

Scram Lake FF & Site Value Analysis

Time adjusted sales using land extraction

Average Lot Size .35 Acres
 Typical FF 50
 Typical Depth 130
 Time Adjustmnet/IV 1.015
 Date Adjusted to 4/1/2020

FF Rates

Calculated FF	\$3,280
Applied FF	\$3,000

Sewer Buy-In Cost

F&V Installation	\$10,550
Township Buy-in	\$3,900
Total	\$14,450
Adjustment Used	-\$15,000

Site Values

Single Lot Site	\$45,000
Lots w/o Sewer	\$30,000
Encroachment Adj	-35%

Scram Lake Land Extraction Analysis 04/01/2018 - 03/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Time Aj. Land		FF	Depth	\$/FF
					Residual				
41-08-17-302-011	10500 NE SWEM	11/05/18	\$235,000	\$235,000	\$172,215		66.3	135.0	\$2,596
41-08-18-477-007	10207 NE POPLAR	08/28/20	\$177,500	\$187,500	\$187,500		47.4	97.0	\$3,959
41-08-18-477-006	10201 NE POPLAR	10/07/20	\$520,000	\$520,000	\$129,440		55.8	101.0	\$2,320
41-08-19-226-014	10425 NE POPLAR	10/29/21	\$465,000	\$465,000	\$261,938		59.5	159.0	\$4,401
Totals:			#REF!	\$1,407,500	\$751,093		229.0		
Average per FF=>			\$3,280						

combined lots valued as individual sites unless encroachment prevents future land divisions
 acreage lots w/ metes and bounds legal descriptions valued using 400RR acreage table
 Used RCND1 Site Value for lots w/o Waterfront.

Scram Lake Land Extraction Analysis 04/01/2018 - 03/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Time Adj.Land		Depth	\$/FF
					Residual	FF		
41-08-19-228-007	10256 NE POPLAR	06/09/18	\$113,000	\$113,000	\$68,349	0.0	0.0	#DIV/0!
Totals:			\$113,000	\$113,000	\$68,349	0.0		
Average Site Value=>		\$19,174						

Sewer Buy-in cost subtracted from Time Adjust Land Residual

Double Lot w/ a structure spanning both