

St Joseph Township Residential Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
18-0003-0014-06-1	1789 BROWN SCHOOL RD	05/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$148,735
18-0011-0011-00-3	3362 WASHINGTON AVE	08/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$178,965
18-0135-0004-01-9	2207 S CLEVELAND AVE	02/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$165,527
18-0135-0011-15-5	2400 WASHINGTON AVE	07/17/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$386,885
18-1160-0001-00-8	1144 CHARLES TRAIL	06/23/23	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$322,846
18-1660-0009-00-1	537 ANSLEY DR	03/10/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$245,062
18-3020-0109-00-9	1946 S VALLEY VIEW DR	03/09/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$258,284
18-3250-0038-00-9	1334 S MANOR DR	06/01/23	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$346,523
18-4200-0008-00-1	821 TUCKER DR	01/06/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$277,746
18-4200-0044-00-8	724 GRANT AVE	05/16/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$271,062
18-4600-0064-00-4	1070 FAIRLAWN RD	08/23/23	\$210,000	WD	03-ARM'S LENGTH	\$209,500	\$197,930
18-4640-0005-00-7	3333 LOCUST LN	06/08/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$287,350
18-4640-0009-00-2	3383 LOCUST LN	05/04/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$171,561
18-4735-0012-00-3	791 MAIDEN LN	07/26/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$381,342
18-4736-0045-00-7	780 LINCOLN PINE PL	08/16/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$361,247
18-6880-0013-00-2	1013 LYDIA DR	05/24/23	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$304,258
18-7400-0013-00-4	1508 TREBOR RD	04/28/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$325,400
18-8570-0016-00-6	3593 MARTIN PATH	04/04/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$0
18-8600-0019-00-1	1432 S AURILLA DR	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$259,833
18-8600-0027-00-3	2960 WASHINGTON AVE	09/22/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$260,948
18-8650-0002-00-7	1373 TREBOR RD	02/21/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$259,763
18-8780-0019-00-5	1012 HEIGHTS DR	08/10/23	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$481,539
<b>Totals:</b>			<b>\$5,875,500</b>			<b>\$5,875,000</b>	<b>\$5,892,806</b>

Final Conclusion \$251/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$128,446	\$67,181	594.0	330.0	\$216	594.00
\$35,835	\$34,800	200.0	129.0	\$179	200.00
\$19,223	\$21,750	125.0	92.5	\$154	125.00
\$48,493	\$60,378	173.5	222.5	\$279	173.50
\$5,654	\$0	83.5	143.0	\$68	83.50
\$13,346	\$33,408	96.0	132.0	\$139	96.00
\$33,036	\$31,320	90.0	207.0	\$367	90.00
\$7,007	\$36,530	105.0	174.9	\$67	104.97
\$2,054	\$34,800	100.0	132.0	\$21	100.00
\$48,738	\$34,800	100.0	132.0	\$487	100.00
\$39,410	\$27,840	80.0	125.0	\$493	80.00
\$38,490	\$27,840	80.0	151.8	\$481	80.00
\$36,279	\$27,840	80.0	150.7	\$453	80.00
\$29,154	\$35,496	102.0	135.0	\$286	102.00
\$19,725	\$30,972	89.0	135.0	\$222	89.00
\$10,011	\$33,269	95.6	256.0	\$105	95.60
\$2,442	\$34,842	100.1	132.0	\$24	100.12
\$25,000	\$0	80.3	150.5	\$311	80.30
\$25,628	\$35,461	101.9	132.0	\$252	101.90
\$51,290	\$41,238	118.5	175.0	\$433	118.50
\$22,543	\$37,306	107.2	127.2	\$210	107.20
\$64,001	\$36,540	105.0	150.0	\$610	105.00
<b>\$705,805</b>	<b>\$723,611</b>	<b>2,806.6</b>			
	<b>Average</b>				
	<b>per FF=&gt;</b>	<b>\$251</b>			