

CAMBRIDGE TOWNSHIP 2023 NON-TILLABLE LAND

COUNTY	NON-TILLABLE																		
	UNIT	SALE DATE	TAX CODE #	LIB/ PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SWAMP	SWAMP VALUE	TILLABLE ACREAGE	TILLABLE VALUE	ROW	TOTAL TILL & MARSH VALUE	NON-TILLABLE LAND RESIDUAL	NON-TILLABLE ACREAGE	NON-TILLABLE PRICE PER ACRE	% VALUE NON-TILLABLE
J	NAPOLEON	11/20/2019	000-14-35-326-001-03	2152-24	\$ 185,000	\$ 185,000	\$ 12,857	\$ 172,143	42.47	3.05	\$ 4,270	26.15	\$ 122,905	0.05	\$ 127,175	\$ 44,968	13.22	\$ 3,402	26%
J	NAPOLEON	1/16/2020	000-14-18-451-001-04	2155-0189	\$ 205,000	\$ 205,000	\$ -	\$ 205,000	58.92	2.80	\$ 3,920	25.75	\$ 121,025	0.44	\$ 124,945	\$ 80,055	29.93	\$ 2,675	39%
L	ROLLIN	6/15/2020	RL0-101-2350-00	0152	\$ 273,000	\$ 273,000		\$ 273,000	85.99	5.00	\$ 7,000	33.11	\$ 155,617		\$ 162,617	\$ 110,383	47.88	\$ 2,305	40%
L	CAMBRIDGE	2/19/2021	CA0-134-4850-00	2613-258	\$ 144,000	\$ 144,000		\$ 144,000	40.00		\$ -	18.23	\$ 85,681		\$ 85,681	\$ 58,319	21.77	\$ 2,679	40%
J	GRASS LAKE	8/7/2020	000-10-18-376-001-02	2168-179	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	50.33	0.79	\$ 1,106	18.10	\$ 85,070	0.12	\$ 86,176	\$ 73,824	31.32	\$ 2,357	46%
J	GRASS LAKE	3/2/2018	000-15-13-400-001-07	2116-0397	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	42.21	0.65	\$ 910	16.00	\$ 75,200	0.54	\$ 76,110	\$ 73,890	25.02	\$ 2,953	49%
J	LEONI	1/17/2020	000-14-03-100-001-01	2155-538	\$ 237,000	\$ 237,000	\$ -	\$ 237,000	96.73	38.85	\$ 54,390	8.26	\$ 38,822	0.05	\$ 93,212	\$ 143,788	49.57	\$ 2,901	61%
L	CAMBRIDGE	3/9/2022	CA0-103-3705-00, CA0-103-4705-00, CA0-110-2200-00	2635-156	\$ 1,750,000	\$ 1,750,000	\$ 450,000	\$ 1,300,000	289.82		\$ -	97.00	\$ 455,900	2.40	\$ 455,900	\$ 844,100	190.42	\$ 4,433	65%
J	COLUMBIA	9/9/2019	000-19-18-126-001-01	2148-1191	\$ 510,000	\$ 510,000	\$ 176,621	\$ 333,379	97.53	13.21	\$ 18,494	17.99	\$ 84,553	1.00	\$ 103,047	\$ 230,332	65.33	\$ 3,526	69%
L	WOODSTOCK	11/23/2021	WDO-101-3780-00	2630-0110	\$ 400,000	\$ 400,000		\$ 400,000	80.00		\$ -	24.00	\$ 112,800		\$ 112,800	\$ 287,200	56.00	\$ 5,129	72%
L	CAMBRIDGE	5/26/2020	CA0-132-3100-00	2598-499	\$ 575,000	\$ 575,000		\$ 575,000	196.58	35.00	\$ 49,000	0.00	\$ -		\$ 49,000	\$ 526,000	161.58	\$ 3,255	91%
L	WOODSTOCK	1/27/2021	WDO-116-3600-00 WDO-116-4100-00 WDO-116-3820-00	2611-0723	\$ 325,000	\$ 325,000		\$ 325,000	89.66	4.50	\$ 6,300	0.00	\$ -		\$ 6,300	\$ 318,700	85.16	\$ 3,742	98%
										\$ 4,274,522	1170.24								

2023 Cambridge Township Land Value Studies

2023 Cambridge Township Agricultural Land Values

All Acreage																				
CNTY	UNIT	SALE DATE	PIN	LIB/ PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES	SITE	SWAMP	SWAMP VALUE	NON- TILLABLE	NON- TILLABLE VALUE	ROW	Total Non- Tillable VALUE	TILLABLE LAND RESIDUAL \$	TILLABLE ACREAGE	TILLABLE PRICE PER ACRE	% VALUE TILLABLE
J	COLUMBIA	1/13/2021	000-19-31-301-001-02	2177-1122	\$ 135,546	\$ 135,546	\$ 3,958	\$ 131,588	40.63	3.63	0.00	\$ -	10.00	\$ 35,000	1.48	\$35,000	\$ 96,588	25.52	\$ 3,785	71%
J	NORVELL	10/8/2018	000-20-23-201-001-05	PTA	\$ 320,000	\$ 348,160	\$ 1,731	\$ 346,429	89.78	0.25	6.50	\$ 8,775	12.50	45,000	0.29	\$53,775	\$ 292,654	70.24	\$ 4,166	84%
J	NORVELL	2/17/2020	000-15-28-176-001-00	2158-1144	\$ 65,000	\$ 69,160	\$ -	\$ 69,160	16.00	1.6		\$ -	3.90	14,040	0.00	\$14,040	\$ 55,120	10.50	\$ 5,250	80%
J	NORVELL	2/20/2020	000-20-26-151-001-03	2157-316	\$ 43,500	\$ 46,284	\$ -	\$ 46,284	10.00	0	0.07	\$ 95	0.00	-	0.50	\$95	\$ 46,190	9.43	\$ 4,898	100%
J	NORVELL	3/3/2020	000-20-01-300-002-06	2157-1275	\$ 97,850	\$ 104,112	\$ -	\$ 104,112	16.70	0		\$ -		-	0.44	\$0	\$ 104,112	16.26	\$ 6,403	100%
L	CAMBRIDGE	8/21/2020	CA0-124-2900-00	2603-233	\$ 115,000	\$ 115,000		\$ 115,000	30.45		2.00	\$ 2,600	5.00	\$ 18,000	2.90	\$20,600	\$ 94,400	20.55	\$ 4,594	82%
L	CAMBRIDGE	3/11/2022	CA0-104-3610-00	2635-783	\$ 110,000	\$ 110,000		\$ 110,000	30.13		3.00	\$ 3,900	5.00	\$ 18,000		\$21,900	\$ 88,100	22.13	\$ 3,981	80%
L	FRANKLIN	8/12/2020	FR0-125-1020-00	2602-444	\$ 54,000	\$ 54,000		\$ 54,000	8.50			\$ -		\$ -	0.21	\$0	\$ 54,000	8.29	\$ 6,511	100%
L	FRANKLIN	11/23/2020	FR0-125-2575-00	2608-541	\$ 116,000	\$ 116,000		\$ 116,000	20.00			\$ -		\$ -	0.75	\$0	\$ 116,000	19.25	\$ 6,025	100%
L	FRANKLIN	2/5/2021	FR0-135-1100-00	2612-925	\$ 447,450	\$ 447,450		\$ 447,450	78.5			\$ -	1.50	\$ 5,400	1.85	\$5,400	\$ 442,050	75.15	\$ 5,882	99%
L	FRANKLIN	3/31/2021	FR0-125-1725-00	2616-850	\$ 47,100	\$ 47,100		\$ 47,100	9.94			\$ -		\$ -		\$0	\$ 47,100	9.94	\$ 4,739	100%
L	FRANKLIN	6/25/2021	FR0-131-3555-00	2621-773	\$ 210,000	\$ 210,000		\$ 210,000	70.22		25.00	\$ 32,500		\$ -	2.87	\$32,500	\$ 177,500	42.35	\$ 4,191	85%
L	FRANKLIN	9/16/2021	FR0-119-1710-00	2626-271	\$ 397,375	\$ 397,375		\$ 397,375	94.04			\$ -		\$ -		\$0	\$ 397,375	94.04	\$ 4,226	100%
L	ROLLIN	7/29/2020	RL0-134-4300-00	2601-0831	\$ 150,000	\$ 150,000		\$ 150,000	52.36		12.80	\$ 16,640		\$ -		\$16,640	\$ 133,360	39.56	\$ 3,371	89%
L	ROLLIN	10/15/2020	RL0-124-1100-00	2606-0127	\$ 107,000	\$ 107,000		\$ 107,000	28.40		1.00	\$ 1,300	8.00	\$ 28,800		\$30,100	\$ 76,900	19.40	\$ 3,964	72%
L	WOODSTOCK	1/8/2021	WD0-109-4100-00	2610-0898	\$ 225,000	\$ 225,000	\$ 20,000	\$ 205,000	36.72			\$ -	3.00	\$ 10,800		\$10,800	\$ 194,200	33.72	\$ 5,759	86%
L	WOODSTOCK	1/29/2021	WD0-111-3800-00	2611-0980	\$ 150,000	\$ 150,000		\$ 150,000	31.51			\$ -	9.35	\$ 33,660		\$33,660	\$ 116,340	22.16	\$ 5,250	78%
L	WOODSTOCK	9/1/2021	WD0-115-3900-00	2625-0289	\$ 133,000	\$ 133,000		\$ 133,000	20.50			\$ -	1.65	\$ 5,940		\$5,940	\$ 127,060	18.85	\$ 6,741	96%
L	WOODSTOCK	10/15/2021	WD0-106-1280-00	2627-0791	\$ 90,000	\$ 90,000		\$ 90,000	20.00			\$ -		\$ -		\$0	\$ 90,000	20.00	\$ 4,500	100%
					\$ 3,029,498	704.38										\$ 2,749,049	577.35	\$ 4,761	\$ 4,960	AVG
																		Use	\$ 4,750	

NOT USED

	Outliers: Not Good	SALE DATE	PIN	LIB/ PG	SALE PRICE	ADJ SALE AMOUNT	SITE & IMPROV. VALUE	LAND RESIDUAL VALUE	TOTAL ACRES		SWAMP	SWAMP AMOUNT	NON- TILLABLE	NON- TILLABLE VALUE	ROW	Total Non Tillable VALUE	LAND RESIDUAL	TILLABLE ACREAGE	TILLABLE PRICE PER ACRE	
J	NORVELL	7/7/2021	000-20-27-151-001-08	2192-1094	\$ 155,000	\$ 155,000	\$ 58,124	\$ 96,876	6.72		0.00	\$ -		\$ -		\$0	\$ 96,876	6.72	\$ 14,416	63%
L	WOODSTOCK	1/19/2022	WD0-107-3350-00	2632-0928	\$ 240,000	\$ 240,000		\$ 240,000	57.87			\$ -	22.00	\$ 79,200		\$79,200	\$ 160,800	35.87	\$ 4,483	67%
L	CAMBRIDGE	8/10/2021	CA0-135-3900-00	2624-385	\$ 170,000	\$ 170,000		\$ 170,000	38.92			\$ -	15.20	\$ 54,720		\$54,720	\$ 115,280	23.72	\$ 4,860	68%
J	COLUMBIA	10/9/2020	000-19-23-151-001-11	2172-148	\$ 250,000	\$ 250,000	\$ 31,758	\$ 218,242	34.10	0.37	11.30	\$ 15,255	5.87	\$ 20,545	0.05	\$35,800	\$ 182,442	16.51	\$ 11,050	73%
J	COLUMBIA	12/6/2019	000-20-17-326-001-05	2152-1295	\$ 60,000	\$ 63,840	\$ -	\$ 63,840	10.19	0	1.01	\$ 1,364		-	0.25	\$1,364	\$ 62,477	8.93	\$ 6,996	98%
L	ROLLIN	5/20/2020	RL0-109-3150-30	2598-0275	\$ 40,000	\$ 40,000		\$ 40,000	5.05			\$ -	0.50	\$ 1,750		\$1,750	\$ 38,250	4.55	\$ 8,407	96%
L	FRANKLIN	3/5/2021	FR0-136-4535-00	2614-42	\$ 32,500	\$ 32,500		\$ 32,500	4.68			\$ -		\$ -		\$0	\$ 32,500	4.68	\$ 6,939	100%
L	FRANKLIN	8/12/2020	FR0-125-1020-00	2602-444	\$ 54,000	\$ 54,000		\$ 54,000	8.50			\$ -		\$ -	0.21	\$0	\$ 54,000	8.29	\$ 6,511	100%

2023 Cambridge Township Land Value Studies

Conclusions: 2023 Cambridge Township Commercial Land Values 2.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$9.11	\$396,996	\$22,784
Formula Pt 1:	1926.29	5,000	0.115	\$5.67	\$247,063
Formula Pt 2:	-0.6842	7,500	0.172	\$4.30	\$187,205
	10,000	0.230	\$3.53	\$153,755	\$35,297
	12,500	0.287	\$3.03	\$131,983	\$37,874
	15,000	0.344	\$2.67	\$116,504	\$40,118
	20,000	0.459	\$2.20	\$95,687	\$43,933
	25,000	0.574	\$1.89	\$82,137	\$47,140
	30,000	0.689	\$1.66	\$72,504	\$49,934
	40,000	0.918	\$1.37	\$59,549	\$54,682
	50,000	1.148	\$1.17	\$51,117	\$58,674
	60,000	1.377	\$1.04	\$45,122	\$62,151
	87,120	2.000	\$0.80	\$34,959	\$69,918
	130,680	3.000	\$0.61	\$26,489	\$79,468
	174,240	4.000	\$0.50	\$21,756	\$87,024
	217,800	5.000	\$0.43	\$18,675	\$93,377
	435,600	10.000	\$0.27	\$11,622	\$116,223
	653,400	15.000	\$0.20	\$8,806	\$132,097
	871,200	20.000	\$0.17	\$7,233	\$144,658
	1,089,000	25.000	\$0.14	\$6,209	\$155,219

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.29	\$56,174	\$56,174
65,340	1.5	\$0.98	\$42,564	\$63,847
87,120	2.0	\$0.80	\$34,959	\$69,918
108,900	2.5	\$0.69	\$30,009	\$75,022
130,680	3.0	\$0.61	\$26,489	\$79,468
174,240	4.0	\$0.50	\$21,756	\$87,024
217,800	5.0	\$0.43	\$18,675	\$93,377
304,920	7.0	\$0.34	\$14,835	\$103,844
435,600	10.0	\$0.27	\$11,622	\$116,223
653,400	15.0	\$0.20	\$8,806	\$132,097
871,200	20.0	\$0.17	\$7,233	\$144,658
1,089,000	25.0	\$0.14	\$6,209	\$155,219
1,306,800	30.0	\$0.13	\$5,481	\$164,417
1,742,400	40.0	\$0.10	\$4,501	\$180,051
2,178,000	50.0	\$0.09	\$3,864	\$193,195
4,356,000	100.0	\$0.06	\$2,405	\$240,462

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	3	64.88%	\$2.10	\$1.49	7	89.08%	\$4.67	\$2.97	7	119.48%	\$8.54	\$4.62	17	99.48%	\$5.81	\$3.85
1.00	1.99	1	0.00%	\$0.79	\$0.79	3	164.81%	\$0.41	\$0.18	3	34.72%	\$1.46	\$1.44	7	66.00%	\$0.91	\$0.79
2.00	4.99	1	0.00%	\$0.34	\$0.34	7	79.72%	\$1.54	\$1.24	7	56.94%	\$1.01	\$0.71	15	100.00%	\$1.21	\$0.71
5.00	9.99	1	0.00%	\$0.17	\$0.17	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.17	\$0.17
10.00	10000.00	1	0.00%	\$0.43	\$0.43	4	77.27%	\$0.09	\$0.06	4	20.83%	\$0.06	\$0.06	9	109.26%	\$0.11	\$0.06
0.00	10000.00	7	96.75%	\$1.15	\$0.79	21	146.12%	\$2.15	\$1.24	21	280.09%	\$3.40	\$1.05	49	222.45%	\$2.54	\$0.97

