

**2022 Land Values**

**8302 SOUTHWEST OF US 31**

	2017	2018	2019	2020	2021	2022
SITE A	\$ 65,000	\$ 67,000	\$ 70,000	72,000	\$79,000	\$ 81,000
SITE B	\$ 54,000	\$ 54,000	\$ 54,000	54,000	\$0	\$ 86,000
SITE C	\$ 50,000	\$ 55,000	\$ 55,000	55,000	\$87,000	\$ 74,000
SITE D	\$ 130,000	\$ 140,000	\$ 145,000	160,000	\$145,000	\$ 142,000
SITE E	\$ 130,000	\$ 140,000	\$ 140,000	160,000	\$145,000	\$ 142,000

PUBLIC WATER  
 WATER/SEWER  
 STANDARD LOT  
 PREMIUM  
 PREMIUM LAKESIDE

same as 8301

SAME AS SITE D

SALE DATE	SALE PRICE	BUILDING VALUE	LAND VALUE	COMMENTS
3/15/2019	\$ 84,500		\$ 84,500	
5/3/2019	\$ 74,000		\$ 74,000	
6/27/2019	\$ 78,000		\$ 78,000	
9/13/2019	\$ 80,000		\$ 80,000	
3/13/2020	\$ 95,000		\$ 95,000	
3/30/2020	\$ 82,000		\$ 82,000	
5/29/2020	\$ 65,000		\$ 65,000	
9/24/2020	\$ 91,000		\$ 91,000	
	<b>AVERAGE</b>		<b>\$ 81,188</b>	

**NO STUDY USE TABLE 8301**

8/14/2020	\$ 165,000		\$ 82,500	double lot
11/4/2020	\$ 65,000		\$ 65,000	
	<b>AVERAGE</b>		<b>\$ 73,750</b>	

**SITE A**

PUBLIC WATER
70-07-33-227-017
70-07-33-203-003
70-07-33-227-015
70-07-33-201-003
70-07-33-227-017
70-07-33-201-003
70-07-33-227-005
70-07-33-201-018

**WATER/SEWER**

**SITE C**

STANDARD LOT
70-07-21-152-018
70-07-33-333-005

**Site D & E**

PREMIUM/PREMIUM LAKESIDE
70-07-16-351-024
70-07-16-351-012
70-07-16-351-006
70-07-21-376-007
70-07-21-376-012
70-07-28-155-003

10/24/2016	\$ 115,000		\$ 115,000	Site D
12/15/2016	\$ 165,000		\$ 165,000	Site D
7/21/2017	\$ 140,000		\$ 140,000	Site D
8/24/2020	\$ 175,000		\$ 175,000	Site D
3/16/2021	\$ 175,000		\$ 175,000	Site D
3/30/2021	\$ 82,500		\$ 82,500	Site D
	<b>AVERAGE</b>		<b>\$ 142,083</b>	