

Spencer Township, 2022 Vacant Land Value, 1 Acre Site Value, All School Districts

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Adj. when sold	Acq/Adj. Sale	Cur. Appraisal	Land/Residual	Est. Land Value	Flies Front	Depth	Net Acres	Total Acres	Dollar/Ft	Dollar/Acre	Dollar/Sqft	Actual Front	
41-04-10-401-011	16726 NE TRUIFANT	04/11/19	\$10,000	WD	19-MULTI PARCEL ARMS LENGTH	\$10,000	\$2,000	20.00	\$5,000	\$10,000	\$5,000	0.0	0.0	0.40	0.10	#DV/01	\$25,000	\$0.57	0.00	
41-04-02-351-048	13189 NE SPRUCE RIDGE	01/19/21	\$14,400	WD	03-ARMS LENGTH	\$14,400	\$2,100	14.58	\$4,108	\$14,400	\$4,108	27.4	30.0	0.81	0.81	\$526	\$17,778	\$0.41	100.00	
41-04-12-200-043	17050 NE BASS LAKE	04/29/19	\$6,000	WD	03-ARMS LENGTH	\$6,000	\$7,900	131.67	\$15,725	\$6,000	\$15,725	0.0	0.0	0.96	0.96	#DV/01	\$6,250	\$0.14	0.00	
41-04-23-352-014	12880 NE LINNS	02/27/20	\$15,000	WD	03-ARMS LENGTH	\$15,000	\$7,900	52.67	\$19,425	\$15,000	\$19,425	112.0	265.4	1.00	1.00	\$134	\$15,000	\$0.34	87.97	
41-04-21-226-005	15395 NE BUCK HOLLOW	10/16/20	\$38,000	WD	03-ARMS LENGTH	\$38,000	\$10,500	27.63	\$27,000	\$38,000	\$27,000	0.0	0.0	1.00	1.00	#DV/01	\$38,000	\$0.87	0.00	
1 Acre Site Value																Used	\$20,405.56	\$20,000		

Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Adj. Sale \$	Acq. when sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front
41-04-15-227-005	1630 NE BLACK LAKE	09/16/19	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$41,300	55.07	\$82,500	\$75,000	\$82,500	175.0	0.0	1.37	1.37	\$429	\$54,745	\$1.26	175.00
41-04-26-102-025	12901 NE RIVERVIEW	12/18/20	\$15,000	WD	03-ARMS LENGTH	\$15,000	\$7,500	50.00	\$18,500	\$15,000	\$18,500	130.0	0.0	1.02	1.02	\$115	\$14,778	\$0.34	130.00
41-04-26-102-020	12985 NE BOWEN LAKE	11/08/20	\$15,000	WD	03-ARMS LENGTH	\$15,000	\$7,500	50.00	\$18,500	\$15,000	\$18,500	160.0	0.0	1.10	1.10	\$94	\$13,686	\$0.31	160.00
41-04-26-102-020	12985 NE BOWEN LAKE	01/19/21	\$20,000	WD	03-ARMS LENGTH	\$20,000	\$7,500	37.50	\$18,500	\$20,000	\$18,500	160.0	0.0	1.10	1.10	\$125	\$18,248	\$0.42	160.00
41-04-26-102-070	13372 NE WINDY CRAIG	09/16/20	\$44,000	WD	19-MULTI PARCEL ARMS LENGTH	\$44,000	\$721,100	47.95	\$42,000	\$44,000	\$42,000	741.2	0.0	5.23	1.10	\$59	\$8,419	\$0.19	741.17
41-04-26-102-040	12873 NE LINKS	08/03/20	\$20,000	WD	19-MULTI PARCEL ARMS LENGTH	\$20,000	\$15,000	75.00	\$37,000	\$20,000	\$37,000	308.8	0.0	2.22	1.10	\$60	\$9,009	\$0.21	308.52
41-04-26-102-005	13201 NE BOWEN LAKE	05/15/19	\$13,000	WD	03-ARMS LENGTH	\$13,000	\$7,500	57.69	\$18,500	\$13,000	\$18,500	168.0	0.0	1.16	1.16	\$77	\$11,255	\$0.26	168.00
41-04-26-102-045	13203 NE DUCHEMY	07/10/20	\$15,000	WD	03-ARMS LENGTH	\$15,000	\$7,500	50.00	\$18,500	\$15,000	\$18,500	158.0	0.0	1.17	1.17	\$95	\$12,788	\$0.29	158.00
41-04-23-352-013	12990 NE LINKS	02/27/20	\$17,000	WD	03-ARMS LENGTH	\$17,000	\$7,500	57.69	\$18,500	\$17,000	\$18,500	137.8	0.0	1.17	1.17	\$95	\$12,788	\$0.29	137.80
41-04-26-102-029	12983 NE RIVERVIEW	04/06/19	\$38,000	M/C	03-ARMS LENGTH	\$38,000	\$7,500	46.47	\$19,425	\$38,000	\$19,425	144.9	0.0	1.29	1.29	\$262	\$29,572	\$0.68	144.85
41-04-23-352-029	14900 NE GLASTONBURY	06/26/19	\$19,500	WD	03-ARMS LENGTH	\$19,500	\$7,500	61.03	\$28,594	\$19,500	\$28,594	158.9	0.0	1.68	1.68	\$50	\$3,166	\$0.07	158.28
41-04-26-102-073	13482 NE WINDY CRAIG	08/12/20	\$7,500	WD	03-ARMS LENGTH	\$7,500	\$7,500	19.74	\$18,500	\$7,500	\$18,500	120.00	0.0	2.37	2.37	\$67	\$4,218	\$0.10	120.00
41-04-26-102-074	13456 NE WINDY CRAIG	02/26/21	\$9,000	WD	03-ARMS LENGTH	\$9,000	\$9,000	100.00	\$22,200	\$9,000	\$22,200	150.0	0.0	2.37	2.37	\$67	\$4,218	\$0.10	150.00
41-04-02-351-010	13096 NE SPRUCE RIDGE	04/19/19	\$33,900	WD	03-ARMS LENGTH	\$33,900	\$4,500	13.27	\$10,000	\$33,900	\$10,000	81.8	0.0	1.42	1.42	\$414	\$23,873	\$0.55	81.83
41-04-02-351-052	13175 NE SPRUCE RIDGE	01/19/21	\$14,400	WD	03-ARMS LENGTH	\$14,400	\$2,100	14.58	\$4,108	\$14,400	\$4,108	27.4	0.0	1.53	1.53	\$26	\$9,412	\$0.22	27.40
41-04-02-351-018	17130 NE SPRUCE COVE	09/29/20	\$24,900	WD	03-ARMS LENGTH	\$24,900	\$4,500	16.66	\$10,000	\$24,900	\$10,000	0.0	0.0	2.26	2.26	\$226	\$11,018	\$0.25	0.00
41-04-02-351-001	13082 NE SPRUCE RIDGE	04/29/19	\$29,000	M/C	03-ARMS LENGTH	\$29,000	\$10,000	34.48	\$20,000	\$29,000	\$20,000	128.1	0.0	2.57	2.57	\$226	\$11,297	\$0.26	128.08
41-04-12-200-066	17002 NE BASS LAKE	12/15/20	\$31,900	WD	19-MULTI PARCEL ARMS LENGTH	\$31,900	\$10,000	31.35	\$20,000	\$31,900	\$20,000	128.1	0.0	5.17	2.12	\$249	\$10,188	\$0.23	128.08
41-04-21-228-010	13433 NE BUCK HOLLOW	12/18/20	\$38,000	WD	03-ARMS LENGTH	\$38,000	\$10,500	27.63	\$27,000	\$38,000	\$27,000	0.0	0.0	3.15	3.15	\$120	\$12,063	\$0.28	0.00
41-04-21-228-008	13393 NE BUCK HOLLOW	10/28/20	\$38,000	WD	03-ARMS LENGTH	\$38,000	\$10,500	27.63	\$27,000	\$38,000	\$27,000	0.0	0.0	3.18	3.18	\$119	\$11,950	\$0.27	0.00
41-04-10-226-007	11889 NE BUCK HOLLOW	09/29/20	\$38,000	WD	03-ARMS LENGTH	\$38,000	\$6,300	17.50	\$12,515	\$38,000	\$12,515	0.0	0.0	3.97	3.97	\$97	\$23,984	\$0.55	0.00
41-04-10-226-007	11882 NE GREGVALE	12/19/19	\$36,000	WD	19-MULTI PARCEL ARMS LENGTH	\$36,000	\$6,300	17.50	\$12,515	\$36,000	\$12,515	0.0	0.0	1.50	1.50	\$97	\$23,984	\$0.55	0.00
41-04-26-102-066	14941 NE PARK PLACE	09/27/20	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$16,100	21.47	\$32,201	\$75,000	\$32,201	258.7	0.0	1.96	1.96	\$290	\$38,285	\$0.88	258.70

Used \$177 \$12,597 \$12600

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Ad. when Sold	Ad./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
41-04-31-300-040	9879 NE 16 MILE	10/20/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$18,100	24.13	\$40,992	\$75,000	\$40,992	0.0	0.0	9.84	9.76	#DIV/0!	\$7,622	\$0.17	
41-04-23-352-031	14938 NE GLASTONBURY	06/26/19	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$20,600	54.21	\$49,487	\$38,000	\$49,487	499.7	0.0	5.05	5.05	\$76	\$7,523	\$0.17	
41-04-31-300-042	9885 NE 16 MILE	11/05/20	\$66,250	WD	03-ARM'S LENGTH	\$66,250	\$22,400	33.81	\$46,170	\$66,250	\$46,170	0.0	0.0	7.29	7.29	#DIV/0!	\$9,088	\$0.21	
41-04-09-276-007	11805 NE MEDDLER	06/29/20	\$39,800	WD	03-ARM'S LENGTH	\$39,800	\$16,000	40.20	\$34,600	\$39,800	\$34,600	0.0	0.0	6.24	3.18	#DIV/0!	\$6,378	\$0.15	
41-04-02-351-007	13060 NE SPRUCE RIDGE	09/17/19	\$68,500	AFF	19-MULTI PARCEL AI	\$68,500	\$20,000	29.20	\$40,000	\$68,500	\$40,000	256.2	1828.0	5.37	2.70	\$267	\$12,747	\$0.29	
41-04-12-200-085	17024 NE BASS LAKE	12/15/20	\$36,000	WD	19-MULTI PARCEL AI	\$36,000	\$0	0.00	\$51,500	\$36,000	\$51,500	0.0	0.0	5.17	3.05	#DIV/0!	\$6,963	\$0.16	
																Used	\$8,386.84	8400	