2023 Cambridge Township Land Value Analysis
Land Value Studies
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Libor/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjusted \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	CA0-111-2900-00	8431 SPORTS PARK DR	6/14/2018	\$365,000	WD	2565-23	61.176	2,664,827			221520	\$143,480	0.3931	61.176	2,664,827	\$2,345	\$0.05	10	0.00%	\$143,480	\$2,345	\$0.05	N/A		
Allocation	CA0-111-2900-00	8431 SPORTS PARK DR	6/14/2018	\$365,000	WD	2565-23	61.176	2,664,827			221520	\$134,174	0.3676	61.176	2,664,827	\$2,193	\$0.05	10	0.00%	\$134,174	\$2,193	\$0.05	N/A		
Abstraction	WDO-107-3050-00	18870 W US-12	6/18/2018	\$224,316	LC	2565-0189	25.146	1,095,360			7424	\$216,892	0.9669	25.146	1,095,360	\$8,625	\$0.20	9	0.00%	\$216,892	\$8,625	\$0.20	N/A		
Allocation	WDO-107-3050-00	18870 W US-12	6/18/2018	\$224,316	LC	2565-0189	25.146	1,095,360			7424	\$82,459	0.3676	25.146	1,095,360	\$3,279	\$0.08	9	0.00%	\$82,459	\$3,279	\$0.08	N/A		
Abstraction	WDO-110-3925-00	15649 W US-12	8/6/2018	\$175,000	WD	2567-0532	30.040	1,308,542			126693	\$48,307	0.2760	30.040	1,308,542	\$1,608	\$0.04	8	0.00%	\$48,307	\$1,608	\$0.04	N/A		
Allocation	WDO-110-3925-00	15649 W US-12	8/6/2018	\$175,000	WD	2567-0532	30.040	1,308,542			126693	\$64,330	0.3676	30.040	1,308,542	\$2,141	\$0.05	8	0.00%	\$64,330	\$2,141	\$0.05	N/A		
Abstraction	WD4-010-0260-00	200 MAIN ST	10/18/2018	\$90,000	WD	2570-0606	0.267	11,631			64695	\$25,305	0.2812	0.267	11,631	\$94,775	\$2.18	5	0.00%	\$25,305	\$94,775	\$2.18	N/A		
Allocation	WD4-010-0260-00	200 MAIN ST	10/18/2018	\$90,000	WD	2570-0606	0.267	11,631			64695	\$33,084	0.3676	0.267	11,631	\$123,910	\$2.84	5	0.00%	\$33,084	\$123,910	\$2.84	N/A		
Vacant	WDO-111-4050-00	14000 W US-12	3/19/2019	\$42,000	WD	2577-0036	2.800	121,968			0	\$42,000	N/A	2.800	121,968	\$15,000	\$0.34	0	0.00%	\$42,000	\$15,000	\$0.34	N/A		
Abstraction	CA8-127-1150-00	8877 ONSTED HWY	5/6/2019	\$190,000	WD	2579-698	1.110	48,352			186342	\$3,658	0.0193	1.110	48,352	\$3,295	\$0.08	-1	0.00%	\$3,658	\$3,295	\$0.08	N/A		
Allocation	CA8-127-1150-00	8877 ONSTED HWY	5/6/2019	\$190,000	WD	2579-698	1.110	48,352			186342	\$69,844	0.3676	1.110	48,352	\$62,923	\$1.44	-1	0.00%	\$69,844	\$62,923	\$1.44	N/A		
Abstraction	FR0-510-0020-00	1245 W US-12	7/2/2019	\$300,000	WD	2582-343	0.298	12,981			182952	\$117,048	0.3902	0.298	12,981	\$392,779	\$9.02	-3	0.00%	\$117,048	\$392,779	\$9.02	N/A		
Allocation	FR0-510-0020-00	1245 W US-12	7/2/2019	\$300,000	WD	2582-343	0.298	12,981			182952	\$110,280	0.3676	0.298	12,981	\$370,067	\$8.50	-3	0.00%	\$110,280	\$370,067	\$8.50	N/A		
Vacant	RL0-660-3100-00	100 CHESTNUT ST	10/3/2019	\$25,000	WD	2586-0990	0.149	6,490			0	\$25,000	N/A	0.149	6,490	\$167,785	\$3.85	-6	0.00%	\$25,000	\$167,785	\$3.85	N/A		
Abstraction	FR0-104-2225-00	4000 W US-12	10/4/2019	\$152,000	LC	2587-89	1.770	77,101			77536	\$74,464	0.4899	1.770	77,101	\$42,070	\$0.97	-6	0.00%	\$74,464	\$42,070	\$0.97	N/A		
Allocation	FR0-104-2225-00	4000 W US-12	10/4/2019	\$152,000	LC	2587-89	1.770	77,101			77536	\$55,875	0.3676	1.770	77,101	\$31,568	\$0.72	-6	0.00%	\$55,875	\$31,568	\$0.72	N/A		
Abstraction	FR0-105-2400-00	5121 US-12	10/31/2019	\$256,000	OTH	2588-532	3.910	170,320			222607	\$33,393	0.1304	3.910	170,320	\$8,540	\$0.20	-7	0.00%	\$33,393	\$8,540	\$0.20	N/A		
Allocation	FR0-105-2400-00	5121 US-12	10/31/2019	\$256,000	OTH	2588-532	3.910	170,320			222607	\$94,106	0.3676	3.910	170,320	\$24,068	\$0.55	-7	0.00%	\$94,106	\$24,068	\$0.55	N/A		
Vacant	WDO-116-1280-00	10891 CEMENT CITY HWY	11/1/2019	\$763,000	MLC	2588-0559	41.080	1,789,445			0	\$763,000	N/A	41.080	1,789,445	\$18,574	\$0.43	-7	0.00%	\$763,000	\$18,574	\$0.43	N/A		
Abstraction	WDO-107-4780-00	18471 W US-12	11/21/2019	\$222,000	WD	2589-0480	3.360	146,362			148568	\$73,432	0.3308	3.360	146,362	\$21,855	\$0.50	-8	0.00%	\$73,432	\$21,855	\$0.50	N/A		
Allocation	WDO-107-4780-00	18471 W US-12	11/21/2019	\$222,000	WD	2589-0480	3.360	146,362			148568	\$81,607	0.3676	3.360	146,362	\$24,288	\$0.56	-8	0.00%	\$81,607	\$24,288	\$0.56	N/A		
Abstraction	CA0-111-2270-00	8410 W US-12	1/3/2020	\$50,000	MLC	2591-278	0.401	17,468			21352	\$28,648	0.5730	0.401	17,468	\$71,441	\$1.64	-9	0.00%	\$28,648	\$71,441	\$1.64	N/A		
Allocation	CA0-111-2270-00	8410 W US-12	1/3/2020	\$50,000	MLC	2591-278	0.401	17,468			21352	\$18,380	0.3676	0.401	17,468	\$45,835	\$1.05	-9	0.00%	\$18,380	\$45,835	\$1.05	N/A		
Vacant	WDO-126-3720-00	14000 W US-223	2/28/2020	\$40,000	WD	2594-0164	1.160	50,530			0	\$40,000	N/A	1.160	50,530	\$34,483	\$0.79	-11	0.00%	\$40,000	\$34,483	\$0.79	N/A		
Vacant	RA0-109-3075-00	5000 OCCIDENTAL HWY	1/20/2021	\$68,000	WD	2611-588	9.271	403,845			0	\$68,000	N/A	9.271	403,845	\$7,335	\$0.17	-22	0.00%	\$68,000	\$7,335	\$0.17	N/A		
Abstraction	CA0-111-2900-00	8431 SPORTS PARK DR	3/31/2021	\$505,000	WD	2616-374	61.176	2,664,827			357144	\$147,856	0.2928	61.176	2,664,827	\$2,417	\$0.06	-24	0.00%	\$147,856	\$2,417	\$0.06	N/A		
Allocation	CA0-111-2900-00	8431 SPORTS PARK DR	3/31/2021	\$505,000	WD	2616-374	61.176	2,664,827			357144	\$185,638	0.3676	61.176	2,664,827	\$3,034	\$0.07	-24	0.00%	\$185,638	\$3,034	\$0.07	N/A		
Abstraction	CA8-000-0041-00	202 N MAIN ST	4/12/2021	\$88,000	MLC	2617-388	0.170	7,405			66013	\$21,987	0.2499	0.170	7,405	\$129,335	\$2.97	-24	0.00%	\$21,987	\$129,335	\$2.97	N/A		
Allocation	CA8-000-0041-00	202 N MAIN ST	4/12/2021	\$88,000	MLC	2617-388	0.170	7,405			66013	\$32,349	0.3676	0.170	7,405	\$190,287	\$4.37	-24	0.00%	\$32,349	\$190,287	\$4.37	N/A		
Abstraction	WDO-121-1525-00	17124 W US-223	7/1/2021	\$1,050,000	WD	2622-0253	3.973	173,064			328217	\$721,783	0.6874	3.973	173,064	\$181,672	\$4.17	-27	0.00%	\$721,783	\$181,672	\$4.17	N/A		
Allocation	WDO-121-1525-00	17124 W US-223	7/1/2021	\$1,050,000	WD	2622-0253	3.973	173,064			328217	\$385,980	0.3676	3.973	173,064	\$97,151	\$2.23	-27	0.00%	\$385,980	\$97,151	\$2.23	N/A		
Vacant	CA0-102-2555-00	200 CEDAR ST	8/13/2021	\$12,000	WD	2624-675	0.291	12,676			0	\$12,000	N/A	0.291	12,676	\$41,237	\$0.95	-28	0.00%	\$12,000	\$41,237	\$0.95	N/A		
Abstraction	WD1-000-3032-00	106 N TALBOT ST	8/31/2021	\$150,000	WD	2625-0377	0.040	1,742			136148	\$13,852	0.0923	0.040	1,742	\$346,300	\$7.95	-29	0.00%	\$13,852	\$346,300	\$7.95	N/A		
Allocation	WD1-000-3032-00	106 N TALBOT ST	8/31/2021	\$150,000	WD	2625-0377	0.040	1,742			136148	\$55,140	0.3676	0.040	1,742	\$1,378,500	\$31.65	-29	0.00%	\$55,140	\$1,378,500	\$31.65	N/A		
Abstraction	CA0-104-4650-00	110 W US-12	9/17/2021	\$632,000	MLC	2626-983	3.640	158,558			214812	\$417,188	0.6601	3.640	158,558	\$114,612	\$2.63	-30	0.00%	\$417,188	\$114,612	\$2.63	N/A		
Allocation	CA0-104-4650-00	110 W US-12	9/17/2021	\$632,000	MLC	2626-983	3.640	158,558			214812	\$232,323	0.3676	3.640	158,558	\$63,825	\$1.47	-30	0.00%	\$232,323	\$63,825	\$1.47	N/A		
Abstraction	FR0-106-3890-00	6550 W US-12	9/24/2021	\$225,000	WD	2627-76	2.920	127,195			147700	\$77,300	0.3436	2.920	127,195	\$26,473	\$0.61	-30	0.00%	\$77,300	\$26,473	\$0.61	N/A		
Allocation	FR0-106-3890-00	6550 W US-12	9/24/2021	\$225,000	WD	2627-76	2.920	127,195			147700	\$82,710	0.3676	2.920	127,195	\$28,325	\$0.65	-30	0.00%	\$82,710	\$28,325	\$0.65	N/A		
Abstraction	CA8-460-0160-00	401 N MAIN ST	10/5/2021	\$315,000	WD	2627-457	1.200	52,272			305683	\$9,317	0.0296	1.200	52,272	\$7,764	\$0.18	-30	0.00%	\$9,317	\$7,764	\$0.18	N/A		
Allocation	CA8-460-0160-00	401 N MAIN ST	10/5/2021	\$315,000	WD	2627-457	1.200	52,272			305683	\$115,794	0.3676	1.200	52,272	\$96,495	\$2.22	-30	0.00%	\$115,794	\$96,495	\$2.22	N/A		
Abstraction	CA0-104-3700-00	10712 W US-12	10/7/2021	\$325,000	WD	2627-485	3.890	169,448			114064	\$210,936	0.6490	3.890	169,448	\$54,225	\$1.24	-30	0.00%	\$210,936	\$54,225	\$1.24	N/A		
Allocation	CA0-104-3700-00	10712 W US-12	10/7/2021	\$325,000	WD	2627-485	3.890	169,448			114064	\$119,470	0.3676	3.890	169,448	\$30,712	\$0.71	-30	0.00%	\$119,470	\$30,712	\$0.71	N/A		
Abstraction	FR0-119-2560-00	6359 W M-50	12/30/2021	\$350,000	LC	2631-709	3.330	145,055			142807	\$207,193	0.5920	3.330	145,055	\$62,220	\$1.43	-33	0.00%	\$207,193	\$62,220	\$1.43	N/A		
Allocation	FR0-119-2560-00	6359 W M-50	12/30/2021	\$350,000	LC	2631-709	3.330	145,055			142807	\$128,660	0.3676	3.330	145,055	\$38,637	\$0.89	-33	0.00%	\$128,660	\$38,637	\$0.89	N/A		
Abstraction	WDO-555-0050-00	6421 W US-223	1/5/2022	\$175,000	WD	2632-0117	0.320	13,939			150110	\$24,890	0.1422	0.320	13,939	\$77,781	\$1.79	-33	0.00%	\$24,890	\$77,781	\$1.79	N/A		
Allocation	WDO-555-0050-00	6421 W US-223	1/5/2022	\$175,000	WD	2632-0117	0.320	13,939			150110	\$64,330	0.3676	0.320	13,939	\$201,031	\$4.62	-33	0.00%	\$64,330	\$201,031	\$4.62	N/A		
Abstraction	WDO-555-0020-00	6387 W US-223	3/3/2022	\$72,000	WD	2635-688	0.090	3,920			43911	\$28,089	0.3901	0.090	3,920	\$312,100	\$7.16	-35	0.00%	\$28,089	\$312,100	\$7.16	N/A		
Allocation</																									

2023 Onsted Village Commercial Rates
Reduced 10% based on historical land values

SQUARE FOOT RATES			ACREAGE RATES		
GENERAL	VILLAGE		GENERAL	VILLAGE	
COMMERCIAL	COMMERCIAL		COMMERCIAL	COMMERCIAL	
\$ 22,784	\$ 20,506		\$ 56,174	\$ 50,557	
\$ 28,359	\$ 25,523		\$ 63,847	\$ 57,462	
\$ 32,232	\$ 29,009		\$ 69,918	\$ 62,926	
\$ 35,297	\$ 31,767		\$ 75,022	\$ 67,520	
\$ 37,874	\$ 34,087		\$ 79,468	\$ 71,521	
\$ 40,118	\$ 36,106		\$ 87,024	\$ 78,322	
\$ 43,933	\$ 39,540		\$ 93,377	\$ 84,039	
\$ 47,410	\$ 42,669		\$ 103,844	\$ 93,460	
\$ 49,934	\$ 44,941		\$ 116,223	\$ 104,601	
\$ 54,682	\$ 49,214		\$ 132,097	\$ 118,887	
\$ 58,674	\$ 52,807		\$ 144,658	\$ 130,192	
\$ 62,151	\$ 55,936		\$ 155,219	\$ 139,697	
\$ 69,918	\$ 62,926		\$ 164,417	\$ 147,975	
\$ 79,468	\$ 71,521		\$ 180,051	\$ 162,046	
\$ 87,024	\$ 78,322		\$ 193,195	\$ 173,876	
\$ 93,377	\$ 84,039		\$ 240,462	\$ 216,416	
\$ 116,223	\$ 104,601				
\$ 132,097	\$ 118,887				
\$ 144,658	\$ 130,192				
\$ 155,219	\$ 139,697				

2023 Cambridge Township Land Value Studies

Conclusions: 2023 Cambridge Township Industrial Land Values.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net			
		SqFt	Acres	\$/sf	\$/ac
Formula Pt 1:	2.89	2,500	0.057	\$0.88	\$38,277
Formula Pt 2:	-0.1523	5,000	0.115	\$0.79	\$34,443
		7,500	0.172	\$0.74	\$32,381
		10,000	0.230	\$0.71	\$30,993
		12,500	0.287	\$0.69	\$29,958
		15,000	0.344	\$0.67	\$29,138
		20,000	0.459	\$0.64	\$27,889
		25,000	0.574	\$0.62	\$26,957
		30,000	0.689	\$0.60	\$26,219
		40,000	0.918	\$0.58	\$25,096
		50,000	1.148	\$0.56	\$24,257
		60,000	1.377	\$0.54	\$23,593
		87,120	2.000	\$0.51	\$22,291
		130,680	3.000	\$0.48	\$20,956
		174,240	4.000	\$0.46	\$20,058
		217,800	5.000	\$0.45	\$19,388
		435,600	10.000	\$0.40	\$17,446
		653,400	15.000	\$0.38	\$16,402
		871,200	20.000	\$0.36	\$15,699
		1,089,000	25.000	\$0.35	\$15,174

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.57	\$24,772	\$24,772
65,340	1.5	\$0.53	\$23,289	\$34,933
87,120	2.0	\$0.51	\$22,291	\$44,582
108,900	2.5	\$0.49	\$21,546	\$53,865
130,680	3.0	\$0.48	\$20,956	\$62,869
174,240	4.0	\$0.46	\$20,058	\$80,232
217,800	5.0	\$0.45	\$19,388	\$96,940
304,920	7.0	\$0.42	\$18,420	\$128,939
435,600	10.0	\$0.40	\$17,446	\$174,461
653,400	15.0	\$0.38	\$16,402	\$246,025
871,200	20.0	\$0.36	\$15,699	\$313,974
1,089,000	25.0	\$0.35	\$15,174	\$379,357
1,306,800	30.0	\$0.34	\$14,759	\$442,765
1,742,400	40.0	\$0.32	\$14,126	\$565,052
2,178,000	50.0	\$0.31	\$13,654	\$682,720
4,356,000	100.0	\$0.28	\$12,287	\$1,228,675

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	2	10.34%	\$0.29	\$0.29	2	3.18%	\$0.79	\$0.79	4	45.83%	\$0.54	\$0.54
1.00	1.99	0	0.00%	\$0.00	\$0.00	3	131.18%	\$0.65	\$0.31	3	40.00%	\$0.59	\$0.60	6	81.68%	\$0.62	\$0.46
2.00	4.99	0	0.00%	\$0.00	\$0.00	5	901.74%	\$2.27	\$0.23	5	106.77%	\$0.95	\$0.62	10	493.68%	\$1.61	\$0.29
5.00	9.99	1	0.00%	\$0.99	\$0.99	1	0.00%	\$1.81	\$1.81	1	0.00%	\$1.40	\$1.40	3	19.52%	\$1.40	\$1.40
10.00	10000.00	1	0.00%	\$0.04	\$0.04	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.04	\$0.04
0.00	10000.00	2	92.23%	\$0.52	\$0.52	11	387.98%	\$1.43	\$0.31	11	61.92%	\$0.86	\$0.74	24	184.13%	\$1.09	\$0.47

2023 Cambridge Township Land Value Analysis
Land Value Studies
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjust \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	XH0-310-0300-00	109 MECHANIC ST	5/18/2018	\$50,000	WD	2563-548	1.020	44,431				40482	\$9,518	0.1904	1.020	44,431	\$9,331	\$0.21	10	0.00%	\$9,518	\$9,331	\$0.21	N/A		
Allocation	XH0-310-0300-00	109 MECHANIC ST	5/18/2018	\$50,000	WD	2563-548	1.020	44,431				40482	\$9,990	0.1998	1.020	44,431	\$9,794	\$0.22	10	0.00%	\$9,990	\$9,794	\$0.22	N/A		
Abstraction	XH0-300-0120-00	134 W MAIN ST	12/22/2018	\$55,000	LC	2574/0122	0.310	13,504				50740	\$4,260	0.0775	0.310	13,504	\$13,742	\$0.32	3	0.00%	\$4,260	\$13,742	\$0.32	N/A		
Allocation	XH0-300-0120-00	134 W MAIN ST	12/22/2018	\$55,000	LC	2574/0122	0.310	13,504				50740	\$10,989	0.1998	0.310	13,504	\$35,448	\$0.81	3	0.00%	\$10,989	\$35,448	\$0.81	N/A		
Abstraction	XT0-325-0311-00	810 S MAUMEE ST	4/12/2019	\$128,000	WD	2578/0755	3.100	135,036				105775	\$22,225	0.1736	3.100	135,036	\$7,169	\$0.16	0	0.00%	\$22,225	\$7,169	\$0.16	N/A		
Allocation	XT0-325-0311-00	810 S MAUMEE ST	4/12/2019	\$128,000	WD	2578/0755	3.100	135,036				105775	\$25,574	0.1998	3.100	135,036	\$8,250	\$0.19	0	0.00%	\$25,574	\$8,250	\$0.19	N/A		
Vacant	XM0-300-9040-00	SKYLINE DR	9/23/2019	\$250,000	WD	2586-0459	5.820	253,519				0	\$250,000	N/A	5.820	253,519	\$42,955	\$0.99	-6	0.00%	\$250,000	\$42,955	\$0.99	N/A	XM0-300-9050-00	
Vacant	RA0-103-2100-00	6000 MILL HWY	12/13/2019	\$57,925	WD	2590-473	33.430	1,456,211				0	\$57,925	N/A	33.430	1,456,211	\$1,733	\$0.04	-8	0.00%	\$57,925	\$1,733	\$0.04	N/A		
Abstraction	XA0-352-0004-01	628 INDUSTRIAL DR	1/2/2020	\$350,000	WD	2592-0169	1.700	74,052				243761	\$106,239	0.3035	1.700	74,052	\$62,494	\$1.43	-9	0.00%	\$106,239	\$62,494	\$1.43	N/A		
Allocation	XA0-352-0004-01	628 INDUSTRIAL DR	1/2/2020	\$350,000	WD	2592-0169	1.700	74,052				243761	\$69,930	0.1998	1.700	74,052	\$41,135	\$0.94	-9	0.00%	\$69,930	\$41,135	\$0.94	N/A		
Abstraction	TE0-130-4525-00	1601 E M-50	1/30/2020	\$425,000	WD	2611-556	3.130	136,343				378431	\$46,569	0.1096	3.130	136,343	\$14,878	\$0.34	-10	0.00%	\$46,569	\$14,878	\$0.34	N/A		
Allocation	TE0-130-4525-00	1601 E M-50	1/30/2020	\$425,000	WD	2611-556	3.130	136,343				378431	\$84,915	0.1998	3.130	136,343	\$27,129	\$0.62	-10	0.00%	\$84,915	\$27,129	\$0.62	N/A		
Abstraction	XM0-630-0130-00	235 SALISBURY ST	8/4/2020	\$100,000	WD	2601-0968	2.060	89,734				80159	\$19,841	0.1984	2.060	89,734	\$9,632	\$0.22	-16	0.00%	\$19,841	\$9,632	\$0.22	N/A		
Allocation	XM0-630-0130-00	235 SALISBURY ST	8/4/2020	\$100,000	WD	2601-0968	2.060	89,734				80159	\$19,980	0.1998	2.060	89,734	\$9,699	\$0.22	-16	0.00%	\$19,980	\$9,699	\$0.22	N/A		
Abstraction	XM0-300-7050-00	300 HAMMONTREE DR	8/7/2020	\$1,725,000	WD	2602-0383	5.640	245,678				1279632	\$445,368	0.2582	5.640	245,678	\$78,966	\$1.81	-16	0.00%	\$445,368	\$78,966	\$1.81	N/A		
Allocation	XM0-300-7050-00	300 HAMMONTREE DR	8/7/2020	\$1,725,000	WD	2602-0383	5.640	245,678				1279632	\$344,655	0.1998	5.640	245,678	\$61,109	\$1.40	-16	0.00%	\$344,655	\$61,109	\$1.40	N/A		
Abstraction	XA0-705-0018-00	516 MICHIGAN AVE	5/19/2021	\$200,000	LC	2619-0738	1.540	67,082				179232	\$20,768	0.1038	1.540	67,082	\$13,486	\$0.31	-26	0.00%	\$20,768	\$13,486	\$0.31	N/A		
Allocation	XA0-705-0018-00	516 MICHIGAN AVE	5/19/2021	\$200,000	LC	2619-0738	1.540	67,082				179232	\$39,960	0.1998	1.540	67,082	\$25,948	\$0.60	-26	0.00%	\$39,960	\$25,948	\$0.60	N/A		
Abstraction	XA0-260-0006-00	360 MULZER AVE	11/12/2021	\$120,000	WD	2629-0347	0.720	31,363				111704	\$8,296	0.0691	0.720	31,363	\$11,522	\$0.26	-31	0.00%	\$8,296	\$11,522	\$0.26	N/A		
Allocation	XA0-260-0006-00	360 MULZER AVE	11/12/2021	\$120,000	WD	2629-0347	0.720	31,363				111704	\$23,976	0.1998	0.720	31,363	\$33,300	\$0.76	-31	0.00%	\$23,976	\$33,300	\$0.76	N/A		
Abstraction	XT0-555-0180-00	404 INDUSTRIAL DR	11/15/2021	\$1,475,000	WD	2629/0593	2.270	98,881				445872	\$1,029,128	0.6977	2.270	98,881	\$453,360	\$10.41	-31	0.00%	\$1,029,128	\$453,360	\$10.41	N/A	XT0-555-0170-00	
Allocation	XT0-555-0180-00	404 INDUSTRIAL DR	11/15/2021	\$1,475,000	WD	2629/0593	2.270	98,881				445872	\$294,705	0.1998	2.270	98,881	\$129,826	\$2.98	-31	0.00%	\$294,705	\$129,826	\$2.98	N/A	XT0-555-0170-00	
Abstraction	XT0-555-0140-00	904 INDUSTRIAL DR	12/15/2021	\$385,000	WD	2631/0101	2.400	104,544				361156	\$23,844	0.0619	2.400	104,544	\$9,935	\$0.23	-32	0.00%	\$23,844	\$9,935	\$0.23	N/A		
Allocation	XT0-555-0140-00	904 INDUSTRIAL DR	12/15/2021	\$385,000	WD	2631/0101	2.400	104,544				361156	\$76,923	0.1998	2.400	104,544	\$32,051	\$0.74	-32	0.00%	\$76,923	\$32,051	\$0.74	N/A		

