

2022 Land Values

8301 WEST OF US 31

	2017	2018	2019	2020	2021	2022
SITE A	\$ 47,500	\$ 57,500	\$ 60,000	\$ 60,000	\$ 94,000	\$ 90,000
SITE B	\$ 40,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 96,000	\$ 107,000
SITE C	\$ 40,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ 96,000	\$ 107,000
SITE D	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 54,000	\$ 65,000
SITE E	\$ 70,000	\$ 75,000	\$ 80,000	\$ 80,000	\$ 134,000	\$ 134,000
PUBLIC WATER					60,000	
PUBLIC WATER/SEWER					50,000	B&C combined
STANDARD LOT					50,000	B&C combined
CITY INFLUENCE					50,000	
PREMIUM					80,000	

SITE A		PUBLIC WATER		SALE DATE	SALE PRICE	BUILDING TCV	LAND COST	COMMENTS
	70-07-04-300-059		17462 Pine Bluff Ct	4/20/2019	\$ 390,000	\$ 267,687	\$ 122,313	
	70-07-09-333-017		12903 Sikkema Dr	7/19/2019	\$ 305,000	\$ 201,446	\$ 103,554	
	70-07-04-300-045		13808 Lakeshore Dr	8/5/2019	\$ 35,000		\$ 35,000	
	70-07-16-179-013		12555 Lakeshore Dr	9/10/2019	\$ 292,500	\$ 230,048	\$ 62,452	
	70-07-04-300-032		13655 Lakeshore dr	9/13/2019	\$ 260,000	\$ 134,071	\$ 125,929	
	70-07-16-185-030		12486 Lakeshore Dr	9/24/2019	\$ 225,000	\$ 166,769	\$ 58,231	
	70-07-16-185-025		12414 Lakeshore Dr	12/13/2019	\$ 275,000	\$ 168,118	\$ 106,882	
	70-07-09-333-003		13187 Sikkema	3/17/2020	\$ 296,500	\$ 189,735	\$ 106,765	
				AVERAGE			\$ 90,141	
SITE B		WATER/SEWER						
	70-07-09-496-007		Watersedge Dr	5/27/2016	\$ 50,000			
	70-07-09-496-005		16834 Watersedge Dr	12/19/2016	\$ 315,065	\$ 263,997		old sale
	70-07-09-495-005		12823 Summerset	6/30/2017	\$ 360,000	\$ 261,166		old sale
	70-07-09-495-002		12847 Summerset Dr	8/28/2018	\$ 394,000	\$ 288,385	\$ 105,615	
	70-07-09-496-008		16804 Watersedge Dr	1/25/2019	\$ 379,900	\$ 283,342	\$ 96,558	
	70-07-09-494-003		16823 Watersedge Dr	8/2/2019	\$ 374,900	\$ 263,873	\$ 111,027	
				AVERAGE			\$ 104,400	
SITE C		STANDARD LOT						
	70-07-04-302-014		13749 Cottage Dr	11/3/2017	\$ 410,000	\$ 329,749	\$ 80,251	
	70-07-04-301-003		13753 Lake Sedge Dr	1/25/2019	\$ 365,000	\$ 254,037	\$ 110,963	
	70-07-04-303-002		13736 Cottage Dr	6/10/2019	\$ 445,000	\$ 363,467	\$ 81,533	
	70-07-04-302-008		13818 Lake Sedge Dr	8/15/2019	\$ 417,000	\$ 276,684	\$ 140,316	
	70-07-04-302-015		13733 Cottage Dr	9/27/2019	\$ 410,000	\$ 275,944	\$ 134,056	
				AVERAGE			\$ 109,424	
SITE B & C AVERAGE		B&C-SIMILAR AREAS			AVERAGE	AVERAGE	\$ 107,414	
SITE D		CITY INFLUENCE						
	70-03-32-427-019		178th ave	1/6/2020	\$ 52,000		\$ 52,000	
	70-03-32-427-021		14704 178th ave	1/8/2020	\$ 55,000		\$ 55,000	
	70-03-32-278-017		Westray St	8/4/2020	\$ 95,000		\$ 95,000	
	70-03-32-427-022		Pepperridge ave	8/26/2020	\$ 60,000		\$ 60,000	
	70-03-32-429-017		Pepperridge Ave	10/2/2020	\$ 65,000		\$ 65,000	
				AVERAGE			\$ 65,400	

SITE	PREMIUM								
	70-03-33-300-059	14608 Lakeshore Dr	1/17/2018	\$ 130,000					\$ 130,000
	70-03-33-300-058	17335 Serenity Ct	3/4/2019	\$ 535,000	\$			420,832	\$ 114,168
	70-03-32-460-010	17855 Dewberry Pl	7/22/2019	\$ 635,000	\$			485,554	\$ 149,446
	70-03-32-460-012	17809 Dewberry Pl	12/23/2019	\$ 650,000	\$			544,054	\$ 105,946
	70-03-32-460-006	17866 DewBerry Pl	2/28/2020	\$ 600,000	\$			462,745	\$ 137,255
	70-07-09-101-002	17621 Duneside Dr	3/26/2020	\$ 590,000	\$			415,891	\$ 174,109
	70-03-33-300-037	14700 Lakeshore Dr	3/31/2020	\$ 570,000	\$			440,126	\$ 129,874
				AVERAGE					\$ 134,400