

Village of Michiana Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41-4870-0048-00-1	HILLSIDE TR	08/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000
41-4870-0049-00-8	HILLSIDE TR	08/07/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000
41-4910-0035-00-0	PONCHARTRAIN DR	03/11/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
41-4940-0017-00-3	CHEROKEE DR	02/07/22	\$74,750	WD	03-ARM'S LENGTH	\$74,750
41-4940-0079-00-9	CREEK DR	03/17/21	\$79,900	WD	03-ARM'S LENGTH	\$79,900
41-4940-0112-00-6	CHOCTAW TR	03/17/21	\$69,900	WD	03-ARM'S LENGTH	\$69,900
41-4940-0180-00-1	COMANCHE TR	11/24/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000
41-4940-0201-05-0	CHIPPEWA TR	05/12/21	\$59,900	WD	03-ARM'S LENGTH	\$59,900
41-4940-0210-00-8	COMANCHE TR	04/13/22	\$52,000	WD	03-ARM'S LENGTH	\$52,000
41-4940-0217-02-0	CHICKAGAMI TR	03/08/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000
41-4940-0217-02-0	CHICKAGAMI TR	03/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000
Totals:			\$985,450			\$985,450

Final Conclusion \$1172/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$73,161	\$110,000	\$73,161	99.0	166.0	0.38	0.38	\$1,111
\$34,733	\$110,000	\$34,733	47.0	139.0	0.15	0.15	\$2,340
\$42,862	\$145,000	\$42,862	58.0	138.0	0.18	0.18	\$2,500
\$39,167	\$74,750	\$39,167	53.0	249.0	0.30	0.30	\$1,410
\$54,686	\$79,900	\$54,686	74.0	100.0	0.17	0.17	\$1,080
\$56,164	\$69,900	\$56,164	76.0	100.0	0.17	0.17	\$920
\$36,950	\$115,000	\$36,950	125.0	100.0	0.12	0.17	\$920
\$72,422	\$59,900	\$72,422	98.0	91.0	0.21	0.21	\$611
\$34,733	\$52,000	\$34,733	47.0	100.0	0.11	0.11	\$1,106
\$60,598	\$79,000	\$60,598	82.0	101.0	0.19	0.19	\$963
\$60,598	\$90,000	\$60,598	82.0	101.0	0.19	0.19	\$1,098
\$566,074	\$985,450	\$566,074	841.0		2.17	2.22	
		Average per FF=>	\$1,172		Average per Net Acre=	454,963.07	

Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$291,777	\$6.70	99.00	
\$733,333	\$16.84	47.00	
\$788,043	\$18.09	58.00	
\$246,700	\$5.66	53.00	
\$470,000	\$10.79	74.00	
\$401,724	\$9.22	76.00	
\$1,000,000	\$22.96	125.00	41-4940-0179-01-1
\$292,195	\$6.71	98.00	
\$481,481	\$11.05	47.00	
\$415,789	\$9.55	82.00	
\$473,684	\$10.87	82.00	

**Average
per SqFt=>**

\$10.44