2023 Cambridge Township Land Value Studies

Conclusions: Heather Fields SQ FT .xslm

		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	1818.45	2,500	0.057	\$4.08	\$177,524	\$10,188
Formula Pt 2:	-0.7797	5,000	0.115	\$2.37	\$103,402	\$11,869
		7,500	0.172	\$1.73	\$75,374	\$12,978
		10,000	0.230	\$1.38	\$60,228	\$13,827
		12,500	0.287	\$1.16	\$50,610	\$14,523
		15,000	0.344	\$1.01	\$43,903	\$15,118
		20,000	0.459	\$0.81	\$35,081	\$16,107
		25,000	0.574	\$0.68	\$29,479	\$16,918
		30,000	0.689	\$0.59	\$25,572	\$17,612
		40,000	0.918	\$0.47	\$20,434	\$18,764
		50,000	1.148	\$0.39	\$17,170	\$19,709
		60,000	1.377	\$0.34	\$14,895	\$20,517
		87,120	2.000	\$0.26	\$11,136	\$22,273
		130,680	3.000	\$0.19	\$8,118	\$24,354
		174,240	4.000	\$0.15	\$6,487	\$25,947
		217,800	5.000	\$0.13	\$5,451	\$27,254
		435,600	10.000	\$0.07	\$3,175	\$31,749
		653,400	15.000	\$0.05	\$2,314	\$34,715
		871,200	20.000	\$0.04	\$1,849	\$36,985
		1,089,000	25.000	\$0.04	\$1,554	\$38,849

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.44	\$19,119	\$19,119	
65,340	1.5	\$0.32	\$13,937	\$20,905	
87,120	2.0	\$0.26	\$11,136	\$22,273	
108,900	2.5	\$0.21	\$9,358	\$23,395	
130,680	3.0	\$0.19	\$8,118	\$24,354	
174,240	4.0	\$0.15	\$6,487	\$25,947	
217,800	5.0	\$0.13	\$5,451	\$27,254	
304,920	7.0	\$0.10	\$4,193	\$29,350	
435,600	10.0	\$0.07	\$3,175	\$31,749	
653,400	15.0	\$0.05	\$2,314	\$34,715	
871,200	20.0	\$0.04	\$1,849	\$36,985	
1,089,000	25.0	\$0.04	\$1,554	\$38,849	
1,306,800	30.0	\$0.03	\$1,348	\$40,440	
1,742,400	40.0	\$0.02	\$1,077	\$43,086	
2,178,000	50.0	\$0.02	\$905	\$45,256	
4,356,000	100.0	\$0.01	\$527	\$52,721	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	1	0.00%	\$1.25	\$1.25	2	8.02%	\$0.94	\$0.94	2	6.40%	\$1.02	\$1.02	5	10.30%	\$1.03	\$1.01
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	1	0.00%	\$1.25	\$1.25	2	8.02%	\$0.94	\$0.94	2	6.40%	\$1.02	\$1.02	5	10.30%	\$1.03	\$1.01

2023 Cambridge Township Land Value Analysis
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	CA8-503-0160-00	205 BRITTANY BLVD	5/29/2018	\$250,000	WD	2564-121	0.320	13,939			235894	\$14,106	0.0564	0.320	13,939	\$44,081	\$1.01	10	0.00%	\$14,106	\$44,081	\$1.01	N/A		
Allocation	CA8-503-0160-00	205 BRITTANY BLVD	5/29/2018	\$250,000	WD	2564-121	0.320	13,939			235894	\$15,050	0.0602	0.320	13,939	\$47,031	\$1.08	10	0.00%	\$15,050	\$47,031	\$1.08	N/A		
Vacant	CA8-503-0120-00	220 BRITTANY BLVD	4/12/2019	\$18,000	WD	2578-694	0.330	14,375			0	\$18,000	N/A	0.330	14,375	\$54,545	\$1.25	0	0.00%	\$18,000	\$54,545	\$1.25	N/A		
Abstraction	CA8-503-0200-00	231 BRITTANY BLVD	9/2/2021	\$238,000	WD	2625-559	0.410	17,860			222729	\$15,271	0.0642	0.410	17,860	\$37,246	\$0.86	-29	0.00%	\$15,271	\$37,246	\$0.86	N/A		
Allocation	CA8-503-0110-00	222 BRITTANY BLVD	12/23/2022	\$221,000	WD	2649-507	0.320	13,939			191438	\$13,304	0.0602	0.320	13,939	\$41,576	\$0.95	-45	0.00%	\$13,304	\$41,576	\$0.95	N/A		

2023 Cambridge Township Land Value Studies

Loch Erin Lakefront FF Vacant Land Values

Castlebar, Stonehedge, Wicklow Subs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Assd. when Sold	Assd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
CAO-390-0130-00	CASTLEBAR LN	07/08/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$47,500	31.67	\$254,620	\$150,000	\$254,620	135.0	143.0	0.40	0.53	\$1,111	\$375,000	\$8.61	185.62	LE-02	2622-349		LE-02: CASTLEBAR WATERFRONT	0	1	1/31/2017	409	LAKEFRONT				
CAO-390-0200-00	CASTLEBAR LN	07/19/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$58,000	55.77	\$192,390	\$104,000	\$192,390	109.4	0.0	0.56	0.49	\$951	\$185,714	\$4.26	109.39	LE-02	2623-67			0	1	1/1/2000	409	LAKEFRONT				
CAO-390-0180-00	CASTLEBAR LN	11/10/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$54,500	54.55	\$160,000	\$99,900	\$160,000	105.0	0.0	0.40	0.44	\$951	\$249,750	\$5.73	105.00	LE-02	2629-325			0	1	1/31/2017	409	LAKEFRONT				
CAO-390-0190-00	CASTLEBAR LN	05/02/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$54,500	54.55	\$157,500	\$99,900	\$157,500	105.0	170.0	0.42	0.41	\$951	\$237,857	\$5.46	105.00	LE-02	2638-770		LE-02: CASTLEBAR WATERFRONT	0	1	1/5/2023	409	LAKEFRONT				
CAO-390-0090-00	CASTLEBAR LN	07/28/20	\$258,000	WD	19-MULTI PARCEL A	\$258,000	\$129,000	50.00	\$258,000	\$258,000	\$258,000	185.0	0.0	0.77	0.35	\$1,395	\$335,065	\$7.69	267.50	LE-02	2601-616	CAO-390-0100-00		0	1	1/1/2000	001	LAKEFRONT				
CAO-390-0170-00	CASTLEBAR LN	09/29/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$54,500	54.55	\$157,010	\$99,900	\$157,010	102.0	0.0	0.38	0.42	\$979	\$262,895	\$6.04	102.01	LE-02	2626-868			0	1	1/1/2000	409	LAKEFRONT				
CAO-390-0150-00	CASTLEBAR LN	08/20/21	\$199,800	WD	19-MULTI PARCEL A	\$199,800	\$109,000	54.55	\$218,000	\$199,800	\$218,000	150.0	0.0	0.76	0.39	\$1,332	\$262,895	\$6.04	202.00	LE-02	2626-244	CAO-390-0160-00		0	1	1/31/2017	409	LAKEFRONT				
CAO-390-0010-00	CASTLEBAR LN	09/29/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$189,470	\$116,000	\$189,470	103.0	0.0	0.55	0.70	\$1,127	\$210,909	\$4.84	102.97	LE-02	2626-866			0	1	1/31/2017	409	LAKEFRONT				
CAO-390-0050-00	CASTLEBAR LN	05/14/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$152,770	\$116,000	\$152,770	102.8	0.0	0.38	0.43	\$1,129	\$305,263	\$7.01	102.77	LE-02	2619-477			0	1	1/31/2017	409	LAKEFRONT				
CAO-390-0040-00	8663 CASTLEBAR LN	04/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$159,670	\$116,000	\$159,670	101.2	0.0	0.43	0.50	\$1,147	\$269,767	\$6.19	101.17	LE-02	2618-241			0	1	1/5/2023	409	LAKEFRONT				
CAO-390-0060-00	CASTLEBAR LN	07/14/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$150,000	\$116,000	\$150,000	100.0	0.0	0.35	0.43	\$1,160	\$331,429	\$7.61	100.00	LE-02	2622-606			0	1	1/31/2017	409	LAKEFRONT				
CAO-890-0013-00	7613 STONEHEDGE DR	03/18/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$68,800	59.31	\$225,309	\$116,000	\$225,309	157.0	132.0	0.40	0.61	\$739	\$290,000	\$6.66	241.87	LE-08	2615-605		LE-08: STONEHEDGE WATERFRONT	0	0	4/19/2022	409					
CAO-890-0013-00	7613 STONEHEDGE DR	05/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,800	45.87	\$225,309	\$150,000	\$225,309	171.0	0.0	0.40	0.61	\$877	\$375,000	\$8.61	241.87	LE-08	2634-90			0	0	4/19/2022	409					
CAO-738-0010-00	8000 DALTON CT	05/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,000	47.06	\$114,712	\$170,000	\$114,712	174.0	165.0	0.90	0.95	\$977	\$188,889	\$4.34	242.44	LE-11	2619-321		LE-11: WICKLOW WATERFRONT	0	0	1/1/2000	409	WATERFRONT 1050				
Totals:			\$1,911,500			\$1,911,500	\$956,600		\$2,614,760	\$1,911,500	\$2,614,760	1,800.3		7.10	7.26																	
					Sale. Ratio => Std. Dev. =>			50.04																								
								#REF!				Average per FF=>								Average per Net Acre=>												

Loch Erin Lakefront FF Vacant Land Values

Gilgal, Irish Mist, Kingsley 1, Kingsley 2, Waterford Subdivisions

[illegible]

Loch Erin Lakefront FF Vacant Land Values

Kingsford, Wexford, Metes & Bounds - no sales, Avg of all Vacant Land Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Assd. when Sold	Assd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollary/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3				
CAO-390-0090-00	CASTLEBAR LN	07/28/20	\$258,000	WD	19-MULTI PARCEL A	\$258,000	\$129,000	50.00	\$258,000	\$258,000	\$258,000	184.0	0.0	0.77	0.35	\$1,402	\$335,065	\$7.69	267.50	LE-02 2601-616		CAO-390-0100-00	LE-08: STONEHEDGE WATERFRONT	0	0	1/1/2000	409	LAKEFRONT							
CAO-890-0013-00	7613 STONEHEDGE DR	03/18/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$68,800	59.31	\$225,309	\$116,000	\$225,309	157.0	132.0	0.40	0.61	\$739	\$290,000	\$6.66	241.87	LE-08 2615-605				0	0	4/19/2022	409								
CAO-390-0040-00	8663 CASTLEBAR LN	04/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$159,670	\$116,000	\$159,670	101.2	0.0	0.43	0.50	\$1,147	\$269,767	\$6.19	101.17	LE-08 2618-241				0	1	1/5/2023	409	LAKEFRONT							
CAO-738-0010-00	8000 DALTON CT	05/12/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,000	47.06	\$114,712	\$170,000	\$114,712	174.0	165.0	0.90	0.95	\$977	\$188,889	\$4.34	242.44	LE-11 2619-321				0	1	3/1/2000	409	WATERFRONT	1050						
CAO-390-0050-00	CASTLEBAR LN	05/14/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$152,770	\$116,000	\$152,770	102.8	0.0	0.38	0.43	\$1,129	\$305,263	\$7.01	102.77	LE-02 2619-477				0	1	1/31/2017	409	LAKEFRONT							
CAO-527-0230-00	8000 IRISH MIST DR	08/23/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$80,000	57.14	\$134,240	\$140,000	\$134,240	110.0	0.0	0.33	0.30	\$1,217	\$424,242	\$9.74	154.55	LE-04 2625-164				0	1	5/2/2017	409	IRISH MIST LAKE							
CAO-527-0240-00	8090 IRISH MIST DR	09/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,800	48.36	\$122,972	\$165,000	\$122,972	125.0	0.0	0.40	0.38	\$1,320	\$412,500	\$9.47	154.22	LE-04 2626-537				0	1	1/5/2023	409	IRISH MIST LAKE							
CAO-822-0230-00	8501 O'DOWLING DR	07/09/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,000	40.00	\$140,800	\$165,000	\$140,800	100.0	0.0	0.54	0.81	\$1,650	\$305,556	\$7.01	100.00	VLF 2622-300				0	1	1/1/2000	409								
CAO-560-2950-00	7925 KINGSLEY DR	02/18/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,600	51.45	\$111,930	\$110,000	\$111,930	82.0	298.0	0.56	0.56	\$1,341	\$196,429	\$4.51	83.00	LE-06 2593-420				0	0	8/3/2020	409	LAKEFRONT							
CAO-560-2950-00	7925 KINGSLEY DR	08/11/20	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$56,600	47.36	\$111,930	\$119,500	\$111,930	82.0	298.0	0.56	0.56	\$1,457	\$213,393	\$4.90	83.00	LE-06 2602-321				0	0	8/3/2020	409	LAKEFRONT							
CAO-565-3080-00	8000 STEPHENSON RD	06/10/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$58,700	65.22	\$116,550	\$90,000	\$116,550	86.3	227.0	0.44	0.45	\$1,042	\$204,545	\$4.70	87.00	LE-07 2621-289				0	0	1/1/2000	409	LAKEFRONT							
CAO-390-0130-00	CASTLEBAR LN	07/08/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$47,500	31.67	\$254,620	\$150,000	\$254,620	135.0	143.0	0.40	0.53	\$1,111	\$375,000	\$8.61	185.62	LE-02 2622-349				0	1	1/31/2017	409	LAKEFRONT							
CAO-390-0060-00	CASTLEBAR LN	07/14/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$150,000	\$116,000	\$150,000	100.0	0.0	0.35	0.43	\$1,160	\$331,429	\$7.61	100.00	LE-02 2622-066				0	1	1/31/2017	409	LAKEFRONT							
CAO-390-0200-00	CASTLEBAR LN	07/19/21	\$104,000	WD	03-ARM'S LENGTH	\$104,000	\$58,000	55.77	\$192,390	\$104,000	\$192,390	105.0	0.0	0.56	0.49	\$990	\$185,714	\$4.26	109.39	LE-02 2623-67				0	1	1/1/2000	409	LAKEFRONT							
CAO-390-0150-00	CASTLEBAR LN	08/20/21	\$199,800	WD	19-MULTI PARCEL A	\$199,800	\$109,000	54.55	\$218,000	\$199,800	\$218,000	151.0	0.0	0.76	0.39	\$1,323	\$262,895	\$6.04	202.00	LE-02 2626-244		CAO-390-0160-00		0	1	1/31/2017	409	LAKEFRONT							
CAO-390-0010-00	CASTLEBAR LN	09/29/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$189,470	\$116,000	\$189,470	103.0	0.0	0.55	0.70	\$1,127	\$210,909	\$4.84	102.97	LE-02 2626-866				0	1	1/31/2017	409	LAKEFRONT							
CAO-390-0170-00	CASTLEBAR LN	09/29/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$54,500	54.55	\$157,010	\$99,900	\$157,010	102.0	0.0	0.38	0.42	\$979	\$262,895	\$6.04	102.01	LE-02 2626-868				0	1	1/1/2000	409	LAKEFRONT							
CAO-390-0180-00	CASTLEBAR LN	11/01/21	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$54,500	54.55	\$160,000	\$99,900	\$160,000	105.0	0.0	0.40	0.44	\$951	\$249,750	\$5.73	105.00	LE-02 2626-325				0	1	1/31/2017	409	LAKEFRONT							
CAO-890-0013-00	7613 STONEHEDGE DR	02/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,800	45.87	\$225,309	\$150,000	\$225,309	171.0	0.0	0.40	0.61	\$877	\$375,000	\$8.61	241.87	LE-08 2618-940				0	0	4/19/2022	409								
CAO-390-0190-00	CASTLEBAR LN	05/02/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$54,500	54.55	\$157,500	\$99,900	\$157,500	105.0	170.0	0.42	0.41	\$951	\$237,857	\$5.46	105.00	LE-02 2638-770				0	1	1/5/2023	409	LAKEFRONT							
Totals:			\$2,701,000			\$2,701,000			\$3,353,182	\$2,701,000	\$3,353,182		2,386.3		9.93	10.30																			
							Sale. Ratio =>	50.14								Average per FF=>	272,004.03		Average per Net Acre=>	\$1,145		Average per SqFt=>	\$6.24												
							Net Ref1									Used																			
																per FF=>																			

Outliers

CA0-565-8030-00	8000 STEPHENSON RD	08/05/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,700	44.95	\$83,820	\$95,000	\$83,820	474.0	0.0	0.65	1.32	\$200	\$146,154	\$3.36	474.00	LE-07 2623-796	0	0	1/5/2023	409	LAKEFRONT
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2023 Cambridge Township Land Value Studies

Conclusions: 2023 Cambridge Township Loch Erin LV Land Values SQ FT 2.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$9.01	\$392,277	\$22,514
Formula Pt 1:	5708.74	5,000	0.115	\$5.08	\$221,491	\$25,424
Formula Pt 2:	-0.8246	7,500	0.172	\$3.64	\$158,543	\$27,297
		10,000	0.230	\$2.87	\$125,060	\$28,710
		12,500	0.287	\$2.39	\$104,041	\$29,856
		15,000	0.344	\$2.06	\$89,518	\$30,826
		20,000	0.459	\$1.62	\$70,612	\$32,421
		25,000	0.574	\$1.35	\$58,744	\$33,715
		30,000	0.689	\$1.16	\$50,544	\$34,810
		40,000	0.918	\$0.92	\$39,870	\$36,611
		50,000	1.148	\$0.76	\$33,169	\$38,072
		60,000	1.377	\$0.66	\$28,539	\$39,309
		87,120	2.000	\$0.48	\$20,983	\$41,966
		130,680	3.000	\$0.34	\$15,020	\$45,059
		174,240	4.000	\$0.27	\$11,848	\$47,391
		217,800	5.000	\$0.23	\$9,856	\$49,282
		435,600	10.000	\$0.13	\$5,565	\$55,652
		653,400	15.000	\$0.09	\$3,984	\$59,753
		871,200	20.000	\$0.07	\$3,142	\$62,845
		1,089,000	25.000	\$0.06	\$2,614	\$65,354

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.85	\$37,163	\$37,163	
65,340	1.5	\$0.61	\$26,601	\$39,902	
87,120	2.0	\$0.48	\$20,983	\$41,966	
108,900	2.5	\$0.40	\$17,456	\$43,641	
130,680	3.0	\$0.34	\$15,020	\$45,059	
174,240	4.0	\$0.27	\$11,848	\$47,391	
217,800	5.0	\$0.23	\$9,856	\$49,282	
304,920	7.0	\$0.17	\$7,468	\$52,278	
435,600	10.0	\$0.13	\$5,565	\$55,652	
653,400	15.0	\$0.09	\$3,984	\$59,753	
871,200	20.0	\$0.07	\$3,142	\$62,845	
1,089,000	25.0	\$0.06	\$2,614	\$65,354	
1,306,800	30.0	\$0.05	\$2,249	\$67,477	
1,742,400	40.0	\$0.04	\$1,774	\$70,969	
2,178,000	50.0	\$0.03	\$1,476	\$73,801	
4,356,000	100.0	\$0.02	\$833	\$83,340	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	5	26.33%	\$2.06	\$2.15	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	5	26.33%	\$2.06	\$2.15
1.00	1.99	6	17.92%	\$0.58	\$0.53	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	6	17.92%	\$0.58	\$0.53
2.00	4.99	1	0.00%	\$0.35	\$0.35	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.35	\$0.35
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	12	92.06%	\$1.18	\$0.74	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	12	92.06%	\$1.18	\$0.74

2023 Cambridge Township Land Value Analysis
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments	
Vacant	FR0-456-0300-00	LIMERICK DR	4/23/2020	\$48,500	WD	2597-500	3.160	137,650				0	\$48,500	N/A	3.160	137,650	\$15,348	\$0.35	-13	0.00%	\$48,500	\$15,348	\$0.35	N/A	FR0-456-0310-00, FR0-119-3740-00, CAO-124-4900-00	
Vacant	CA0-390-0240-00	CASTLEBAR LN	7/6/2020	\$60,000	WD	2600-582	0.473	20,604				0	\$60,000	N/A	0.473	20,604	\$126,850	\$2.91	-15	0.00%	\$60,000	\$126,850	\$2.91	N/A		
Vacant	FR0-822-0770-00	8248 O'DOWLING DR	8/12/2020	\$34,900	WD	2602-470	1.450	63,162				0	\$34,900	N/A	1.450	63,162	\$24,069	\$0.55	-16	0.00%	\$34,900	\$24,069	\$0.55	N/A		
Vacant	FR0-822-0750-00	8236 O'DOWLING DR	2/1/2021	\$29,500	WD	2612-533	1.490	64,904				0	\$29,500	N/A	1.490	64,904	\$19,799	\$0.45	-22	0.00%	\$29,500	\$19,799	\$0.45	N/A		
Vacant	CA0-560-1710-00	8910 KINGSLEY DR	2/16/2021	\$17,500	WD	2614-153	0.370	16,117				0	\$17,500	N/A	0.370	16,117	\$47,297	\$1.09	-23	0.00%	\$17,500	\$47,297	\$1.09	N/A		
Vacant	CA0-390-0230-00	8592 CASTLEBAR LN	4/13/2021	\$70,000	WD	2617-544	0.620	27,007				0	\$70,000	N/A	0.620	27,007	\$112,903	\$2.59	-24	0.00%	\$70,000	\$112,903	\$2.59	N/A		
Vacant	FR0-822-0780-00	8254 O'DOWLING DR	4/21/2021	\$30,000	WD	2617-943	1.420	61,855				0	\$30,000	N/A	1.420	61,855	\$21,127	\$0.49	-25	0.00%	\$30,000	\$21,127	\$0.49	N/A		
Vacant	CA0-822-0860-00	8332 O'DOWLING DR	5/18/2021	\$38,000	WD	2619-618	1.706	74,313				0	\$38,000	N/A	1.706	74,313	\$22,274	\$0.51	-26	0.00%	\$38,000	\$22,274	\$0.51	N/A		
Vacant	CA0-560-1500-00	8998 KINGSLEY DR	6/16/2021	\$35,600	WD	2620-968	0.380	16,553				0	\$35,600	N/A	0.380	16,553	\$93,684	\$2.15	-27	0.00%	\$35,600	\$93,684	\$2.15	N/A		
Vacant	CA0-730-0840-00	7571 WADDING DR	7/29/2021	\$20,000	WD	2623-971	0.290	12,632				0	\$20,000	N/A	0.290	12,632	\$68,966	\$1.58	-28	0.00%	\$20,000	\$68,966	\$1.58	N/A		
Vacant	FR0-822-1010-00	8638 O'DOWLING DR	7/29/2021	\$49,900	WD	2623-612	1.420	61,855				0	\$49,900	N/A	1.420	61,855	\$35,141	\$0.81	-28	0.00%	\$49,900	\$35,141	\$0.81	N/A	FR0-130-1265-00	
Vacant	CA0-822-0870-00	8352 O'DOWLING DR	8/23/2021	\$40,000	MLC	2626-837	1.390	60,548				0	\$40,000	N/A	1.390	60,548	\$28,777	\$0.66	-29	0.00%	\$40,000	\$28,777	\$0.66	N/A		

2023 Cambridge Township Land Value Studies

2023 Cambridge Township Loch Erin Off Lake Sale Data

[illegible]

No Vacant Land Sales available in this neighborhood, Land residual considered unreliable due to length of time from last full canvass of property data. Historically Off lake has run approx 60% of Lakeview rates. Square footage rates calculated using 60% of Lakeview vacant land sales. See attached grid.

