

ONTWA 2024

OFF LAKE LOT LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	# OF LOTS	\$ PER LOT	LAND TYPE
14-090-012-089-00	69914 MONROE ST	05/12/21	\$206,000	03-ARM'S LENGTH	\$206,000	\$20,600	1.00	\$20,600	TYPE 1 LOT
14-090-055-006-00	69757 FRANKLIN ST	05/13/22	\$130,000	03-ARM'S LENGTH	\$130,000	\$33,551	1.00	\$33,551	TYPE 1 LOT
14-090-085-022/023-00	23198 SOUTH ST	07/09/21	\$201,400	19-MULTI PARCEL ARM	\$201,400	\$75,091	3.00	\$25,030	TYPE 1 LOT
14-090-085-028-00	23181 SOUTH ST	09/27/22	\$292,000	03-ARM'S LENGTH	\$292,000	\$87,592	3.00	\$29,197	TYPE 1 LOT
14-090-140-069-00	70324 FAIRFIELD DR	09/01/21	\$70,000	03-ARM'S LENGTH	\$70,000	\$13,963	1.00	\$13,963	TYPE 1 LOT
14-090-140-069-00	70324 FAIRFIELD DR	03/31/22	\$80,000	09-FAMILY	\$80,000	\$23,963	1.00	\$23,963	TYPE 1 LOT
14-090-140-115-00	70076 SHERIDAN DR	08/27/21	\$135,000	03-ARM'S LENGTH	\$130,000	\$35,186	2.00	\$17,593	TYPE 1 LOT
14-090-140-120-00	70160 SHERIDAN DR	12/06/22	\$199,000	03-ARM'S LENGTH	\$199,000	\$68,598	4.00	\$17,150	TYPE 1 LOT
14-090-140-162-00	70201 ELKHART RD	01/31/22	\$154,900	03-ARM'S LENGTH	\$154,900	\$71,519	5.00	\$14,304	TYPE 1 LOT
14-090-140-174-00	70439 ELKHART RD	04/30/21	\$146,950	03-ARM'S LENGTH	\$146,950	\$55,130	4.00	\$13,783	TYPE 1 LOT
14-090-185-001-01	24393 OAK ST	05/18/22	\$174,000	09-FAMILY	\$174,000	\$22,378	2.00	\$11,189	TYPE 1 LOT
14-090-185-003-00	68146 LAWNSDALE ST	01/11/23	\$67,500	10-FORECLOSURE	\$67,500	\$11,047	1.00	\$11,047	TYPE 1 LOT
14-090-185-022-00	24350 OAK ST	11/16/22	\$180,000	03-ARM'S LENGTH	\$180,000	\$49,959	2.00	\$24,980	TYPE 1 LOT
14-090-185-049-00	68181 ELSIE LN	08/29/22	\$170,000	03-ARM'S LENGTH	\$170,000	\$23,356	1.00	\$23,356	TYPE 1 LOT
14-090-185-057-00	68128 SHIRLEY LN	06/03/22	\$114,600	03-ARM'S LENGTH	\$114,600	\$32,731	1.00	\$32,731	TYPE 1 LOT
14-090-190-014-00	71324 M-62 HWY	07/09/21	\$179,900	03-ARM'S LENGTH	\$179,400	\$57,814	2.00	\$28,907	TYPE 1 LOT
14-090-255-011-00	24024 REDFIELD ST	08/05/22	\$225,000	03-ARM'S LENGTH	\$225,000	\$63,745	1.50	\$42,497	TYPE 1 LOT
14-090-255-032-00	24464 REDFIELD ST	03/17/23	\$190,000	03-ARM'S LENGTH	\$190,000	\$66,559	2.00	\$33,280	TYPE 1 LOT
14-090-255-035-00	24662 REDFIELD ST	05/27/22	\$229,000	03-ARM'S LENGTH	\$229,000	\$38,878	1.50	\$25,919	TYPE 1 LOT
14-090-265-039-00	25038 CHERRY ST	03/11/22	\$117,500	03-ARM'S LENGTH	\$117,500	\$31,346	1.50	\$20,897	TYPE 1 LOT
14-090-370-001-01	24240 CEDAR ST	06/16/22	\$170,000	03-ARM'S LENGTH	\$170,000	\$30,861	1.00	\$30,861	TYPE 1 LOT

