

Vacant Land Analysis Using Extraction Method

04/01/18 - 03/31/22

Created 7/13/2022  
 Time Adj./Mo 1.015  
 Time Adj. Date 4/1/2020

Crawford Lake Nature Estates

FF Rates

Calculated FF	\$452
Applied FF	\$500

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj. SP	Time Adj. Land		Depth	\$/FF
					Resid	FF		
41-08-08-201-018	12055 NE WABASIS	08/16/19	\$223,000	\$246,415	\$53,367	107.9	143.0	\$448
41-08-08-201-079	10920 NE SANDY OAK	01/23/20	\$322,000	\$331,660	\$52,569	151.5	612.7	\$337
41-08-08-201-061	10810 NE CRAWFORD LAKE	01/30/20	\$27,000	\$27,810	\$27,810	110.0	0.0	\$245
41-08-08-201-037	10999 NE SANDY OAK	04/02/21	\$468,000	\$468,000	\$70,876	109.1	226.0	\$650
41-08-08-201-034	11025 NE SANDY OAK	08/20/21	\$460,000	\$460,000	\$68,360	125.7	257.8	\$544
<b>Totals:</b>			<b>\$1,500,000</b>		<b>\$272,982</b>	<b>604.2</b>		
<b>Average</b>								
<b>per FF=&gt;</b>								<b>\$452</b>

lots w/o deeded lake access are valued using the rural res land table

Waterfront Lots are valued using the FF method

Deeded Access Lots </= 1Acre = \$25,000 Site Value

Deeded Access Lots 2-3 Acres = 400RR +5 Adj

Deeded Access Lots 3-4 Acres = 400RR +10%Adj

Deeded Access Lots 4 - 5 Acres = 400RR +15% Adj