Outliers

AD-1300-1250-00	8770 PENTECOST HWY	OL	11/13/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,600	50.62	\$309,375	(\$38,523)	\$10,842	0.0	0.0	1.00	1.00	#DIV/0!	(\$58,533)	(\$0,888)	0.00	110	2608-117	LOCH ERIN - REAR LOTS	7/31/2019	401
CA0-730-0610-00	7574 SHERLOCK RD	OL	06/05/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$87,700	53.18	\$209,127	(\$29,227)	\$15,000	85.0	0.0	0.29	0.29	(\$344)	(\$100,783)	(\$2,31)	85.00	76038	2599-801		11/3/2017	401
CA0-730-1690-00	7688 DALTON RD	OL	05/18/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,700	43.87	\$251,822	(\$11,822)	\$15,000	80.0	0.0	0.28	0.28	(\$148)	(\$42,221)	(\$0,97)	80.00	76038	2619-852		2/6/2022	401
CA0-560-2030-00	8919 SUSSEX CT	OL	04/27/20	\$163,680	WD	03-ARM'S LENGTH	\$163,680	\$68,500	41.85	\$187,227	(\$8,547)	\$15,000	82.0	0.0	0.39	0.39	(\$104)	(\$21,915)	(\$0,50)	82.00	76026	2597-403		12/2/2021	401
CA0-560-1600-00	7430 NORFOLK DR	OL	08/05/20	\$179,000	WD	03-ARM'S LENGTH	\$175,000	\$62,700	35.83	\$197,618	(\$7,618)	\$15,000	95.0	0.0	0.43	0.43	(\$80)	(\$17,716)	(\$0,41)	95.00	76026	2602-04		1/14/2003	401
CA0-560-1560-00	7392 NORFOLK DR	OL	08/26/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$95,900	35.65	\$287,391	(\$3,391)	\$15,000	84.0	0.0	0.39	0.39	(\$40)	(\$8,695)	(\$0,20)	84.00	76026	2625-833		5/28/2019	401
CA0-560-1650-00	7496 NORFOLK DR	OL	10/22/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$91,700	35.96	\$269,309	\$691	\$15,000	120.0	0.0	0.00	0.00	\$6	#DIV/0!	#DIV/0!	120.00	76026	2628-356		11/3/2021	401
CA0-560-1530-00	7362 NORFOLK DR	OL	12/03/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$75,300	35.02	\$226,064	\$3,936	\$15,000	85.0	0.0	0.36	0.36	\$46	\$120,933	\$0.25	85.00	76026	2608-947		2/3/2021	401

2023 Cambridge Township Loch Erin Offlake Sq FT Rates

Based on 60% of Lakeview

<u>SQ.FT</u>	<u>LY.RATE</u>	<u>OL.RATE</u>
2500	16886	
5000	25424	19068
7500	27297	20473
10000	28710	21533
12500	29856	22392
15000	30826	23120
20000	32421	24316
25000	33715	25286
30000	34810	26108
40000	36611	27458
50000	38072	28554
60000	39309	29482
87120	41966	31475
130680	45059	33794
174240	47391	35543
217880	49282	36962
435660	55652	41739
653440	59753	44815
871200	62845	47134
1089000	65354	49016

2023 Cambridge Township Land Value Studies

Conclusions: Copy of 2023 Cambridge Township Rural Residential SQ FT.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$0.98	\$42,738	\$2,453
Formula Pt 1:	19.31	5,000	0.115	\$0.75	\$32,822	\$3,767
Formula Pt 2:	-0.3808	7,500	0.172	\$0.65	\$28,126	\$4,843
		10,000	0.230	\$0.58	\$25,207	\$5,787
		12,500	0.287	\$0.53	\$23,153	\$6,644
		15,000	0.344	\$0.50	\$21,600	\$7,438
		20,000	0.459	\$0.44	\$19,359	\$8,888
		25,000	0.574	\$0.41	\$17,781	\$10,205
		30,000	0.689	\$0.38	\$16,589	\$11,425
		40,000	0.918	\$0.34	\$14,867	\$13,652
		50,000	1.148	\$0.31	\$13,656	\$15,675
		60,000	1.377	\$0.29	\$12,740	\$17,548
		87,120	2.000	\$0.25	\$11,053	\$22,106
		130,680	3.000	\$0.22	\$9,471	\$28,414
		174,240	4.000	\$0.19	\$8,489	\$33,954
		217,800	5.000	\$0.18	\$7,797	\$38,985
		435,600	10.000	\$0.14	\$5,988	\$59,879
		653,400	15.000	\$0.12	\$5,131	\$76,967
		871,200	20.000	\$0.11	\$4,599	\$91,973
		1,089,000	25.000	\$0.10	\$4,224	\$105,600

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.33	\$14,392	\$14,392	
65,340	1.5	\$0.28	\$12,333	\$18,499	
87,120	2.0	\$0.25	\$11,053	\$22,106	
108,900	2.5	\$0.23	\$10,152	\$25,381	
130,680	3.0	\$0.22	\$9,471	\$28,414	
174,240	4.0	\$0.19	\$8,489	\$33,954	
217,800	5.0	\$0.18	\$7,797	\$38,985	
304,920	7.0	\$0.16	\$6,859	\$48,014	
435,600	10.0	\$0.14	\$5,988	\$59,879	
653,400	15.0	\$0.12	\$5,131	\$76,967	
871,200	20.0	\$0.11	\$4,599	\$91,973	
1,089,000	25.0	\$0.10	\$4,224	\$105,600	
1,306,800	30.0	\$0.09	\$3,941	\$118,219	
1,742,400	40.0	\$0.08	\$3,532	\$141,268	
2,178,000	50.0	\$0.07	\$3,244	\$162,198	
4,356,000	100.0	\$0.06	\$2,491	\$249,131	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	2	47.45%	\$0.69	\$0.69	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	2	47.45%	\$0.69	\$0.69
1.00	1.99	10	20.66%	\$0.31	\$0.31	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	10	20.66%	\$0.31	\$0.31
2.00	4.99	25	31.27%	\$0.22	\$0.22	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	25	31.27%	\$0.22	\$0.22
5.00	9.99	15	22.86%	\$0.16	\$0.14	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	15	22.86%	\$0.16	\$0.14
10.00	10000.00	30	23.47%	\$0.12	\$0.13	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	30	23.47%	\$0.12	\$0.13
0.00	10000.00	82	48.32%	\$0.20	\$0.16	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	82	48.32%	\$0.20	\$0.16

2023 Cambridge Township Rural Residential SQ Ft.xlsm
Dates for sales period
Out Year Start: 4/1/2020
Out Year End: 3/31/2021
In Year Start: 4/1/2021
In Year End: 3/30/2022

2023 Cambridge Township Land Value Analysis
Used Sales

2022 for 2023

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Libe/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments	
	Vacant	000-14-32-151-001-06	11/1/2019	\$150,000	WD	2151-131	43.790	1,907,492				0	\$150,000	N/A	43.790	1,907,492	\$3,425	\$0.08	-7	0.00%	\$150,000	\$3,425	\$0.08	N/A		
	Vacant	000-14-35-326-001-03	11/20/2019	\$185,000	WD	2152-24	42.470	1,849,993				0	\$185,000	N/A	42.470	1,849,993	\$4,356	\$0.10	-8	0.00%	\$185,000	\$4,356	\$0.10	N/A		
	Vacant	000-19-25-176-001-4	4/24/2020	\$78,500	WD	2162-190	19.530	850,727				0	\$78,500	N/A	19.530	850,727	\$4,019	\$0.09	-13	0.00%	\$78,500	\$4,019	\$0.09	N/A		
	Vacant	WDO-111-4000-00	4/24/2020	\$51,500	PTA	2597-0187	19.800	862,488				0	\$51,500	N/A	19.800	862,488	\$2,601	\$0.06	-13	0.00%	\$51,500	\$2,601	\$0.06	N/A		
	Vacant	RM0-135-3330-00	5/8/2020	\$50,000	WD	2597-967	10.100	439,956				0	\$50,000	N/A	10.100	439,956	\$4,950	\$0.11	-13	0.00%	\$50,000	\$4,950	\$0.11	N/A		
	Vacant	WDO-114-4510-00	5/12/2020	\$26,000	WD	2598-0078	2.610	113,692				0	\$26,000	N/A	2.610	113,692	\$9,962	\$0.23	-13	0.00%	\$26,000	\$9,962	\$0.23	N/A		
	Vacant	WDO-116-4640-00	5/27/2020	\$14,900	MLC	2598-0346	2.760	120,226				0	\$14,900	N/A	2.760	120,226	\$5,399	\$0.12	-14	0.00%	\$14,900	\$5,399	\$0.12	N/A		
	Vacant	FR0-124-3475-00	6/15/2020	\$15,000	WD	2599-279	2.870	125,017				0	\$15,000	N/A	2.870	125,017	\$5,226	\$0.12	-14	0.00%	\$15,000	\$5,226	\$0.12	N/A		
	Vacant	RM0-106-1200-00	6/22/2020	\$48,000	WD	2599-498	13.640	594,158				0	\$48,000	N/A	13.640	594,158	\$3,519	\$0.08	-15	0.00%	\$48,000	\$3,519	\$0.08	N/A		
	Vacant	CA0-129-3000-00	6/25/2020	\$70,000	WD	2600-329	12.850	559,746				0	\$70,000	N/A	12.850	559,746	\$5,447	\$0.13	-15	0.00%	\$70,000	\$5,447	\$0.13	N/A		
	Vacant	WDO-110-4840-00	6/25/2020	\$20,000	WD	2599-0860	4.000	174,240				0	\$20,000	N/A	4.000	174,240	\$5,000	\$0.11	-15	0.00%	\$20,000	\$5,000	\$0.11	N/A		
	Vacant	000-19-11-100-001-4	6/28/2020	\$83,000	WD	2167-600	11.860	516,622				0	\$83,000	N/A	11.860	516,622	\$6,998	\$0.16	-15	0.00%	\$83,000	\$6,998	\$0.16	N/A		
	Vacant	000-19-226-001-4	7/1/2020	\$107,500	WD	2165-608	21.970	957,013				0	\$107,500	N/A	21.970	957,013	\$4,893	\$0.11	-15	0.00%	\$107,500	\$4,893	\$0.11	N/A		
	Vacant	CA0-105-4805-00	7/16/2020	\$40,000	MLC	2600-863	3.630	158,123				0	\$40,000	N/A	3.630	158,123	\$11,019	\$0.25	-16	0.00%	\$40,000	\$11,019	\$0.25	N/A		
	Vacant	FR0-106-2750-00	7/24/2020	\$48,000	WD	2602-91	9.540	415,562				0	\$48,000	N/A	9.540	415,562	\$5,031	\$0.12	-16	0.00%	\$48,000	\$5,031	\$0.12	N/A		
	Vacant	000-19-13-126-003-4	8/12/2020	\$23,000	WD	2168-774	2.110	91,912				0	\$23,000	N/A	2.110	91,912	\$10,900	\$0.25	-16	0.00%	\$23,000	\$10,900	\$0.25	N/A		
	Vacant	CA0-126-4200-00	8/21/2020	\$58,300	WD	2602-928	10.390	452,588				0	\$58,300	N/A	10.390	452,588	\$5,611	\$0.13	-17	0.00%	\$58,300	\$5,611	\$0.13	N/A		
	Vacant	RL0-882-0010-00	8/27/2020	\$15,000	WD	2603-0223	0.340	14,810				0	\$15,000	N/A	0.340	14,810	\$44,118	\$1.01	-17	0.00%	\$15,000	\$44,118	\$1.01	N/A		
	Vacant	000-19-21-301-001-4	9/8/2020	\$30,000	WD	2169-1233	2.000	87,120				0	\$30,000	N/A	2.000	87,120	\$15,000	\$0.34	-17	0.00%	\$30,000	\$15,000	\$0.34	N/A		
	Vacant	000-20-35-200-001-4	9/15/2020	\$35,000	WD	2170-50	5.900	257,004				0	\$35,000	N/A	5.900	257,004	\$5,932	\$0.14	-17	0.00%	\$35,000	\$5,932	\$0.14	N/A		
	Vacant	000-19-14-100-002-4	9/18/2020	\$45,000	WD	2171-1	5.000	217,800				0	\$45,000	N/A	5.000	217,800	\$9,000	\$0.21	-18	0.00%	\$45,000	\$9,000	\$0.21	N/A		
	Vacant	000-19-35-251-001-4	9/28/2020	\$24,000	WD	2171-297	4.640	202,118				0	\$24,000	N/A	4.640	202,118	\$5,172	\$0.12	-18	0.00%	\$24,000	\$5,172	\$0.12	N/A		
	Vacant	WD1-131-4575-00	10/1/2020	\$7,500	PTA		0.480	20,909				0	\$7,500	N/A	0.480	20,909	\$15,625	\$0.36	-18	0.00%	\$7,500	\$15,625	\$0.36	N/A		
	Vacant	000-20-12-351-002-4	10/2/2020	\$125,000	WD	2172-642	22.000	958,320				0	\$125,000	N/A	22.000	958,320	\$5,682	\$0.13	-18	0.00%	\$125,000	\$5,682	\$0.13	N/A		
	Vacant	000-19-27-426-013-4	10/22/2020	\$42,000	WD	2173-1067	4.710	205,168				0	\$42,000	N/A	4.710	205,168	\$8,917	\$0.20	-19	0.00%	\$42,000	\$8,917	\$0.20	N/A		
	Vacant	CA0-124-2740-00	10/27/2020	\$20,000	WD	2606-930	2.050	89,298				0	\$20,000	N/A	2.050	89,298	\$9,756	\$0.22	-19	0.00%	\$20,000	\$9,756	\$0.22	N/A		
	Vacant	WDO-410-0050-00	12/10/2020	\$18,500	WD	2609-0521	1.960	85,378				0	\$18,500	N/A	1.960	85,378	\$9,439	\$0.22	-20	0.00%	\$18,500	\$9,439	\$0.22	N/A		
	Vacant	000-19-12-226-001-4	12/11/2020	\$30,000	WD	2176-1054	2.510	109,336				0	\$30,000	N/A	2.510	109,336	\$11,952	\$0.27	-20	0.00%	\$30,000	\$11,952	\$0.27	N/A		
	Vacant	000-20-31-251-001-4	12/14/2020	\$62,000	WD	2179-715	21.380	931,313				0	\$62,000	N/A	21.380	931,313	\$2,900	\$0.07	-20	0.00%	\$62,000	\$2,900	\$0.07	N/A		
	Vacant	RL0-107-4350-00	1/14/2021	\$110,000	WD	2611-0131	25.090	1,092,920				0	\$110,000	N/A	25.090	1,092,920	\$4,384	\$0.10	-21	0.00%	\$110,000	\$4,384	\$0.10	N/A		
	Vacant	FR0-106-2625-00	1/21/2021	\$55,000	WD	2611-397	9.910	431,680				0	\$55,000	N/A	9.910	431,680	\$5,550	\$0.13	-22	0.00%	\$55,000	\$5,550	\$0.13	N/A		
	Vacant	CA0-124-1815-00	1/25/2021	\$112,000	WD	2611-593	22.830	994,475				0	\$112,000	N/A	22.830	994,475	\$4,906	\$0.11	-22	0.00%	\$112,000	\$4,906	\$0.11	N/A		
	Vacant	000-19-18-326-001-00	1/26/2021	\$210,000	WD	2179-909	80.000	3,484,800				0	\$210,000	N/A	80.000	3,484,800	\$2,625	\$0.06	-22	0.00%	\$210,000	\$2,625	\$0.06	N/A		
	Vacant	000-19-21-151-002-4	2/11/2021	\$19,900	WD	2178-830	1.520	66,211				0	\$19,900	N/A	1.520	66,211	\$13,092	\$0.30	-22	0.00%	\$19,900	\$13,092	\$0.30	N/A		
	Vacant	FR0-105-2575-00	2/16/2021	\$55,000	WD	2613-19	11.610	505,732				0	\$55,000	N/A	11.610	505,732	\$4,737	\$0.11	-23	0.00%	\$55,000	\$4,737	\$0.11	N/A		
	Vacant	WDO-119-2030-00	2/16/2021	\$52,000	WD	2613-0063	10.270	447,361				0	\$52,000	N/A	10.270	447,361	\$5,063	\$0.12	-23	0.00%	\$52,000	\$5,063	\$0.12	N/A		
	Vacant	000-19-25-101-002-4	2/17/2021	\$70,000	LC	2180-468	9.700	422,532				0	\$70,000	N/A	9.700	422,532	\$7,216	\$0.17	-23	0.00%	\$70,000	\$7,216	\$0.17	N/A		
	Vacant	FR0-136-4535-00	3/5/2021	\$33,500	WD	2614-442	4.680	203,861				0	\$33,500	N/A	4.680	203,861	\$6,944	\$0.16	-23	0.00%	\$33,500	\$6,944	\$0.16	N/A		
	Vacant	000-20-01-401-001-4	3/8/2021	\$59,900	WD	2183-589	7.490	326,264				0	\$59,900	N/A	7.490	326,264	\$7,997	\$0.18	-23	0.00%	\$59,900	\$7,997	\$0.18	N/A		
	Vacant	FR0-108-3640-00	3/19/2021	\$70,000	WD	2615-626	10.010	436,036				0	\$70,000	N/A	10.010	436,036	\$6,993	\$0.16	-24	0.00%	\$70,000	\$6,993	\$0.16	N/A		
	Vacant	RL0-130-3600-30	4/1/2021	\$25,000	WD	2617-0167	1.340	58,370				0	\$25,000	N/A	1.340	58,370	\$18,657	\$0.43	-24	0.00%	\$25,000	\$18,657	\$0.43	N/A		
	Vacant	000-19-28-151-001-4	4/13/2021	\$32,500	WD	2186-247	1.750	76,230				0	\$32,500	N/A	1.750	76,230	\$18,571	\$0.43	-24	0.00%	\$32,500	\$18,571	\$0.43	N/A		
	Vacant	000-20-23-100-002-4	4/14/2021	\$140,000	WD	2187-205	19.270	859,003				0	\$140,000	N/A	19.270	859,003	\$7,099	\$0.16	-24	0.00%	\$140,000	\$7,099	\$0.16	N/A		
	Vacant	000-19-13-126-003-4	4/22/2021	\$32,000	WD	2190-1020	3.840	167,270				0	\$32,000	N/A	3.840	167,270	\$8,333	\$0.19	-25	0.00%	\$32,000	\$8,333	\$0.19	N/A		
	Vacant	CA0-113-4350-00	4/26/2021	\$91,000	WD	2618-678	10.220	445,183				0	\$91,000	N/A	10.220	445,183	\$8,904	\$0.20	-25	0.00%	\$91,000	\$8,904	\$0.20	N/A		
	Vacant	WDO-110-4550-00	4/30/2021	\$99,900	WD	2618-0897	13.740	598,514				0	\$99,900	N/A	13.740	598,514	\$7,271	\$0.17	-25	0.00%	\$99,900	\$7,271	\$0.17	N/A		
	Vacant	WDO-102-4925-00	5/18/2021	\$101,500	WD	2619-0596	9.300	405,108				0	\$101,500	N/A	9.300	405,108	\$10,914	\$0.25	-26	0.00%	\$101,500	\$10,914	\$0.25	N/A		
	Vacant	WDO-410-0020-00	5/27/2021	\$18,500	WD	2620-0447	1.960	85,378				0	\$18,500	N/A	1.960	85,378	\$9,439	\$0.22	-26	0.00%	\$18,500	\$9,439	\$0.22	N/A		
	Vacant	WDO-108-4750-00	6/8/2021	\$93,967	WD	2622-0764	11.390	496,148				0	\$93,967	N/A	11.390	496,148	\$8,250	\$0.19	-26	0.00%	\$93,967	\$8,250	\$0.19	N/A		
	Vacant	WDO-127-3550-00	6/11/2021	\$55,000	MLC	2621-0219	9.900	431,244				0	\$55,000	N/A	9.900	431,244	\$5,556	\$0.13	-26</							

