	UNPL-NORTH LAKE-NORTH
Totals:		\$1,397,000		\$1,397,000	\$672,700		\$1,382,704	\$595,266	\$580,970	1,177.6			
				Sale. Ratio =>		48.15			Average				
				Std. Dev. =>		5.46			per FF=>			\$505	

USED 500 FF

Close Off Lake Land Studies

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Land Table
80-06-240-216-01	04/01/19	\$175,000	WD	\$175,000	\$80,200	45.83	\$160,490	\$66,661	\$52,151	81.5	200.0	\$818	84.70	Q1516	MEDIUM LAKES 904-L
80-06-240-325-00	02/22/21	\$192,900	WD	\$192,900	\$87,400	45.31	\$174,765	\$57,257	\$39,122	195.6	150.0	\$293	312.00	Q1516	PENZO'S SILVER LK SUB-.240
80-06-320-007-00	11/20/20	\$150,000	WD	\$150,000	\$37,500	25.00	\$74,930	\$93,033	\$17,963	89.8	142.0	\$1,036	75.00	Q1516	SILVER LK-WEST SHORE SUB-320
80-06-320-010-00	12/11/20	\$233,500	WD	\$233,500	\$78,400	33.58	\$156,875	\$110,378	\$33,753	168.8	142.0	\$654	165.00	Q1516	SILVER LK-WEST SHORE SUB-320
80-06-340-014-00	09/11/19	\$92,000	WD	\$92,000	\$23,900	25.98	\$47,804	\$52,902	\$8,706	87.1	100.0	\$608	100.00	Q1516	SUPV. PLAT CONEYS FARM NON-LAKE
80-06-400-022-00	11/20/20	\$184,900	WD	\$184,900	\$80,600	43.59	\$161,114	\$45,068	\$21,282	113.5	231.0	\$397	110.00	Q1516	CRESTVIEW ESTATES-400
Totals:		\$1,028,300		\$1,028,300	\$388,000		\$775,978	\$425,299	\$172,977	736.2					
				Sale. Ratio =>		37.73			Average						
				Std. Dev. =>		9.66			per FF=>			\$578			

Agricultural Land Studies

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table
80-06-001-013-10	07/11/19	\$255,000	WD	\$255,000	\$122,100	47.88	\$244,109	\$193,891	\$183,000	40.00	40.00	\$4,847	801AG	AG NORTH
80-06-008-007-00	10/18/19	\$92,500	WD	\$92,500	\$24,200	26.16	\$48,350	\$92,500	\$48,350	15.50	28.98	\$5,968	801AG	AG NORTH
80-06-025-002-00	04/19/19	\$120,000	WD	\$120,000	\$80,400	67.00	\$160,800	\$120,000	\$160,800	40.00	40.00	\$3,000	802AG	AG SOUTH
80-06-030-009-20	02/15/21	\$215,000	WD	\$215,000	\$121,200	56.37	\$242,453	\$215,000	\$242,453	85.00	60.00	\$2,529	802AG	AG SOUTH
80-06-034-008-21	12/14/20	\$132,000	WD	\$132,000	\$101,300	76.74	\$202,592	\$47,945	\$118,537	27.30	27.30	\$1,756	802AG	AG SOUTH
Totals:		\$814,500		\$814,500	\$449,200		\$898,304	\$669,336	\$753,140	207.80	196.28			
				Sale. Ratio =>		55.15			Average	Average				
				Std. Dev. =>		19.37			per FF=>	per Net Acre=>		3,221.06		Average
												per SqFt=>		

USED 3,200 SCRUB

Industrial and Commercial Land Studies

Parcel Number	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	Land Table
80-06-017-015-00	\$30,000	WD	\$30,000	\$17,800	59.33	\$35,582	\$8,018	\$13,600	0.0	0.0	1.00	1.00	#DIV/0!	\$3,818	0.00	COMMERCIAL TWP 804-CM
80-06-036-006-10	\$130,000	WD	\$130,000	\$69,100	53.15	\$138,173	\$19,427	\$27,600	0.0	0.0	3.00	3.00	#DIV/0!	\$5,476	0.00	COMMERCIAL TWP 804-CM
80-40-540-809-01	\$15,500	WD	\$15,500	\$9,900	63.87	\$19,750	\$1,459	\$5,709	57.1	98.3	0.30	0.08	\$26	\$4,150	66.00	
Totals:	\$175,500		\$175,500	\$96,800		\$193,505	\$28,904	\$46,909	57.1		4.30	4.08				
				Sale. Ratio =>		55.16			Average		Average					
				Std. Dev. =>		5.38			per FF=>		per Net Acre=>		4,300.00		Average	per SqFt=>

USED 200 FF INDUSTRIAL

USED 4300 TILLABLE COMMERCIAL & INDUSTRIAL