**Totals: \$3,432,750 \$3,427,250 \$913,867 41.50**

<b>Average</b>		
<b>PER LOT ==&gt;</b>	<b>\$22,021</b>	<b>TYPE 1 LOT</b>
<b>USE ==&gt;</b>	<b>\$22,000</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	# OF LOTS	\$ PER LOT	LAND TYPE
14-090-001-033-00	22060 WAGON WHEEL LN	08/31/22	\$235,000	03-ARM'S LENGTH	\$235,000	\$63,057	1.50	\$42,038	TYPE 2 LOT
14-090-125-040-00	68830 THIRD ST	08/20/21	\$305,000	03-ARM'S LENGTH	\$305,000	\$42,831	1.00	\$42,831	TYPE 2 LOT
14-090-275-017-00	70377 SUNRISE DR	09/01/22	\$310,000	03-ARM'S LENGTH	\$310,000	\$25,159	1.00	\$25,159	TYPE 2 LOT
14-090-295-011/012-00	70975 RIDGEWOOD DR	11/18/22	\$218,000	19-MULTI PARCEL ARM	\$218,000	\$57,317	2.00	\$28,659	TYPE 2 LOT
14-090-320-009-00	70755 BRANDE CREEK DR	03/25/22	\$222,500	21-NOT USED/OTHER	\$222,500	\$61,756	1.50	\$41,171	TYPE 2 LOT
14-090-320-028-00	26394 ACORN ST	09/30/22	\$282,000	03-ARM'S LENGTH	\$282,000	\$34,717	1.00	\$34,717	TYPE 2 LOT
14-090-320-029-00	26420 ACORN ST	06/18/21	\$190,100	03-ARM'S LENGTH	\$190,100	\$29,474	1.00	\$29,474	TYPE 2 LOT
14-090-340-013-00	71351 MERLE ST	05/25/22	\$230,000	21-NOT USED/OTHER	\$230,000	\$28,403	1.00	\$28,403	TYPE 2 LOT
14-090-360-010-00	25848 JILL ST	08/04/21	\$130,000	22-OUTLIER	\$130,000	\$28,089	1.00	\$28,089	TYPE 2 LOT
14-090-375-016-10	68600 CHRISTIANA LAKE RD	02/16/23	\$292,000	03-ARM'S LENGTH	\$292,000	\$20,376	1.00	\$20,376	TYPE 2 LOT
14-090-395-001-00	71019 NORTHWOOD DR	08/22/22	\$342,500	03-ARM'S LENGTH	\$342,500	\$40,274	1.00	\$40,274	TYPE 2 LOT
14-090-410-001-00	69795 FOX CROSSING	09/07/22	\$232,500	03-ARM'S LENGTH	\$232,500	\$37,548	1.00	\$37,548	TYPE 2 LOT

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14-090-410-032-00	69676 FOX CROSSING	03/21/22	\$280,000	03-ARM'S LENGTH	\$280,000	\$19,464	1.00	\$19,464	TYPE 2 LOT
14-090-415-008-00	69253 SUNDANCE DR	05/17/22	\$415,000	03-ARM'S LENGTH	\$415,000	\$23,759	1.00	\$23,759	TYPE 2 LOT
<b>Totals:</b>			<b>\$3,684,600</b>		<b>\$3,684,600</b>	<b>\$512,224</b>	<b>16.00</b>		

<b>Average</b>	
<b>PER LOT ==&gt;</b>	<b>\$32,014 TYPE 2 LOT</b>
<b>USE ==&gt;</b>	<b>\$32,000</b>

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	# OF LOTS	\$ PER LOT	LAND TYPE
14-090-405-021-00	25519 JOELLE CT	03/01/22	\$395,000	03-ARM'S LENGTH	\$395,000	\$38,770	1.00	\$38,770	TYPE 3 LOT
14-090-420-051-00	69708 ROY DR	01/06/23	\$615,000	03-ARM'S LENGTH	\$615,000	\$45,558	1.00	\$45,558	TYPE 3 LOT
14-090-420-061-00	25639 WINDSOR DR	12/14/21	\$297,500	03-ARM'S LENGTH	\$297,500	\$49,870	2.00	\$24,935	TYPE 3 LOT
14-090-420-063-00	25589 WINDSOR DR	06/16/22	\$435,000	03-ARM'S LENGTH	\$435,000	\$34,452	1.50	\$22,968	TYPE 3 LOT
14-090-421-066-00	69552 KNOTTINGHAM LN	12/01/22	\$425,000	03-ARM'S LENGTH	\$425,000	\$72,017	1.00	\$72,017	TYPE 3 LOT
14-090-421-068-00	25517 HAROLD CT	11/05/21	\$396,300	03-ARM'S LENGTH	\$396,300	\$89,123	1.00	\$89,123	TYPE 3 LOT
<b>Totals:</b>			<b>\$2,563,800</b>		<b>\$2,563,800</b>	<b>\$329,790</b>	<b>7.50</b>		

<b>Average</b>	
<b>PER LOT ==&gt;</b>	<b>\$43,972 TYPE 3 LOT</b>
<b>USE ==&gt;</b>	<b>\$44,000</b>