2023 Cambridge Township Land Value Studies

Conclusions: Copy of 2023 Cambridge Township Rural Residential RR-04 SQ FT.xlsm

Curve Formula From Chart		If you're using the Square Footage Table in Assessing.net				
		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$3.13	\$136,256	\$7,820
Formula Pt 1:	423.45	5,000	0.115	\$2.03	\$88,210	\$10,125
Formula Pt 2:	-0.6273	7,500	0.172	\$1.57	\$68,400	\$11,777
		10,000	0.230	\$1.31	\$57,106	\$13,110
		12,500	0.287	\$1.14	\$49,646	\$14,247
		15,000	0.344	\$1.02	\$44,281	\$15,248
		20,000	0.459	\$0.85	\$36,969	\$16,974
		25,000	0.574	\$0.74	\$32,140	\$18,446
		30,000	0.689	\$0.66	\$28,667	\$19,743
		40,000	0.918	\$0.55	\$23,933	\$21,977
		50,000	1.148	\$0.48	\$20,807	\$23,883
		60,000	1.377	\$0.43	\$18,559	\$25,563
		87,120	2.000	\$0.34	\$14,687	\$29,375
		130,680	3.000	\$0.26	\$11,389	\$34,166
		174,240	4.000	\$0.22	\$9,508	\$38,033
		217,800	5.000	\$0.19	\$8,266	\$41,332
		435,600	10.000	\$0.12	\$5,351	\$53,515
		653,400	15.000	\$0.10	\$4,150	\$62,245
		871,200	20.000	\$0.08	\$3,464	\$69,290
		1,089,000	25.000	\$0.07	\$3,012	\$75,298

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.52	\$22,687	\$22,687	
65,340	1.5	\$0.40	\$17,592	\$26,388	
87,120	2.0	\$0.34	\$14,687	\$29,375	
108,900	2.5	\$0.29	\$12,769	\$31,922	
130,680	3.0	\$0.26	\$11,389	\$34,166	
174,240	4.0	\$0.22	\$9,508	\$38,033	
217,800	5.0	\$0.19	\$8,266	\$41,332	
304,920	7.0	\$0.15	\$6,693	\$46,854	
435,600	10.0	\$0.12	\$5,351	\$53,515	
653,400	15.0	\$0.10	\$4,150	\$62,245	
871,200	20.0	\$0.08	\$3,464	\$69,290	
1,089,000	25.0	\$0.07	\$3,012	\$75,298	
1,306,800	30.0	\$0.06	\$2,686	\$80,593	
1,742,400	40.0	\$0.05	\$2,243	\$89,714	
2,178,000	50.0	\$0.04	\$1,950	\$97,494	
4,356,000	100.0	\$0.03	\$1,262	\$126,233	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.29	\$0.29	3	0.76%	\$0.44	\$0.44	4	9.20%	\$0.40	\$0.44
2.00	4.99	0	0.00%	\$0.00	\$0.00	5	43.70%	\$0.30	\$0.27	9	28.74%	\$0.28	\$0.29	14	34.69%	\$0.29	\$0.28
5.00	9.99	0	0.00%	\$0.00	\$0.00	4	50.00%	\$0.16	\$0.14	3	16.67%	\$0.17	\$0.20	7	36.61%	\$0.16	\$0.16
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	10	46.81%	\$0.24	\$0.24	15	35.40%	\$0.29	\$0.29	25	39.41%	\$0.27	\$0.27

2023 Cambridge Township Land Value Analysis
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjust \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	CA0-131-2300-00	12245 SLEE RD	7/23/2020	\$168,000	WD	2601-278	5.600	243,936			141423	\$26,577	0.1582	5.600	243,936	\$4,746	\$0.11	-16	0.00%	\$26,577	\$4,746	\$0.11	N/A		
Allocation	CA0-131-2300-00	12245 SLEE RD	7/23/2020	\$168,000	WD	2601-278	5.600	243,936			141423	\$26,678	0.1588	5.600	243,936	\$4,764	\$0.11	-16	0.00%	\$26,678	\$4,764	\$0.11	N/A		
Abstraction	CA0-131-3570-00	12960 TEACHOUT RD	9/9/2020	\$140,000	LC	2605-19	3.740	162,914			107466	\$32,534	0.2324	3.740	162,914	\$8,699	\$0.20	-17	0.00%	\$32,534	\$8,699	\$0.20	N/A		
Allocation	CA0-131-3570-00	12960 TEACHOUT RD	9/9/2020	\$140,000	LC	2605-19	3.740	162,914			107466	\$22,232	0.1588	3.740	162,914	\$5,944	\$0.14	-17	0.00%	\$22,232	\$5,944	\$0.14	N/A		
Abstraction	CA0-133-4420-00	7264 ONSTED HWY	1/26/2021	\$174,900	WD	2618-168	1.480	64,469			156235	\$18,665	0.1067	1.480	64,469	\$12,611	\$0.29	-22	0.00%	\$18,665	\$12,611	\$0.29	N/A		
Allocation	CA0-133-4420-00	7264 ONSTED HWY	1/26/2021	\$174,900	WD	2618-168	1.480	64,469			156235	\$27,774	0.1588	1.480	64,469	\$18,766	\$0.43	-22	0.00%	\$27,774	\$18,766	\$0.43	N/A		
Abstraction	CA0-113-3020-00	7887 GROGER RD	2/8/2021	\$322,000	WD	2612-539	4.000	174,240			275824	\$46,176	0.1434	4.000	174,240	\$11,544	\$0.27	-22	0.00%	\$46,176	\$11,544	\$0.27	N/A		
Allocation	CA0-113-3020-00	7887 GROGER RD	2/8/2021	\$322,000	WD	2612-539	4.000	174,240			275824	\$51,134	0.1588	4.000	174,240	\$12,783	\$0.29	-22	0.00%	\$51,134	\$12,783	\$0.29	N/A		
Abstraction	CA0-119-3640-00	12860 STEPHENSON RD	2/8/2021	\$230,000	WD	2612-683	3.680	160,301			166361	\$63,639	0.2767	3.680	160,301	\$17,293	\$0.40	-22	0.00%	\$63,639	\$17,293	\$0.40	N/A		
Allocation	CA0-119-3640-00	12860 STEPHENSON RD	2/8/2021	\$230,000	WD	2612-683	3.680	160,301			166361	\$36,524	0.1588	3.680	160,301	\$9,925	\$0.23	-22	0.00%	\$36,524	\$9,925	\$0.23	N/A		
Abstraction	CA0-121-4975-00	10050 STEPHENSON RD	4/12/2021	\$399,900	WD	2617-386	7.000	304,920			311126	\$88,774	0.2220	7.000	304,920	\$12,682	\$0.29	-24	0.00%	\$88,774	\$12,682	\$0.29	N/A		
Allocation	CA0-121-4975-00	10050 STEPHENSON RD	4/12/2021	\$399,900	WD	2617-386	7.000	304,920			311126	\$63,504	0.1588	7.000	304,920	\$9,072	\$0.21	-24	0.00%	\$63,504	\$9,072	\$0.21	N/A		
Allocation	CA0-121-3765-00	10644 STEPHENSON RD	6/14/2021	\$169,000	WD	2621-137	1.400	60,984			115806	\$26,837	0.1588	1.400	60,984	\$19,169	\$0.44	-26	0.00%	\$26,837	\$19,169	\$0.44	N/A		
Abstraction	CA0-113-4420-00	10255 SAND LAKE HWY	7/16/2021	\$280,000	WD	2623-559	5.100	222,156			244972	\$35,028	0.1251	5.100	222,156	\$6,868	\$0.16	-28	0.00%	\$35,028	\$6,868	\$0.16	N/A		
Allocation	CA0-113-4420-00	10255 SAND LAKE HWY	7/16/2021	\$280,000	WD	2623-559	5.100	222,156			244972	\$44,464	0.1588	5.100	222,156	\$8,718	\$0.20	-28	0.00%	\$44,464	\$8,718	\$0.20	N/A		
Allocation	CA0-116-1600-00	10626 HAND HWY	8/13/2021	\$222,000	WD	2624-477	2.000	87,120			162597	\$35,254	0.1588	2.000	87,120	\$17,627	\$0.40	-28	0.00%	\$35,254	\$17,627	\$0.40	N/A		
Abstraction	CA0-122-2300-00	9954 SPRINGVILLE HWY	10/29/2021	\$1,300,000	WD	2628-968	5.000	217,800			1284593	\$15,407	0.0119	5.000	217,800	\$3,081	\$0.07	-31	0.00%	\$15,407	\$3,081	\$0.07	N/A		
Allocation	CA0-111-2440-00	8407 SPORTS PARK DR	12/1/2021	\$259,900	WD	2630-696	2.660	115,870			141278	\$41,272	0.1588	2.660	115,870	\$15,516	\$0.36	-32	0.00%	\$41,272	\$15,516	\$0.36	N/A		
Abstraction	CA0-123-1220-00	9561 SPRINGVILLE HWY	3/24/2022	\$216,500	WD	2635-915	4.570	199,069			194080	\$22,420	0.1036	4.570	199,069	\$4,906	\$0.11	-36	0.00%	\$22,420	\$4,906	\$0.11	N/A		
Allocation	CA0-123-1220-00	9561 SPRINGVILLE HWY	3/24/2022	\$216,500	WD	2635-915	4.570	199,069			194080	\$34,380	0.1588	4.570	199,069	\$7,523	\$0.17	-36	0.00%	\$34,380	\$7,523	\$0.17	N/A		
Allocation	CA0-131-1350-00	12555 SLEE RD	4/18/2022	\$250,000	WD	2638-296	3.000	130,680			156006	\$39,700	0.1588	3.000	130,680	\$13,233	\$0.30	-37	0.00%	\$39,700	\$13,233	\$0.30	N/A		
Allocation	CA0-124-2270-00	9933 SAND LAKE HWY	7/15/2022	\$120,000	WD	2642-438	1.000	43,560			85942	\$19,056	0.1588	1.000	43,560	\$19,056	\$0.44	-39	0.00%	\$19,056	\$19,056	\$0.44	N/A		
Abstraction	CA0-122-2050-00	9475 SHEELER RD	7/29/2022	\$280,000	WD	2643-241	4.540	197,762			181001	\$98,999	0.3536	4.540	197,762	\$21,806	\$0.50	-40	0.00%	\$98,999	\$21,806	\$0.50	N/A		
Allocation	CA0-122-2050-00	9475 SHEELER RD	7/29/2022	\$280,000	WD	2643-241	4.540	197,762			181001	\$44,464	0.1588	4.540	197,762	\$9,794	\$0.22	-40	0.00%	\$44,464	\$9,794	\$0.22	N/A		
Allocation	CA0-122-4450-00	9380 SPRINGVILLE HWY	8/9/2022	\$246,500	WD	2643-680	2.000	87,120			102825	\$39,144	0.1588	2.000	87,120	\$19,572	\$0.45	-40	0.00%	\$39,144	\$19,572	\$0.45	N/A		

2023 Cambridge Township Land Value Studies

15 ACRES																											
County	Unit	Sale Date	Parcel Number	Class	Liber/Page	Sale Price	Acres	wetland	Eq Ac	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Rate Group 1	Rate Group 2	Rate Group 3	Street Address
J	COLUMBIA	11/12/21	000-19-07-301-001-05	402	2200-0690	\$76,000	13.18		13.18	WD	03-ARM'S LENGTH	\$76,000	\$76,000	\$71,264	\$5,766	\$0.13	COLRR										REED RD
L	CAMBRIDGE	06/25/20	CA0-129-3000-00	402	2600-329	\$70,000	12.85		12.85	WD	03-ARM'S LENGTH	\$70,000	\$70,000	\$78,483	\$5,447	\$0.13	VAC	40101 # 1 TILLABLE				1/14/2022					8555 N HAWKINS HWY
L	ROME	06/22/20	RM0-106-1200-00	402	2599-498	\$48,000	13.64		13.64	WD	03-ARM'S LENGTH	\$48,000	\$48,000	\$70,479	\$3,519	\$0.08	GEN	ROME TOWNSHIP TABLE NO. 1				NOT INSPECTED					12000 W US-223
L	WOODSTOCK	04/30/21	WDO-110-4550-00	402	2618-0897	\$99,900	13.74		13.74	WD	03-ARM'S LENGTH	\$99,900	\$99,900	\$68,700	\$7,271	\$0.17	401	RESIDENTIAL				1/1/2000					15000 W US-12
Totals:						\$293,900	53.41	0.00	53.41			\$293,900	\$293,900	\$288,926													
						Average						Average															
						per Net Acre>>		5,502.71		15 Acres	\$82,500	per SqFt>>					\$0.13										
20 ACRES																											
County	Unit	Sale Date	Parcel Number	Class	Liber/Page	Sale Price	Acres	wetland	Eq Ac	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Rate Group 1	Rate Group 2	Rate Group 3	Street Address
J	COLUMBIA	04/24/20	000-19-25-176-001-01	402	2162-190	\$78,500	19.53		19.53	WD	03-ARM'S LENGTH	\$78,500	\$78,500	\$101,744	\$4,019	\$0.09	COLRR										8335 CEMENT CITY RD
J	COLUMBIA	12/14/20	000-20-31-251-001-05	402	2179-715	\$62,000	21.38		21.38	WD	03-ARM'S LENGTH	\$62,000	\$62,000	\$120,109	\$2,900	\$0.07	COLRR										M50
J	COLUMBIA	07/01/20	000-19-19-226-001-02	402	2165-608	\$107,500	21.97		21.97	WD	19-MULTI PARCEL ARM'S LENG1	\$107,500	\$107,500	\$79,787	\$4,893	\$0.11		000-19-18-451-002-00									JEFFERSON RD
J	NORVELL	04/14/21	000-20-23-100-002-09	402	2187-205	\$140,000	19.72		19.72	WD	03-ARM'S LENGTH	\$140,000	\$140,000	\$0	\$7,099	\$0.16	NORRR										HARDCASTLE
J	NORVELL	10/02/20	000-20-12-351-002-00	402	2172-642	\$125,000	22.00		22.00	WD	03-ARM'S LENGTH	\$125,000	\$125,000	\$105,995	\$5,682	\$0.13	NORRR										ARNOLD RD
L	CAMBRIDGE	01/25/21	CA0-124-1815-00	402	2611-593	\$112,000	22.83		22.83	WD	03-ARM'S LENGTH	\$112,000	\$112,000	\$103,248	\$4,906	\$0.11	VAC		VACANT				1/1/2000				7000 W M-50
L	ROME	03/01/22	RM0-119-3800-00	402	2635-519	\$140,000	20.00		20.00	WD	03-ARM'S LENGTH	\$140,000	\$140,000	\$79,680	\$7,000	\$0.16	GEN	ROME TOWNSHIP TABLE NO. 1				4/4/2022					12000 BURTON RD
L	WOODSTOCK	02/04/22	WDO-102-1400-00	402	2634-143	\$123,000	19.45		19.45	WD	19-MULTI PARCEL ARM'S LENG1	\$123,000	\$123,000	\$96,324	\$6,324	\$0.15	401	WDO-102-1850-00				1/1/2000					14000 COUNTY LINE RD
L	WOODSTOCK	04/24/20	WDO-111-4000-00	402	2597-0187	\$51,500	19.80		19.80	PTA	03-ARM'S LENGTH	\$51,500	\$51,500	\$67,050	\$2,601	\$0.06	401	RESIDENTIAL				NOT INSPECTED					14000 W US-12
Totals:						\$939,500	186.68	0.00	186.68			\$939,500	\$939,500	\$753,941													
						Average						Average															
						per Net Acre>>		5,032.68		20 Acres	\$100,000	per SqFt>>					\$0.12										
25+ ACRES																											
County	Unit	Sale Date	Parcel Number	Class	Liber/Page	Sale Price	Acres	wetland	Eq Ac	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Rate Group 1	Rate Group 2	Rate Group 3	Street Address
J	COLUMBIA	01/26/21	000-19-18-326-001-00	402	2179-909	\$210,000	80.00	44.00	49.20	WD	19-MULTI PARCEL ARM'S LENG1	\$210,000		\$210,000	\$190,470	\$4,268	\$0.06	COLRR	000-19-18-401-001-00								
J	NAPOLEON	11/20/19	000-14-35-326-001-03	402	2152-24	\$185,000	42.47		42.47	WD						\$4,356											
J	NAPOLEON	11/01/19	000-14-32-151-001-06	402	2151-131	\$150,000	43.79	6.30	39.38	WD						\$3,809											
L	ROLLIN	01/14/21	RLO-107-4350-00	402	2611-0131	\$110,000	25.09	0.00	25.09	WD	19-MULTI PARCEL ARM'S LENG1	\$110,000	\$101,744	\$123,225	\$4,055	\$0.09	104	RLO-107-4210-00	RESIDENTIAL				8/1/2017				18000 MANITOU RD
Totals:						\$655,000	191.35	50.30	156.14			\$320,000	\$646,744	\$313,695													
						Average						Average															
						per Net Acre>>		4,194.95		25+ Acres	4100/Acre	per SqFt>>					\$0.08										
Outliers																											
		02/25/21	RM0-111-2350-00	401	2614-306	\$39,900	10.01			WD	03-ARM'S LENGTH	\$39,900	\$39,900	\$66,419	\$3,986	\$0.09	GEN		ROME TOWNSHIP TABLE NO. 1				NOT INSPECTED				5784 GILBERT HWY
		12/15/20	RLO-114-3025-00	102	2609-0667	\$48,000	7.96			WD	03-ARM'S LENGTH	\$48,000	\$48,000	\$39,390	\$6,030	\$0.14	114		AGRICULTURAL				NOT INSPECTED				14000 GRISWOLD RD
		06/25/20	WDO-410-0040-00	401	2599-0798	\$18,500	1.96			WD	03-ARM'S LENGTH	\$18,500	\$18,500	\$18,980	\$9,439	\$0.22	401		RESIDENTIAL				NOT INSPECTED				15625 CEMENT CITY RD

2023 Cambridge Township Land Value Studies

2023 Cambridge Township Land Values

Sand Lake Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3																									
CA0-715-0510-00	5580 RAYS DR	04/14/12	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$82,700	43.55	\$178,746	\$83,029	\$177,875	25.0	0.0	0.05	0.05	\$3,321	\$1,660,580	\$38.12	25.00	SL-01	2619-32		SL-01: SAND LAKE WATERFRONT	0	0	10/27/2021	408	LAKEFRONT																												
CA0-510-0010-00	4000 S HANE HWY	03/22/12	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$119,200	41.82	\$295,984	\$114,016	\$125,000	50.0	0.0	0.08	0.08	\$2,280	\$1,425,200	\$32.72	50.00	SL-01	2615-296		SL-01: SAND LAKE WATERFRONT	0	0	10/25/2013	408	LAKEFRONT																												
CA0-113-2810-00	1108 SAND LAKE HWY	08/08/18	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$134,300	41.82	\$367,469	\$132,531	\$175,000	70.0	0.0	0.85	0.85	\$1,893	\$155,919	\$3.58	70.00	SL-01	2567-267		SL-01: SAND LAKE WATERFRONT	0	0	10/23/2018	408	LAKEFRONT																												
CA0-715-0140-00	5156 BOARDMAN DR	07/24/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$159,400	41.95	\$361,770	\$143,230	\$125,000	50.0	0.0	0.24	0.24	\$2,865	\$596,792	\$13.70	50.00	SL-01	2601-919		SL-01: SAND LAKE WATERFRONT	0	0	8/18/2020	408	LAKEFRONT																												
CA0-715-0450-00	5540 RAYS DR	06/28/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$190,500	86.59	\$181,637	\$38,363	\$0	70.0	0.0	0.27	0.27	\$548	\$142,085	\$3.26	70.00	SL-01	2582-120		SL-01: SAND LAKE WATERFRONT	0	0	1/23/2023	408																													
CA0-113-1120-00	3012 MARSH RD	06/08/18	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$193,900	43.57	\$300,993	\$144,007	\$0	90.0	0.0	1.01	1.01	\$1,600	\$142,581	\$3.27	90.00	SL-01	2564-840		SL-01: SAND LAKE WATERFRONT	0	0	1/21/2019	408																													
CA0-112-3350-00	4146 S HANE HWY	08/04/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$188,700	30.19	\$581,387	\$144,238	\$100,625	35.0	0.0	0.23	0.23	\$4,121	\$627,122	\$14.40	35.00	SL-01	2623-798		SL-01: SAND LAKE WATERFRONT	0	0	2/7/2020	408	LAKEFRONT																												
CA0-113-2780-00	1122 SAND LAKE HWY	06/07/19	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$202,900	36.89	\$574,624	\$150,376	\$175,000	70.0	0.0	0.61	0.61	\$2,148	\$246,518	\$5.66	70.00	SL-01	2581-228		SL-01: SAND LAKE WATERFRONT	0	0	9/4/2019	408	LAKEFRONT																												
CA0-715-0190-00	5090 BOARDMAN DR	03/30/21	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$203,500	34.55	\$551,090	\$162,391	\$125,000	50.0	0.0	0.24	0.24	\$2,358	\$678,792	\$15.58	50.00	SL-01	2616-644		SL-01: SAND LAKE WATERFRONT	0	0	10/25/2021	408	LAKEFRONT																												
CA0-715-0180-00	5092 BOARDMAN DR	10/21/19	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$150,600	40.16	\$372,404	\$190,096	\$187,500	75.0	0.0	0.38	0.38	\$2,535	\$500,253	\$11.48	75.00	SL-01	2588-522		SL-01: SAND LAKE WATERFRONT	0	0	7/23/2015	408	LAKEFRONT																												
CA0-715-0360-00	5512 RAYS DR	04/20/20	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$281,400	54.65	\$326,923	\$198,077	\$0	160.0	0.0	0.45	0.45	\$1,238	\$440,171	\$10.10	160.00	SL-01	2618-130		SL-01: SAND LAKE WATERFRONT	0	0	10/27/2021	408																													
CA0-113-2795-00	1118 SAND LAKE HWY	12/28/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$172,500	44.81	\$159,840	\$225,160	\$0	90.0	0.0	0.71	0.71	\$2,502	\$317,127	\$7.28	90.00	SL-01	2632-650		SL-01: SAND LAKE WATERFRONT	0	0	1/3/2023	408	CHANNEL/ LAGOON																												
CA0-591-0510-00	2000 LYSITER DR	08/31/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$102,400	39.38	\$227,500	\$260,000	\$227,500	91.0	0.0	0.35	0.35	\$2,857	\$742,857	\$17.05	91.00	SL-01	2603-352		SL-01: SAND LAKE WATERFRONT	0	0	1/1/2000	409	LAKEFRONT																												
CA0-715-0210-00	5080 BOARDMAN DR	07/25/18	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$129,200	43.07	\$24,728	\$300,000	\$0	137.8	0.0	0.38	0.38	\$2,177	\$789,474	\$18.12	137.80	SL-01	2566-695		SL-01: SAND LAKE WATERFRONT	0	0	10/25/2021	408																													
Totals:			\$5,453,900			\$5,453,900	\$2,311,200		\$4,505,095	\$2,286,033	\$1,312,500	1,063.8			5.85	5.85																																								
										Sale. Ratio =>	42.38											Average																																		
										Std. Dev. =>	13.27											per FF=>	\$2,149											Average																						
																						per Net Acre=>	390,774.87											\$2,382											per SqFt=>	\$8.97										

2023 Cambridge Township Land Values

Sand Lake Channel Front

[illegible]

Outliers

CAO-555-0170-00	5032 SAND LAKE DR	07/20/20	\$637,500	WD	03-ARM'S LENGTH	\$637,500	\$494,800	77.62	\$904,998	(\$267,498)	\$0	199.0	155.4	0.71	0.71	(\$1,344)	(\$376,758)	(\$8.65)	199.00	SL-01 SAND LAKE WATERFRONT	0	0	1/18/2022	408
CAO-555-8032-00	5068 BOARDMAN DR	09/28/18	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$159,100	38.80	\$743,323	(\$183,323)	\$150,000	248.0	0.0	0.72	0.72	(\$739)	(\$254,615)	(\$5.85)	248.00	SL-01 SAND LAKE WATERFRONT	0	0	2/11/2020	408 LAKEFRONT
CAO-660-0170-00	4022 RAY MAR CT	09/10/18	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00	\$125,037	(\$5,037)	\$0	78.0	0.0	0.17	0.17	(\$65)	(\$29,629)	(\$0.68)	78.00	SL-CH 2568-897	0	0	10/7/2015	408

2023 Cambridge Township Sand Lake Lakeview Rate

Based on 140% of Offlake Rates

<u>SQ FT</u>	<u>OL Rate</u>	<u>LV Rate</u>
2500	9747	13646
5000	12619	17667
7500	14676	20546
10000	16337	22872
12500	17753	24854
15000	19000	26600
20000	21150	29610
25000	22983	32176
30000	24599	34439
40000	27381	38333
50000	29755	41657
60000	31846	44584
87120	36593	51230
130680	42559	59583
174240	47374	66324
217800	51480	72072
435600	66648	93307
653400	77515	108521
871200	86284	120798
1089000	93763	131268
Sales Available	28,000/Acre	39,000/Acre

2023 Cambridge Township Land Value Studies

Conclusions: 2023 Sand Lake OL SQ FT SLOPE.xlsm

		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	528.47	2,500	0.057	\$3.90	\$169,833	\$9,747
Formula Pt 2:	-0.6275	5,000	0.115	\$2.52	\$109,935	\$12,619
		7,500	0.172	\$1.96	\$85,241	\$14,676
		10,000	0.230	\$1.63	\$71,163	\$16,337
		12,500	0.287	\$1.42	\$61,865	\$17,753
		15,000	0.344	\$1.27	\$55,177	\$19,000
		20,000	0.459	\$1.06	\$46,065	\$21,150
		25,000	0.574	\$0.92	\$40,046	\$22,983
		30,000	0.689	\$0.82	\$35,717	\$24,599
		40,000	0.918	\$0.68	\$29,818	\$27,381
		50,000	1.148	\$0.60	\$25,922	\$29,755
		60,000	1.377	\$0.53	\$23,120	\$31,846
		87,120	2.000	\$0.42	\$18,296	\$36,593
		130,680	3.000	\$0.33	\$14,186	\$42,559
		174,240	4.000	\$0.27	\$11,843	\$47,374
		217,800	5.000	\$0.24	\$10,296	\$51,480
		435,600	10.000	\$0.15	\$6,665	\$66,648
		653,400	15.000	\$0.12	\$5,168	\$77,515
		871,200	20.000	\$0.10	\$4,314	\$86,284
		1,089,000	25.000	\$0.09	\$3,751	\$93,763

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.65	\$28,265	\$28,265	
65,340	1.5	\$0.50	\$21,916	\$32,874	
87,120	2.0	\$0.42	\$18,296	\$36,593	
108,900	2.5	\$0.37	\$15,906	\$39,764	
130,680	3.0	\$0.33	\$14,186	\$42,559	
174,240	4.0	\$0.27	\$11,843	\$47,374	
217,800	5.0	\$0.24	\$10,296	\$51,480	
304,920	7.0	\$0.19	\$8,336	\$58,355	
435,600	10.0	\$0.15	\$6,665	\$66,648	
653,400	15.0	\$0.12	\$5,168	\$77,515	
871,200	20.0	\$0.10	\$4,314	\$86,284	
1,089,000	25.0	\$0.09	\$3,751	\$93,763	
1,306,800	30.0	\$0.08	\$3,345	\$100,353	
1,742,400	40.0	\$0.06	\$2,793	\$111,705	
2,178,000	50.0	\$0.06	\$2,428	\$121,388	
4,356,000	100.0	\$0.04	\$1,572	\$157,152	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	3	2.15%	\$1.58	\$1.55	7	95.00%	\$3.47	\$2.60	7	37.58%	\$2.10	\$2.03	17	71.17%	\$2.57	\$2.03
1.00	1.99	1	0.00%	\$0.61	\$0.61	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.61	\$0.61
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	4	16.77%	\$1.34	\$1.55	7	95.00%	\$3.47	\$2.60	7	37.58%	\$2.10	\$2.03	18	78.44%	\$2.46	\$1.84

2023 Cambridge Township Land Value Analysis
Land Value Studies
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments	
Vacant	CA0-410-0550-00	5000 RAYS DR	12/7/2018	\$15,500	WD	2573-90	0.230	10,019				0	\$15,500	N/A	0.230	10,019	\$67,391	\$1.55	4	0.00%	\$15,500	\$67,391	\$1.55	N/A		
Vacant	CA0-410-0550-00	5000 RAYS DR	12/7/2018	\$15,500	WD	2573-90	0.230	10,019				0	\$15,500	N/A	0.230	10,019	\$67,391	\$1.55	4	0.00%	\$15,500	\$67,391	\$1.55	N/A		
Abstraction	FR0-420-0020-00	296 EVANS TRAIL	7/15/2019	\$140,000	WD	2583-81	0.330	14,375	0	0		70540	\$69,460	0.4961	0.330	14,375	\$210,485	\$4.83	-3	0.00%	\$69,460	\$210,485	\$4.83	N/A		
Allocation	FR0-420-0020-00	296 EVANS TRAIL	7/15/2019	\$140,000	WD	2583-81	0.330	14,375	0	0		70540	\$17,528	0.1252	0.330	14,375	\$53,115	\$1.22	-3	0.00%	\$17,528	\$53,115	\$1.22	N/A		
Abstraction	FR0-420-0950-00	355 EVANSVIEW TRAIL	9/16/2019	\$197,000	WD	2586-04	0.230	10,019	0	0		176564	\$20,436	0.1037	0.230	10,019	\$88,852	\$2.04	-6	0.00%	\$20,436	\$88,852	\$2.04	N/A		
Allocation	FR0-420-0950-00	355 EVANSVIEW TRAIL	9/16/2019	\$197,000	WD	2586-04	0.230	10,019	0	0		176564	\$24,664	0.1252	0.230	10,019	\$107,237	\$2.46	-6	0.00%	\$24,664	\$107,237	\$2.46	N/A		
Abstraction	FR0-420-0480-00	258 EVANGLEN TRAIL	1/7/2020	\$119,900	WD	2592-08	0.170	7,405	0	0		119625	\$275	0.0023	0.170	7,405	\$1,618	\$0.04	-9	0.00%	\$275	\$1,618	\$0.04	N/A		
Allocation	FR0-420-0480-00	258 EVANGLEN TRAIL	1/7/2020	\$119,900	WD	2592-08	0.170	7,405	0	0		119625	\$15,011	0.1252	0.170	7,405	\$88,303	\$2.03	-9	0.00%	\$15,011	\$88,303	\$2.03	N/A		
Vacant	CA0-410-0550-00	5000 RAYS DR	1/13/2020	\$16,500	WD	2591-871	0.230	10,019				0	\$16,500	N/A	0.230	10,019	\$71,739	\$1.65	-9	0.00%	\$16,500	\$71,739	\$1.65	N/A		
Abstraction	FR0-430-0520-00	69 PENTECOST HWY	3/17/2021	\$211,000	WD	2617-868	0.527	22,956	0	0		208469	\$2,531	0.0120	0.527	22,956	\$4,803	\$0.11	-24	0.00%	\$2,531	\$4,803	\$0.11	N/A	FR0-430-0560-00, FR0-450-0150-00	
Allocation	FR0-430-0520-00	69 PENTECOST HWY	3/17/2021	\$211,000	WD	2617-868	0.527	22,956	0	0		208469	\$26,417	0.1252	0.527	22,956	\$50,128	\$1.15	-24	0.00%	\$26,417	\$50,128	\$1.15	N/A	FR0-430-0560-00, FR0-450-0150-00	
Abstraction	FR0-430-0600-00	73 THE BLVD	6/14/2021	\$210,000	WD	2620-930	0.460	20,038	0	0		157919	\$52,081	0.2480	0.460	20,038	\$113,220	\$2.60	-26	0.00%	\$52,081	\$113,220	\$2.60	N/A		
Allocation	FR0-430-0600-00	73 THE BLVD	6/14/2021	\$210,000	WD	2620-930	0.460	20,038	0	0		157919	\$26,292	0.1252	0.460	20,038	\$57,157	\$1.31	-26	0.00%	\$26,292	\$57,157	\$1.31	N/A		
Vacant	CA0-113-2625-00	7000 GROGER RD	9/17/2021	\$28,000	WD	2626-386	1.058	46,086				0	\$28,000	N/A	1.058	46,086	\$26,465	\$0.61	-30	0.00%	\$28,000	\$26,465	\$0.61	N/A		
Abstraction	FR0-490-0330-00	375 PENTECOST HWY	10/13/2021	\$120,000	WD	2627-702	0.091	3,964	0	0		102642	\$17,358	0.1447	0.091	3,964	\$190,747	\$4.38	-30	0.00%	\$17,358	\$190,747	\$4.38	N/A		
Allocation	FR0-490-0330-00	375 PENTECOST HWY	10/13/2021	\$120,000	WD	2627-702	0.091	3,964	0	0		102642	\$15,024	0.1252	0.091	3,964	\$165,099	\$3.79	-30	0.00%	\$15,024	\$165,099	\$3.79	N/A		
Abstraction	FR0-420-0800-00	242 EVANSVIEW TRAIL	10/22/2021	\$215,000	WD	2628-295	0.220	9,714	0	0		115281	\$99,719	0.4638	0.223	9,714	\$447,170	\$10.27	-31	0.00%	\$99,719	\$447,170	\$10.27	N/A	FR0-420-0810-00	
Allocation	FR0-420-0800-00	242 EVANSVIEW TRAIL	10/22/2021	\$215,000	WD	2628-295	0.220	9,714	0	0		115281	\$26,918	0.1252	0.223	9,714	\$120,709	\$2.77	-31	0.00%	\$26,918	\$120,709	\$2.77	N/A		

2023 Cambridge Township Small Lake Lakefront Land Values

Allen, Deep, Dewey, Iron, Little Stoney, Marr, Middle, Stoney, Timber, Washington and Wolf Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
CAO-470-0740-00	359 MEADOW LANE	04/22/20	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$112,900	59.11	\$285,551	\$23,203	\$117,754	45.3	0.0	0.26	0.26	\$512	\$89,242	\$2.05	45.29	LK-06	2597-576		LK-06 DEWEY LAKE WATERFRONT	0	0	6/9/2020	408	LAKEFRONT			
CAO-735-0110-00	124 WHITE LK PRIVATE DR	12/10/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$104,300	42.57	\$391,395	\$57,605	\$204,000	110.0	124.1	0.31	0.31	\$524	\$184,042	\$4.23	110.00	LK-21	2612-492		LK-21 WHITE LAKE WATERFRONT	0	0	1/31/2015	408	GOOD LAKEFRONT	GOOD LAKEFRONT		
CAO-600-0010-00	306 E RIDGE DR	09/22/21	\$260,600	WD	03-ARM'S LENGTH	\$260,600	\$130,200	49.96	\$437,740	\$67,360	\$244,500	127.3	176.3	0.55	0.55	\$529	\$122,473	\$2.81	110.00	LK-21	2627-59		LK-21 WHITE LAKE WATERFRONT	0	0	2/4/2022	408	GOOD LAKEFRONT			
CAO-117-1715-00	11885 LAIRD RD	06/29/21	\$686,000	WD	03-ARM'S LENGTH	\$686,000	\$330,400	48.16	\$970,764	\$106,436	\$391,200	201.0	0.0	1.49	1.49	\$530	\$71,434	\$1.64	201.00	LK-06	2621-899		LK-06 DEWEY LAKE WATERFRONT	0	0	6/9/2020	408	LAKEFRONT			
CAO-108-4130-00	130 WHITE LK PRIVATE DR	05/28/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,600	51.27	\$316,118	\$70,607	\$221,725	109.3	236.0	0.60	0.60	\$646	\$117,678	\$2.70	106.50	LK-21	2598-642		LK-21 WHITE LAKE WATERFRONT	0	0	1/13/2021	408	GOOD LAKEFRONT			
CAO-720-0160-00	561 TIMBER LANE	05/28/20	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$108,700	53.28	\$362,555	\$80,645	\$239,200	116.0	0.0	0.51	0.51	\$695	\$158,127	\$3.63	116.00	LK-18	2599-590		LK-18 TIMBER LAKE WATERFRONT	0	1	8/3/2020	408	GOOD LAKEFRONT			
CAO-580-0010-00	301 LITTLE STONEY LAKE	08/10/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,900	46.28	\$456,806	\$98,194	\$270,000	120.0	0.0	0.31	0.31	\$818	\$316,755	\$7.27	120.00	LK-11	2602-36		LK-11 LITTLE STONEY LAKE WATERFRONT	1	0	1/25/1993	408	GOOD LAKEFRONT			
CAO-675-0550-00	130 TIMBER TRAIL	08/05/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$95,300	43.52	\$320,228	\$56,472	\$157,700	66.4	0.0	0.26	0.26	\$850	\$217,200	\$4.99	66.40	LK-18	2602-11		LK-18 TIMBER LAKE WATERFRONT	0	0	1/19/2023	408	GOOD LAKEFRONT			
CAO-465-0420-00	294 LAKESHORE DR	07/18/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$100,300	44.58	\$317,404	\$51,596	\$144,000	60.0	0.0	0.21	0.21	\$860	\$245,695	\$5.64	60.00	LK-06	2583-370		LK-06 DEWEY LAKE WATERFRONT	0	0	6/9/2020	408	LAKEFRONT			
CAO-700-0160-00	13230 PERSON HWY	07/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$101,100	35.47	\$426,669	\$122,731	\$264,400	137.0	0.0	0.22	0.22	\$896	\$557,868	\$12.81	137.00	LK-17	2623-141		LK-17 STONEY LAKE WATERFRONT	0	1	5/18/2020	408	GOOD LAKEFRONT			
CAO-720-0170-00	565 TIMBER LANE	06/25/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,500	40.91	\$407,198	\$97,802	\$230,000	100.0	0.0	0.46	0.46	\$978	\$212,613	\$4.88	100.00	LK-18	2622-357		LK-18 TIMBER LAKE WATERFRONT	0	0	10/27/2021	408	GOOD LAKEFRONT			
CAO-470-0810-00	373 MEADOW LANE	10/28/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$88,600	47.89	\$269,159	\$59,841	\$144,000	60.0	0.0	0.23	0.23	\$997	\$260,178	\$5.97	60.00	LK-06	2629-18		LK-06 DEWEY LAKE WATERFRONT	0	0	2/3/2022	408	LAKEFRONT			
CAO-745-0230-00	2240 LAKEVIEW DR	09/10/21	\$156,900	WD	03-ARM'S LENGTH	\$156,900	\$84,100	53.60	\$169,313	\$64,787	\$77,200	64.3	387.0	0.60	0.60	\$1,007	\$108,886	\$2.50	59.00	LK-22	2626-380		LK-22 WOLF LAKE WATERFRONT	0	0	4/8/2013	401	LAKEFRONT			
CAO-593-0020-00	980 MARR LAKE DR	02/04/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,700	42.41	\$358,586	\$125,214	\$255,800	124.0	0.0	0.69	0.69	\$1,010	\$181,470	\$4.17	124.00	LK-12	2633-636		LK-12 MARRS LAKE WATERFRONT	0	0	5/20/2022	408	GOOD LAKEFRONT			
CAO-465-0480-00	282 LAKESHORE DR	09/06/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,600	41.67	\$304,855	\$66,145	\$156,000	65.0	0.0	0.29	0.29	\$1,018	\$228,086	\$5.24	65.00	LK-06	2585-558		LK-06 DEWEY LAKE WATERFRONT	0	0	1/17/2022	408	LAKEFRONT			
CAO-593-0060-00	952 MARR LAKE DR	08/21/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,100	50.36	\$252,837	\$61,190	\$149,027	60.0	0.0	0.07	0.07	\$1,020	\$874,143	\$20.07	60.00	LK-12	2603-09		LK-12 MARRS LAKE WATERFRONT	0	0	1/1/2000	408	GOOD LAKEFRONT			
CAO-490-0100-00	298 DANNY DR	09/14/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$136,500	33.70	\$522,107	\$102,893	\$220,000	100.0	150.0	0.34	0.34	\$1,029	\$299,108	\$6.87	100.00	LK-20	2626-977		LK-20 WASHINGTON LAKE WATERFRONT	0	0	1/15/2016	408	GOOD LAKEFRONT			
CAO-450-0210-00	208 LAKESHORE DR	07/15/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,500	35.89	\$348,263	\$51,737	\$120,000	50.0	0.0	0.18	0.18	\$1,035	\$293,960	\$6.75	50.00	LK-06	2600-818		LK-06 DEWEY LAKE WATERFRONT	1	0	8/25/2020	408	LAKEFRONT			
CAO-405-0200-00	401 BASSWOOD TERRACE	08/27/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$114,700	50.98	\$240,643	\$104,837	\$120,480	100.4	210.2	0.49	0.49	\$1,044	\$216,159	\$4.96	100.00	LK-22	2625-152		LK-22 WOLF LAKE WATERFRONT	0	1	1/1/2000	408	LAKEFRONT			
CAO-445-0010-00	200 LAIRD RD	08/30/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,300	36.56	\$210,416	\$54,956	\$70,372	52.4	0.0	0.58	0.58	\$1,050	\$94,752	\$2.18	52.36	LK-05	2585-233		LK-05 DEEP LAKE WATERFRONT	0	0	6/16/2020	408	LAKEFRONT			
CAO-455-0190-00	336 DEWEY LAKE BEACH RD	02/17/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,600	43.88	\$245,366	\$59,034	\$134,400	56.0	0.0	0.17	0.17	\$1,054	\$347,259	\$7.97	56.00	LK-06	2613-13		LK-06 DEWEY LAKE WATERFRONT	1	0	2/3/2022	408	LAKEFRONT			
CAO-700-0140-00	13220 PERSON HWY	05/13/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$78,800	45.03	\$269,773	\$85,227	\$180,000	80.0	0.0	0.02	0.02	\$1,065	\$4,261,350	\$97.83	80.00	LK-17	2622-423		LK-17 STONEY LAKE WATERFRONT	0	0	1/17/2003	408	GOOD LAKEFRONT			
CAO-585-0030-00	142 WASHINGTON LAKE RD	11/06/20	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$46,000	63.45	\$172,000	\$72,500	\$172,000	66.7	181.5	0.25	0.25	\$1,087	\$290,000	\$6.66	80.00	LK-20	2607-556		LK-20 WASHINGTON LAKE WATERFRONT	0	0	1/19/2023	401	GOOD LAKEFRONT			
CAO-470-0790-00	369 MEADOW LANE	01/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$169,100	43.92	\$520,599	\$134,405	\$270,000	120.0	0.0	0.47	0.47	\$1,120	\$285,968	\$6.56	120.00	LK-06	2633-230		LK-06 DEWEY LAKE WATERFRONT	0	0	1/19/2023	408	LAKEFRONT			
CAO-455-0180-00	334 DEWEY LAKE BEACH RD	11/10/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$108,900	41.09	\$333,476	\$61,124	\$129,600	54.0	0.0	0.18	0.18	\$1,132	\$339,578	\$7.80	54.00	LK-06	2629-248		LK-06 DEWEY LAKE WATERFRONT	1	0	2/3/2022	408	LAKEFRONT			
CAO-580-0270-00	199 OAK GROVE DR	08/05/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$107,800	50.14	\$302,373	\$76,502	\$163,875	65.0	0.0	0.25	0.25	\$1,177	\$306,008	\$7.02	65.00	LK-11	2623-986		LK-11 LITTLE STONEY LAKE WATERFRONT	0	1	9/24/2014	408	GOOD LAKEFRONT			
CAO-720-0130-00	549 TIMBER LANE	05/14/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$90,900	35.23	\$328,926	\$73,074	\$144,000	60.0	0.0	0.35	0.35	\$1,218	\$208,783	\$4.79	60.00	LK-18	2619-436		LK-18 TIMBER LAKE WATERFRONT	0	0	10/27/2021	408	GOOD LAKEFRONT			
CAO-485-0060-00	230 ETHYL DR	11/05/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,700	43.19	\$280,242	\$73,758	\$144,000	60.0	160.0	0.22	0.22	\$1,229	\$335,264	\$7.70	60.00	LK-20	2607-528		LK-20 WASHINGTON LAKE WATERFRONT	0	0	1/19/2023	408	GOOD LAKEFRONT			
CAO-495-0030-00	126 TWIN LAKES DR	07/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,400	36.75	\$346,231	\$112,953	\$194,184	84.8	0.0	0.27	0.27	\$1,332	\$421,466	\$9.68	0.00	LK-15	2622-735		LK-15 MIDDLE LAKE WATERFRONT	0	0	2/3/2022	408	LAKEFRONT			
CAO-104-4640-00	108 W US-12	01/06/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$92,800	49.89	\$151,640	\$130,360	\$96,000	80.0	345.0	0.63	0.63	\$1,630	\$205,615	\$4.72	80.00	LK-22	2610-790		LK-22 WOLF LAKE WATERFRONT	0	0	2/7/2020	408	LAKEFRONT			
CAO-745-0200-00	2260 LAKEVIEW DR	07/08/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$145,500	39.86	\$325,524	\$141,876	\$102,400	85.3	529.5	1.10	1.10	\$1,663	\$128,978	\$2.96	75.00	LK-22	2622-546		LK-22 WOLF LAKE WATERFRONT	0	0	11/5/2002	401	LAKEFRONT			
CAO-104-2150-00	501 KNAAPP RD	04/04/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$65,000	40.63	\$195,583	\$84,417	\$120,000	50.0	0.0	0.21	0.21	\$1,688	\$401,986	\$9.23	50.00	LK-17	2637-643		LK-17 STONEY LAKE WATERFRONT	0	0	6/21/2018	408	GOOD LAKEFRONT			
CAO-440-0090-00	30 DEEP LAKE	08/15/19	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$62,700	31.67	\$254,241	\$72,759	\$129,000	43.0	0.0	0.28	0.28	\$1,692	\$259,854	\$5.97	43.00	LK-05	25										

2023 Cambridge Township Land Value Studies

Conclusions: 2023 Cambridge Township Offlake SQ FT Land Values 2.xlsm

Reduced 25%		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$11.09	\$483,160	\$27,730
Formula Pt 1:	4296.55	5,000	0.115	\$6.54	\$284,974	\$32,710
Formula Pt 2:	-0.7617	7,500	0.172	\$4.80	\$209,258	\$36,029
		10,000	0.230	\$3.86	\$168,081	\$38,586
		12,500	0.287	\$3.26	\$141,809	\$40,694
		15,000	0.344	\$2.83	\$123,423	\$42,501
		20,000	0.459	\$2.28	\$99,136	\$45,517
		25,000	0.574	\$1.92	\$83,641	\$48,003
		30,000	0.689	\$1.67	\$72,796	\$50,135
		40,000	0.918	\$1.34	\$58,472	\$53,693
		50,000	1.148	\$1.13	\$49,332	\$56,626
		60,000	1.377	\$0.99	\$42,936	\$59,141
		87,120	2.000	\$0.74	\$32,319	\$64,638
		130,680	3.000	\$0.54	\$23,732	\$71,196
		174,240	4.000	\$0.44	\$19,062	\$76,248
		217,800	5.000	\$0.37	\$16,083	\$80,413
		435,600	10.000	\$0.22	\$9,486	\$94,857
		653,400	15.000	\$0.16	\$6,965	\$104,481
		871,200	20.000	\$0.13	\$5,595	\$111,896
		1,089,000	25.000	\$0.11	\$4,720	\$118,008

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$1.26	\$54,795	\$54,795	
65,340	1.5	\$0.92	\$40,236	\$60,355	
87,120	2.0	\$0.74	\$32,319	\$64,638	
108,900	2.5	\$0.63	\$27,267	\$68,168	
130,680	3.0	\$0.54	\$23,732	\$71,196	
174,240	4.0	\$0.44	\$19,062	\$76,248	
217,800	5.0	\$0.37	\$16,083	\$80,413	
304,920	7.0	\$0.29	\$12,447	\$87,127	
435,600	10.0	\$0.22	\$9,486	\$94,857	
653,400	15.0	\$0.16	\$6,965	\$104,481	
871,200	20.0	\$0.13	\$5,595	\$111,896	
1,089,000	25.0	\$0.11	\$4,720	\$118,008	
1,306,800	30.0	\$0.09	\$4,108	\$123,249	
1,742,400	40.0	\$0.08	\$3,300	\$131,995	
2,178,000	50.0	\$0.06	\$2,784	\$139,205	
4,356,000	100.0	\$0.04	\$1,642	\$164,210	

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	0	0.00%	\$0.00	\$0.00	4	93.78%	\$4.25	\$3.14	4	48.73%	\$5.60	\$4.92	8	64.66%	\$4.92	\$4.32
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	0	0.00%	\$0.00	\$0.00	4	93.78%	\$4.25	\$3.14	4	48.73%	\$5.60	\$4.92	8	64.66%	\$4.92	\$4.32

2023 Cambridge Township Land Value Analysis
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	CA0-610-8012-00	664 HILLCREST DR	6/10/2020	\$149,900	WD	2599-665	0.566	24,655	0		95563	\$54,337	0.3625	0.566	24,655	\$96,002	\$2.20	-14	0.00%	\$54,337	\$96,002	\$2.20	N/A		
Allocation	CA0-610-8012-00	664 HILLCREST DR	6/10/2020	\$149,900	WD	2599-665	0.566	24,655	0		95563	\$45,300	0.3022	0.566	24,655	\$80,035	\$1.84	-14	0.00%	\$45,300	\$80,035	\$1.84	N/A		
Abstraction	CA0-745-0011-00	2080 LAKEVIEW DR	6/26/2020	\$152,000	WD	2600-77	0.200	8,712	65		148411	\$3,589	0.0236	0.200	8,712	\$17,945	\$0.41	-15	0.00%	\$3,589	\$17,945	\$0.41	\$55.22		
Allocation	CA0-745-0011-00	2080 LAKEVIEW DR	6/26/2020	\$152,000	WD	2600-77	0.200	8,712	65		148411	\$45,934	0.3022	0.200	8,712	\$229,672	\$5.27	-15	0.00%	\$45,934	\$229,672	\$5.27	\$706.68		
Abstraction	CA0-108-2660-00	195 GLENN DR	2/4/2022	\$184,000	WD	2633-802	0.280	12,197	0		134378	\$49,622	0.2697	0.280	12,197	\$177,221	\$4.07	-34	0.00%	\$49,622	\$177,221	\$4.07	N/A		
Allocation	CA0-108-2660-00	195 GLENN DR	2/4/2022	\$184,000	WD	2633-802	0.280	12,197	0		134378	\$55,605	0.3022	0.280	12,197	\$198,589	\$4.56	-34	0.00%	\$55,605	\$198,589	\$4.56	N/A		
Abstraction	CA0-750-0040-00	2205 LAKEVIEW DR	3/23/2022	\$262,500	WD	2636-546	0.170	7,405	100		186234	\$76,266	0.2905	0.170	7,405	\$448,624	\$10.30	-36	0.00%	\$76,266	\$448,624	\$10.30	\$762.66		
Allocation	CA0-750-0040-00	2205 LAKEVIEW DR	3/23/2022	\$262,500	WD	2636-546	0.170	7,405	100		186234	\$79,328	0.3022	0.170	7,405	\$466,632	\$10.71	-36	0.00%	\$79,328	\$466,632	\$10.71	\$793.28		

2023 Cambridge Township Small Lakes Lakeview & Off Lake Sq FT Rates
Reduced 30% from Calculated Land Residual Rates

<u>SQ FT</u>	<u>Calculated OL Rate</u>	<u>OL Reduced 30%</u>
2500	27,730	19,411
5000	32,710	22,897
7500	36,029	25,220
10000	38,586	27,010
12500	40,694	28,486
15000	42,501	29,751
20000	45,517	31,862
25000	48,003	33,602
30000	50,133	35,093
40000	53,693	37,585
50000	56,626	39,638
60000	59,141	41,399
87120	64,638	45,247
130680	71,196	49,837
174240	76,248	53,374
217800	80,413	56,289
435600	94,857	66,400
653400	104,481	73,137
871200	111,896	78,327
1089000	118,008	82,606

2023 Cambridge Township Land Value Studies

2023 Village of Onstead Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
CA8-300-0590-00	237 S MAPLE ST	06/23/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$55,500	42.69	\$148,415	\$5,818	\$24,233	0.0	0.0	0.25	0.25	#DIV/0!	\$23,272	\$0.53	0.00	VLG-1 2599-586		VLG-1: ONSTED ORIGINAL PLAT	
CA8-410-0200-00	249 E FOURTH ST	06/18/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$54,600	40.75	\$148,791	\$7,209	\$22,000	0.0	0.0	0.20	0.20	#DIV/0!	\$36,045	\$0.83	0.00	VLG-1 2621-456		VLG-1: ONSTED ORIGINAL PLAT	
CA8-300-0581-00	233 S MAPLE ST	09/16/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$43,700	33.88	\$128,311	\$27,311	\$26,622	0.0	0.0	0.35	0.35	#DIV/0!	\$78,031	\$1.79	0.00	VLG-1 2626-414		VLG-1: ONSTED ORIGINAL PLAT	
CA8-300-0771-00	272 S MAPLE ST	02/24/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,000	37.00	\$91,515	\$32,718	\$24,233	0.0	0.0	0.25	0.25	#DIV/0!	\$130,872	\$3.00	0.00	VLG-1 2613-668		VLG-1: ONSTED ORIGINAL PLAT	
CA8-410-0010-00	215 E THIRD ST	06/07/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,700	34.59	\$118,123	\$38,877	\$22,000	0.0	0.0	0.20	0.20	#DIV/0!	\$194,385	\$4.46	0.00	VLG-1 2620-642		VLG-1: ONSTED ORIGINAL PLAT	
CA8-410-0160-00	129 E FOURTH ST	06/07/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$40,000	32.52	\$104,729	\$40,271	\$22,000	0.0	0.0	0.20	0.20	#DIV/0!	\$201,355	\$4.62	0.00	VLG-1 2620-633		VLG-1: ONSTED ORIGINAL PLAT	
CA8-300-0800-00	260 S MAPLE ST	01/13/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$53,800	32.61	\$133,468	\$55,765	\$24,233	0.0	0.0	0.27	0.27	#DIV/0!	\$206,537	\$4.74	0.00	VLG-1 2632-648		VLG-1: ONSTED ORIGINAL PLAT	
CA8-410-0120-00	126 S FOURTH ST	12/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$40,700	28.07	\$102,399	\$64,601	\$22,000	0.0	0.0	0.20	0.20	#DIV/0!	\$323,005	\$7.42	0.00	VLG-1 2631-983		VLG-1: ONSTED ORIGINAL PLAT	
CA8-450-0350-00	265 WESTLAND CT	10/01/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$77,200	33.13	\$252,670	\$12,579	\$32,249	0.0	0.0	0.62	0.62	#DIV/0!	\$20,289	\$0.47	0.00	VLG-4 2605-276		VLG-4: NORMANDY	
CA8-450-0260-00	276 NORMANDY DR	12/10/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,200	38.88	\$168,966	\$14,698	\$23,664	0.0	0.0	0.31	0.31	#DIV/0!	\$47,413	\$1.09	0.00	VLG-4 2609-276		VLG-4: NORMANDY	
CA8-430-0020-00	263 NORMANDY DR	11/18/20	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$62,100	37.41	\$187,113	\$14,831	\$35,944	0.0	0.0	1.06	1.06	#DIV/0!	\$13,992	\$0.32	0.00	VLG-4 2609-159		VLG-4: NORMANDY	
CA8-440-0130-00	267 NORMANDY DR	01/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$71,600	34.93	\$172,915	\$61,750	\$29,665	0.0	0.0	0.50	0.50	#DIV/0!	\$123,500	\$2.84	0.00	VLG-4 2644-721		VLG-4: NORMANDY	
CA8-450-0310-00	238 WESTLAND CT	01/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$81,000	36.82	\$179,561	\$65,419	\$24,980	0.0	0.0	0.39	0.39	#DIV/0!	\$167,741	\$3.85	0.00	VLG-4 2632-667		VLG-4: NORMANDY	
CA8-460-0100-00	337 N MAIN ST	06/01/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,700	38.96	\$140,417	\$13,243	\$28,660	0.0	0.0	0.60	0.60	#DIV/0!	\$22,072	\$0.51	0.00	VLG-5 2598-836		VLG-5: MAIN ST	
CA8-300-0510-00	204 S MAIN ST	06/15/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,000	37.95	\$197,749	\$18,036	\$20,785	0.0	0.0	0.25	0.25	#DIV/0!	\$72,144	\$1.66	0.00	VLG-5 2621-01		VLG-5: MAIN ST	
CA8-400-0200-00	115 S MAIN ST	02/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,400	36.62	\$189,605	\$27,304	\$21,909	0.0	0.0	0.30	0.30	#DIV/0!	\$91,013	\$2.09	0.00	VLG-5 2634-275		VLG-5: MAIN ST	
CA8-460-0070-00	327 N MAIN ST	10/27/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$44,000	27.50	\$104,579	\$68,837	\$13,416	0.0	0.0	0.20	0.20	#DIV/0!	\$344,185	\$7.90	0.00	VLG-5 2630-709		VLG-5: MAIN ST	
CA8-400-0240-00	205 S MAIN ST	11/19/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$49,300	27.85	\$115,109	\$83,800	\$21,909	0.0	0.0	0.30	0.30	#DIV/0!	\$279,333	\$6.41	0.00	VLG-5 2630-147		VLG-5: MAIN ST	
CA8-460-0080-00	331 N MAIN ST	03/23/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$41,700	24.53	\$89,356	\$94,060	\$13,416	0.0	0.0	0.20	0.20	#DIV/0!	\$470,300	\$10.80	0.00	VLG-5 2636-187		VLG-5: MAIN ST	
Totals:			\$3,067,000			\$3,067,000	\$1,055,200		\$2,773,791	\$747,127	\$453,918	0.0		6.65	6.65								
								Sale. Ratio =>	34.40			Average											
								Std. Dev. =>	4.86			per FF=>	#DIV/0!		Average								
												per Net Acre=>	112,349.92				Average						
																	per SqFt=>	\$2.58					

2023 Cambridge Township Land Value Studies

VINEYARDS ON THE LAKE - Lakefront															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	EFF	Depth	Net Acres	\$ /FF	\$ /Acre	AFF	Land Table	
119-20-33-301-010-00	BLOOMFIELD BLVD	09/21/20	\$160,000	WD	ARMS LENGTH	160,000	160,000	156	367	1.26	1,026	126,984	160	VL7.VINEYARDS ON THE LAKE	
119-20-33-301-012-00	BLOOMFIELD BLVD	01/27/21	\$225,000	WD	ARMS LENGTH	225,000	225,000	143	297	1.06	1,572	212,264	144	VL7.VINEYARDS ON THE LAKE	
119-20-33-301-014-00	BLOOMFIELD BLVD	09/04/20	\$200,000	WD	ARMS LENGTH	200,000	200,000	151	338	1.16	1,327	172,414	144	VL7.VINEYARDS ON THE LAKE	
CA0-880-0200-00	142 BLOOMFIELD BLVD	10/18/18	\$67,600	WD	03-ARM'S LENGTH	67,600	67,600	116	0	0.62	583	109,032	116	VL-01	
		Totals:	\$652,600			652,600	652,600	566		4.10	1,153	159,171			
										Average	1,127	155,174			
										SET AT	1,150				

2023 Vineyard Lake Offlake Lots SQ FT Rates

Based on 60% of Lakeview Rates

SQUARE FOOT RATES			
PARCEL SIZE	VINEYARD LAKEVIEW	VINEYARD OFFLAKE	
2,500	\$ 52,773	\$ 29,025	
5,000	\$ 58,514	\$ 32,183	
7,500	\$ 62,158	\$ 34,187	
10,000	\$ 64,880	\$ 35,684	
12,500	\$ 67,073	\$ 36,890	
15,000	\$ 68,920	\$ 37,906	
20,000	\$ 71,938	\$ 39,566	
25,000	\$ 74,370	\$ 40,904	
30,000	\$ 76,418	\$ 42,030	
40,000	\$ 79,794	\$ 43,887	
50,000	\$ 82,461	\$ 45,354	
60,000	\$ 84,732	\$ 46,603	
87,120	\$ 89,573	\$ 49,265	
130,680	\$ 95,151	\$ 52,333	
174,240	\$ 99,318	\$ 54,625	
217,800	\$ 102,675	\$ 56,471	
435,600	\$ 113,845	\$ 62,615	
653,400	\$ 120,935	\$ 66,514	
871,200	\$ 126,231	\$ 69,427	
1,089,000	\$ 130,498	\$ 71,774	

ACREAGE RATES			
PARCEL SIZE	VINEYARD LAKEVIEW	VINEYARD OFFLAKE	
1	\$ 80,784	\$ 44,431	
1.5	\$ 85,815	\$ 47,198	
2	\$ 89,573	\$ 49,265	
2.5	\$ 92,601	\$ 50,931	
3	\$ 95,151	\$ 52,333	
4	\$ 99,318	\$ 54,625	
5	\$ 102,675	\$ 56,471	
7	\$ 107,954	\$ 59,375	
10	\$ 113,845	\$ 62,615	
15	\$ 120,935	\$ 66,514	
20	\$ 126,231	\$ 69,427	
25	\$ 130,498	\$ 71,774	
30	\$ 134,092	\$ 73,751	
40	\$ 139,964	\$ 76,980	
50	\$ 144,395	\$ 79,417	
100	\$ 160,437	\$ 88,240	

2023 Cambridge Township Land Value Studies

Conclusions: 2023 Vineyard Lake lakeview SQ FT Rates.xlsm

		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
Formula Pt 1:	16449.45	2,500	0.057	\$21.11	\$919,510	\$52,773
Formula Pt 2:	-0.8510	5,000	0.115	\$11.70	\$509,773	\$58,514
		7,500	0.172	\$8.29	\$361,011	\$62,158
		10,000	0.230	\$6.49	\$282,616	\$64,880
		12,500	0.287	\$5.37	\$233,736	\$67,073
		15,000	0.344	\$4.59	\$200,143	\$68,920
		20,000	0.459	\$3.60	\$156,681	\$71,938
		25,000	0.574	\$2.97	\$129,582	\$74,370
		30,000	0.689	\$2.55	\$110,959	\$76,418
		40,000	0.918	\$1.99	\$86,864	\$79,764
		50,000	1.148	\$1.65	\$71,840	\$82,461
		60,000	1.377	\$1.41	\$61,515	\$84,732
		87,120	2.000	\$1.03	\$44,786	\$89,573
		130,680	3.000	\$0.73	\$31,717	\$95,151
		174,240	4.000	\$0.57	\$24,829	\$99,318
		217,800	5.000	\$0.47	\$20,535	\$102,675
		435,600	10.000	\$0.26	\$11,385	\$113,845
		653,400	15.000	\$0.19	\$8,062	\$120,935
		871,200	20.000	\$0.14	\$6,312	\$126,231
		1,089,000	25.000	\$0.12	\$5,220	\$130,498

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$1.85	\$80,784	\$80,784
65,340	1.5	\$1.31	\$57,210	\$85,815
87,120	2.0	\$1.03	\$44,786	\$89,573
108,900	2.5	\$0.85	\$37,040	\$92,601
130,680	3.0	\$0.73	\$31,717	\$95,151
174,240	4.0	\$0.57	\$24,829	\$99,318
217,800	5.0	\$0.47	\$20,535	\$102,675
304,920	7.0	\$0.35	\$15,422	\$107,954
435,600	10.0	\$0.26	\$11,385	\$113,845
653,400	15.0	\$0.19	\$8,062	\$120,935
871,200	20.0	\$0.14	\$6,312	\$126,231
1,089,000	25.0	\$0.12	\$5,220	\$130,498
1,306,800	30.0	\$0.10	\$4,470	\$134,092
1,742,400	40.0	\$0.08	\$3,499	\$139,964
2,178,000	50.0	\$0.07	\$2,894	\$144,695
4,356,000	100.0	\$0.04	\$1,604	\$160,437

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	7	18.11%	\$2.57	\$2.39	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	7	18.11%	\$2.57	\$2.39
1.00	1.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	7	18.11%	\$2.57	\$2.39	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	7	18.11%	\$2.57	\$2.39

2023 Vineyard Lake lakeview SQ FT Rates.xlsm
Dates for sales period
Out Year Start: 4/1/2020
Out Year End: 3/31/2021
In Year Start: 4/1/2021
In Year End: 3/30/2022

2023 Cambridge Township Land Value Studies
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjust \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Vacant	CA0-880-0340-00	133 BLOOMFIELD BLVD	9/24/2020	\$120,000	WD	2608-709	0.670	29,185	100		0	\$120,000	N/A	0.670	29,185	\$179,104	\$4.11	-18	0.00%	\$120,000	\$179,104	\$4.11	\$1,200.00		
Vacant	CA0-880-0370-00	127 BLOOMFIELD BLVD	1/12/2021	\$65,000	WD	2611-03	0.700	30,492	100		0	\$65,000	N/A	0.700	30,492	\$92,857	\$2.13	-21	0.00%	\$65,000	\$92,857	\$2.13	\$650.00		
Vacant	CA0-880-0290-00	143 BLOOMFIELD BLVD	5/11/2021	\$81,000	WD	2620-276	0.960	41,818	131		0	\$81,000	N/A	0.960	41,818	\$84,375	\$1.94	-25	0.00%	\$81,000	\$84,375	\$1.94	\$618.65		
Vacant	CA0-880-0360-00	129 BLOOMFIELD BLVD	5/14/2021	\$65,000	WD	2620-415	0.670	29,185	100		0	\$65,000	N/A	0.670	29,185	\$97,015	\$2.23	-25	0.00%	\$65,000	\$97,015	\$2.23	\$650.00		
Vacant	CA0-880-0310-00	139 BLOOMFIELD BLVD	6/28/2021	\$73,000	WD	2622-651	0.670	29,185	99		0	\$73,000	N/A	0.670	29,185	\$108,955	\$2.50	-27	0.00%	\$73,000	\$108,955	\$2.50	\$739.24		
Vacant	CA0-880-0380-00	125 BLOOMFIELD BLVD	7/19/2021	\$73,000	WD	2625-686	0.700	30,492	100		0	\$73,000	N/A	0.700	30,492	\$104,286	\$2.39	-28	0.00%	\$73,000	\$104,286	\$2.39	\$730.00		
Vacant	CA0-880-0300-00	141 BLOOMFIELD BLVD	8/3/2021	\$71,000	WD	2624-726	0.600	26,136	98		0	\$71,000	N/A	0.600	26,136	\$118,333	\$2.72	-28	0.00%	\$71,000	\$118,333	\$2.72	\$723.31		

2023 Cambridge Township Wamplers Lakeview Sq FT Rates (No reliable vacant sales during study timeframe)
Based on 125% of OffLake Rates

<u>SQ FT</u>	<u>OL Rate</u>	<u>LV Rate</u>
2500	14161	19825
5000	15974	22364
7500	17141	23997
10000	18020	25228
12500	18732	26225
15000	19335	27069
20000	20327	28458
25000	21131	29583
30000	21811	30535
40000	22929	32101
50000	23836	33370
60000	24604	34446
87120	26251	36751
130680	28168	39435
174240	29613	41458
217800	30784	43098
435600	34725	48615
653400	37261	52165
871200	39172	54841
1089000	40721	57009

2023 Cambridge Township Land Value Studies

2023 Cambridge Township Wampers Lake Lakefront FF Rates - General

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
CAD-705-0352-00	376 EGAN HWY	08/20/19	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$171,600	53.63	\$400,336	\$45,424	\$125,760	31.4	0.0	0.04	0.04	\$1,445	\$1,135,600	\$26.07	31.44	WL-01	2584-689			0	0	5/21/2020		408	LAKEFRONT		
CAD-625-0020-00	494 EGAN HWY	10/29/18	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,200	39.68	\$163,438	\$86,562	\$0	45.4	0.0	0.06	0.06	\$1,909	\$1,442,700	\$33.12	45.35	WL-01	2571-215			0	0	2/12/2020		408	LAKEFRONT		
CAD-705-0561-00	460 EGAN HWY	01/25/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,100	44.14	\$131,238	\$88,672	\$0	40.0	0.0	0.08	0.08	\$2,217	\$1,108,400	\$25.45	40.00	WL-01	2574-670			0	0	5/21/2020		408	LAKEFRONT		
CAD-705-0150-00	344 WYOMING AVE	08/17/18	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,300	43.61	\$244,920	\$90,880	\$105,800	26.5	0.0	0.07	0.07	\$3,436	\$1,298,286	\$29.80	26.45	WL-01	2567-847			0	0	1/19/2023		408	LAKEFRONT		
CAD-705-0421-00	394 EGAN HWY	06/01/18	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,100	42.64	\$117,067	\$132,933	\$0	50.4	0.0	0.08	0.08	\$2,638	\$1,661,663	\$38.15	50.40	WL-01	2564-503			0	0	1/19/2023		408	LAKEFRONT		
CAD-705-0170-00	360 WYOMING AVE	09/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$175,400	38.98	\$439,823	\$156,177	\$146,000	36.5	0.0	0.11	0.11	\$4,279	\$1,419,791	\$32.59	36.50	WL-01	2627-570			0	0	5/21/2020		408	LAKEFRONT		
CAD-705-0522-00	422 EGAN HWY	12/04/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,300	35.78	\$71,854	\$158,146	\$0	50.0	0.0	0.10	0.10	\$3,163	\$1,581,460	\$36.31	50.00	WL-01	2608-908			0	0	1/19/2023		408	LAKEFRONT		
CAD-705-0570-00	464 EGAN HWY	07/31/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$110,500	30.69	\$391,314	\$168,686	\$200,000	50.0	0.0	0.10	0.10	\$3,374	\$1,686,860	\$38.72	50.00	WL-01	2583-664			0	0	5/21/2020		408	LAKEFRONT		
Totals:						\$2,310,000			\$939,500		\$1,960,080	\$927,480				\$577,560															
								Sale. Ratio =>	40.67																						
								Std. Dev. =>	6.71																						

2023 Cambridge Township Wamplers Lake Lakefront FF Rates - Shawnee Shores

[illegible]

2023 Cambridge Township Wamplers Lake Channel Front FF Rates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Net/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Efect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
CAO-635-0240-00	310 CEDAR ST	09/07/18	\$88,500	WD	03-ARM'S LENGTH	\$40,600	45.88	\$109,570	\$4,130	\$25,200	36.0	0.0	0.07	0.07	0.07	\$115	\$599,000	\$1.35	36.00	WL-03 2568-857			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	6/22/2020	408	700 CF <50>			
CAO-640-1522-00	525 CANAL DR	08/01/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,000	43.85	\$161,795	\$8,205	\$40,000	110.0	0.0	0.30	0.30	\$75	\$27,350	\$0.63	110.00	WL-03 2583-780			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	6/24/2020	408	700 CF <50>			EXCESS ACREAGE
CAO-640-1452-00	504 CEDAR ST	05/15/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$70,400	32.74	\$237,389	\$8,411	\$30,800	44.0	0.0	0.08	0.08	\$191	\$105,138	\$2.41	44.00	WL-03 2598-52			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	6/23/2020	408	700 CF <50>			
CAO-640-1531-00	527 CANAL DR	04/25/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,000	31.61	\$177,815	\$21,285	\$44,100	98.0	0.0	0.22	0.22	\$217	\$96,750	\$2.22	98.00	WL-03 2579-764			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	1	5/28/2020	408	700 CF <50>			
CAO-635-0550-00	309 CANAL DR	03/18/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,600	35.05	\$205,855	\$28,645	\$24,500	35.0	0.0	0.09	0.09	\$818	\$318,278	\$7.31	35.00	WL-03 2615-143			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	2/4/2022	408	700 CF <50>			
CAO-500-0210-00	310 RIDGEWAY DR	06/19/20	\$160,000	QC	03-ARM'S LENGTH	\$160,000	\$67,500	42.19	\$179,148	\$39,102	\$58,250	233.0	0.0	0.54	0.54	\$168	\$72,411	\$1.66	233.00	WL-03 2599-388			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	5/38/2020	408	700 CF <50>			
CAO-102-2630-00	211 CEDAR ST	08/10/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$96,000	31.25	\$269,645	\$63,405	\$19,000	141.0	0.0	0.19	0.19	\$137	\$50,428	\$1.16	141.00	WL-03 2626-58			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	1	7/6/2020	401	700 CF <50>			
CAO-635-0420-00	121 CANAL DR	02/16/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$96,700	46.49	\$255,374	\$54,626	\$45,000	100.0	0.0	0.21	0.21	\$546	\$262,124	\$5.97	100.00	WL-03 2634-145			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	5/24/2022	408	700 CF <50>			
CAO-635-0180-00	220 CEDAR ST	12/02/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$57,100	63.44	\$33,272	\$86,128	\$29,400	42.0	0.0	0.10	0.10	\$2,051	\$861,280	\$19.77	42.00	WL-03 2589-868			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	1/21/2021	409	700 CF <50>			
CAO-635-0470-00	209 CANAL DR	09/30/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$117,200	30.44	\$361,838	\$97,162	\$74,000	170.0	0.0	0.41	0.41	\$572	\$328,727	\$5.48	170.00	WL-03 2627-341			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	6/23/2020	408	700 CF <50>			JOINING BL
CAO-500-0290-00	292 RIDGEWAY DR	10/22/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$123,400	32.47	\$304,005	\$112,395	\$36,400	52.0	0.0	0.19	0.19	\$2,161	\$591,553	\$13.58	52.00	WL-03 2628-283			WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	5/28/2020	408	700 CF <50>			
Totals:						\$2,338,500			\$2,338,500	\$828,500						\$2,282,606	\$513,544			\$457,650	1,061.0										

CA0-635-0470-00	209 CANAL DR	11/16/18	\$203,000	LC	03-ARM'S LENGTH	\$203,000	\$84,900	41.82	\$361,838	(\$84,838)	\$74,000	170.0	0.0	0.41	0.41	(\$499)	(\$208,447)	(\$4,79)	170.00	WL-03 2572-386	WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	6/23/2020	408	700 CF	<50	JOINING BL
CA0-640-1411-00	400 CEDAR ST	04/29/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$79,300	70.18	\$184,527	(\$28,777)	\$42,750	95.0	0.0	0.21	0.21	(\$303)	(\$137,033)	(\$3,15)	95.00	WL-03 2619-454	WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	2/4/2022	408	700 CF	<50	
CA0-500-0260-00	300 RIDGEWAY DR	04/26/19	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$53,400	38.70	\$162,268	(\$1,168)	\$23,100	33.0	0.0	0.11	0.11	(\$35)	(\$10,618)	(\$0,24)	33.00	WL-03 2582-359	WL-03: WAMPLERS LAKE CHANNEL/LAGOON	0	0	1/19/2023	408	700 CF	<50	

2023 Cambridge Township Land Value Studies

Conclusions: 2023 Cambridge Township Wamplers OL Land Values SQ FT.xlsm

Curve Formula From Chart	If you're using the Square Footage Table in Assessing.net				
	SqFt	Acres	\$/sf	\$/ac	Concluded \$
	2,500	0.057	\$5.66	\$246,742	\$14,161
Formula Pt 1:	3634.72	5,000	0.115	\$3.19	\$139,167
Formula Pt 2:	-0.8262	7,500	0.172	\$2.29	\$99,553
	10,000	0.230	\$1.80	\$78,493	\$18,020
	12,500	0.287	\$1.50	\$65,278	\$18,732
	15,000	0.344	\$1.29	\$56,150	\$19,335
	20,000	0.459	\$1.02	\$44,272	\$20,327
	25,000	0.574	\$0.85	\$36,818	\$21,131
	30,000	0.689	\$0.73	\$31,670	\$21,811
	40,000	0.918	\$0.57	\$24,970	\$22,929
	50,000	1.148	\$0.48	\$20,766	\$23,836
	60,000	1.377	\$0.41	\$17,862	\$24,604
	87,120	2.000	\$0.30	\$13,126	\$26,251
	130,680	3.000	\$0.22	\$9,389	\$28,168
	174,240	4.000	\$0.17	\$7,403	\$29,613
	217,800	5.000	\$0.14	\$6,157	\$30,784
	435,600	10.000	\$0.08	\$3,473	\$34,725
	653,400	15.000	\$0.06	\$2,484	\$37,261
	871,200	20.000	\$0.04	\$1,959	\$39,172
	1,089,000	25.000	\$0.04	\$1,629	\$40,721

If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net				
SqFt	Acres	\$/sf	\$/ac	Concluded \$
43,560	1.0	\$0.53	\$23,272	\$23,272
65,340	1.5	\$0.38	\$16,647	\$24,971
87,120	2.0	\$0.30	\$13,126	\$26,251
108,900	2.5	\$0.25	\$10,916	\$27,290
130,680	3.0	\$0.22	\$9,389	\$28,168
174,240	4.0	\$0.17	\$7,403	\$29,613
217,800	5.0	\$0.14	\$6,157	\$30,784
304,920	7.0	\$0.11	\$4,663	\$32,638
435,600	10.0	\$0.08	\$3,473	\$34,725
653,400	15.0	\$0.06	\$2,484	\$37,261
871,200	20.0	\$0.04	\$1,959	\$39,172
1,089,000	25.0	\$0.04	\$1,629	\$40,721
1,306,800	30.0	\$0.03	\$1,401	\$42,032
1,742,400	40.0	\$0.03	\$1,105	\$44,187
2,178,000	50.0	\$0.02	\$919	\$45,935
4,356,000	100.0	\$0.01	\$518	\$51,816

This slope should not be downward facing. A person wouldn't pay less for 5,000 sf than they would for 2,500 sf.

The Grey fields below can be edited to adjust acreage ranges. Enter acreages to two decimal places.

Acre Ranges		Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF
0.00	0.99	2	16.85%	\$1.84	\$1.84	10	51.30%	\$2.84	\$2.54	10	22.00%	\$2.74	\$2.75	22	36.14%	\$2.70	\$2.62
1.00	1.99	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.43	\$0.43	1	0.00%	\$0.46	\$0.46	2	3.37%	\$0.45	\$0.45
2.00	4.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
5.00	9.99	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
10.00	10000.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00
0.00	10000.00	2	16.85%	\$1.84	\$1.84	11	57.42%	\$2.62	\$2.37	11	27.74%	\$2.53	\$2.72	24	41.92%	\$2.52	\$2.49

2023 Cambridge Township Land Value Analysis
Land Value Studies
Used Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$/ acre	Unadjust \$/ Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
Abstraction	CA0-620-0160-00	781 BEACH DR	7/24/2020	\$157,500	WD	2601-326	0.180	7,841	80		149263	\$8,237	0.0523	0.180	7,841	\$45,761	\$1.05	-16	0.00%	\$8,237	\$45,761	\$1.05	\$102.96		
Allocation	CA0-620-0160-00	781 BEACH DR	7/24/2020	\$157,500	WD	2601-326	0.180	7,841	80		149263	\$19,121	0.1214	0.180	7,841	\$106,225	\$2.44	-16	0.00%	\$19,121	\$106,225	\$2.44	\$239.01		
Abstraction	CA0-620-0900-00	121 MAPLE ST	8/13/2020	\$210,000	WD	2602-511	0.150	6,534	80		205065	\$4,935	0.0235	0.150	6,534	\$32,900	\$0.76	-16	0.00%	\$4,935	\$32,900	\$0.76	\$61.69		
Allocation	CA0-620-0900-00	121 MAPLE ST	8/13/2020	\$210,000	WD	2602-511	0.150	6,534	80		205065	\$25,494	0.1214	0.150	6,534	\$169,960	\$3.90	-16	0.00%	\$25,494	\$169,960	\$3.90	\$318.68		
Abstraction	CA0-620-0930-00	122 MAPLE ST	8/28/2020	\$165,000	WD	2604-117	0.140	6,098	80		137335	\$27,665	0.1677	0.140	6,098	\$197,607	\$4.54	-17	0.00%	\$27,665	\$197,607	\$4.54	\$345.81		
Allocation	CA0-620-0930-00	122 MAPLE ST	8/28/2020	\$165,000	WD	2604-117	0.140	6,098	80		137335	\$20,031	0.1214	0.140	6,098	\$143,079	\$3.28	-17	0.00%	\$20,031	\$143,079	\$3.28	\$250.39		
Vacant	CA0-635-8030-00	444 POPLAR ST	9/22/2020	\$15,000	WD	2604-587	0.160	6,970	90		0	\$15,000	N/A	0.160	6,970	\$93,750	\$2.15	-18	0.00%	\$15,000	\$93,750	\$2.15	\$166.67		
Abstraction	CA0-620-0280-00	112 WALNUT ST	12/30/2020	\$149,900	WD	2610-108	0.110	4,792	60		139335	\$10,565	0.0705	0.110	4,792	\$96,045	\$2.20	-21	0.00%	\$10,565	\$96,045	\$2.20	\$176.08		
Allocation	CA0-620-0280-00	112 WALNUT ST	12/30/2020	\$149,900	WD	2610-108	0.110	4,792	60		139335	\$18,198	0.1214	0.110	4,792	\$165,435	\$3.80	-21	0.00%	\$18,198	\$165,435	\$3.80	\$303.30		
Abstraction	CA0-635-0730-00	427 POPLAR ST	1/14/2021	\$170,000	WD	2611-642	0.160	6,970	95		153449	\$16,551	0.0974	0.160	6,970	\$103,444	\$2.37	-21	0.00%	\$16,551	\$103,444	\$2.37	\$174.22		
Allocation	CA0-635-0730-00	427 POPLAR ST	1/14/2021	\$170,000	WD	2611-642	0.160	6,970	95		153449	\$20,638	0.1214	0.160	6,970	\$128,988	\$2.96	-21	0.00%	\$20,638	\$128,988	\$2.96	\$217.24		
Abstraction	CA0-620-1130-00	119 ELM ST	3/30/2021	\$205,000	WD	2618-207	0.210	9,148	120		180236	\$24,764	0.1208	0.210	9,148	\$117,924	\$2.71	-24	0.00%	\$24,764	\$117,924	\$2.71	\$206.37		
Allocation	CA0-620-1130-00	119 ELM ST	3/30/2021	\$205,000	WD	2618-207	0.210	9,148	120		180236	\$24,887	0.1214	0.210	9,148	\$118,510	\$2.72	-24	0.00%	\$24,887	\$118,510	\$2.72	\$207.39		
Abstraction	CA0-620-0730-00	114 PINE ST	6/25/2021	\$149,000	WD	2621-791	0.150	6,534	80		117277	\$31,723	0.2129	0.150	6,534	\$211,487	\$4.86	-27	0.00%	\$31,723	\$211,487	\$4.86	\$396.54		
Allocation	CA0-620-0730-00	114 PINE ST	6/25/2021	\$149,000	WD	2621-791	0.150	6,534	80		117277	\$18,089	0.1214	0.150	6,534	\$120,591	\$2.77	-27	0.00%	\$18,089	\$120,591	\$2.77	\$226.11		
Abstraction	CA0-675-0370-00	2306 TIMBER TRAIL	8/6/2021	\$175,000	WD	2623-979	0.280	12,197	85		159078	\$15,922	0.0910	0.280	12,197	\$56,864	\$1.31	-28	0.00%	\$15,922	\$56,864	\$1.31	\$187.32		
Allocation	CA0-675-0370-00	2306 TIMBER TRAIL	8/6/2021	\$175,000	WD	2623-979	0.280	12,197	85		159078	\$21,245	0.1214	0.280	12,197	\$75,875	\$1.74	-28	0.00%	\$21,245	\$75,875	\$1.74	\$249.94		
Abstraction	CA0-620-1100-00	113 ELM ST	9/21/2021	\$62,500	WD	2626-896	0.140	6,098	80		36505	\$25,995	0.4159	0.140	6,098	\$185,679	\$4.26	-30	0.00%	\$25,995	\$185,679	\$4.26	\$324.94		
Allocation	CA0-620-1100-00	113 ELM ST	9/21/2021	\$62,500	WD	2626-896	0.140	6,098	80		36505	\$7,588	0.1214	0.140	6,098	\$54,196	\$1.24	-30	0.00%	\$7,588	\$54,196	\$1.24	\$94.84		
Abstraction	CA0-635-1360-00	310 CHERRY ST	11/29/2021	\$200,000	WD	2630-769	1.200	52,272	80		177577	\$22,423	0.1121	1.200	52,272	\$18,686	\$0.43	-32	0.00%	\$22,423	\$18,686	\$0.43	\$280.29		
Allocation	CA0-635-1360-00	310 CHERRY ST	11/29/2021	\$200,000	WD	2630-769	1.200	52,272	80		177577	\$24,280	0.1214	1.200	52,272	\$20,233	\$0.46	-32	0.00%	\$24,280	\$20,233	\$0.46	\$303.50		
Abstraction	CA0-620-0200-00	107 WALNUT ST	12/13/2021	\$100,000	WD	2630-928	0.110	4,792	60		79160	\$20,840	0.2084	0.110	4,792	\$189,455	\$4.35	-32	0.00%	\$20,840	\$189,455	\$4.35	\$347.33		
Allocation	CA0-620-0200-00	107 WALNUT ST	12/13/2021	\$100,000	WD	2630-928	0.110	4,792	60		79160	\$12,140	0.1214	0.110	4,792	\$110,364	\$2.53	-32	0.00%	\$12,140	\$110,364	\$2.53	\$202.33		
Vacant	CA0-635-8030-00	444 POPLAR ST	1/31/2023	\$18,000	AFF	PTA	0.270	11,761	190		0	\$18,000	N/A	0.270	11,761	\$66,667	\$1.53	-46	0.00%	\$18,000	\$66,667	\$1.53	\$94.74		