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Ad. 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	
41-04-32-200-012	10861 NE MORAN	08/20/20	\$74,100	WD	03-ARM'S LENGTH	\$74,100	\$17,200	23.21	\$39,050	\$74,100	\$39,050	0.0	0.0	10.00	9.75	#DIV/0!	\$7,410	\$0.17	
41-04-32-200-014	10977 NE MORAN	05/28/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$17,500	25.00	\$46,250	\$70,000	\$46,250	0.0	0.0	10.00	9.75	#DIV/0!	\$7,000	\$0.16	
41-04-17-300-019	15677 NE HATCH	08/03/20	\$62,250	WD	03-ARM'S LENGTH	\$62,250	\$25,500	40.96	\$52,300	\$62,250	\$52,300	0.0	0.0	10.00	10.00	#DIV/0!	\$6,225	\$0.14	
41-04-34-200-050	12650 NE 17 MILE	06/30/20	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$28,700	49.48	\$59,460	\$58,000	\$59,460	0.0	0.0	10.00	10.00	#DIV/0!	\$5,800	\$0.13	
41-04-16-400-059	13947 NE MEDDLER	10/17/19	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$30,700	28.43	\$62,750	\$108,000	\$62,750	0.0	0.0	10.09	10.09	#DIV/0!	\$10,704	\$0.25	
41-04-32-400-024	11022 NE MORAN	02/14/20	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$27,900	38.75	\$57,088	\$72,000	\$57,088	0.0	0.0	10.20	10.20	#DIV/0!	\$7,059	\$0.16	
41-04-32-200-011	10813 NE MORAN	09/17/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$18,000	24.00	\$50,700	\$75,000	\$50,700	0.0	0.0	10.60	10.60	#DIV/0!	\$7,075	\$0.16	
																Used	\$7,324,711	7300	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Eftac. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	
41-04-34-300-010	13471 NE PODUNK	11/05/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$25,500	22.17	\$63,800	\$115,000	\$63,800	0.0	0.0	25.30	25.30	#DV/01	\$4,545	\$0.10	
41-04-20-100-005	13404 NE HARVARD	11/05/19	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$0	0.00	\$81,096	\$130,000	\$81,096	0.0	0.0	31.63	31.63	#DV/01	\$4,110	\$0.09	
41-04-32-300-021	10716 NE MORAN	12/23/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,000	37.78	\$149,020	\$180,000	\$149,020	0.0	0.0	38.00	37.25	#DV/01	\$4,737	\$0.11	
41-04-32-300-026	13900 NE HARVARD	02/08/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,000	31.36	\$154,340	\$220,000	\$154,340	0.0	0.0	43.09	41.09	#DV/01	\$5,106	\$0.12	
																Used	\$4,624.48		
																	\$4,600.00		

Parcel Number	Street Address	Sale Date	Sale Price	Unit	Terms of Sale	Adj. Sale \$	Adj. when sold	Res/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FT	Dollars/Acre	Dollars/SqFT	
BL	41-04-10-221-004	16800 NE SHAWANO	01/02/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,400	\$150,574	\$16,426	\$12,000	105.0	0.0	0.00	0.36	\$156	#DIV/0!	#DIV/0!	
BL	41-04-10-229-001	16942 NE SHAWANO	02/19/21	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$63,000	\$83,551	\$19,449	\$20,000	50.0	0.0	0.00	0.12	\$389	#DIV/0!	#DIV/0!	
BL	41-04-10-282-004	16888 NE SHAWANO	11/19/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$45,400	\$119,867	\$12,153	\$20,000	50.0	0.0	0.00	0.12	\$343	#DIV/0!	#DIV/0!	
BL	41-04-10-436-006	16637 NE FINDELY	09/03/20	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$49,500	\$115,236	\$16,764	\$12,000	50.0	0.0	0.00	0.00	\$335	#DIV/0!	#DIV/0!	
BL	41-04-02-351-017	17127 NE SPRUCE COVE	09/16/20	\$24,400	WD	03-ARM'S LENGTH	\$24,400	\$4,000	\$4,000	\$10,000	\$10,000	80.0	0.0	0.00	2.16	\$154	#DIV/0!	#DIV/0!	
BL	41-04-02-351-018	17130 NE SPRUCE COVE	09/29/20	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$4,000	\$10,000	\$24,900	\$10,000	161.9	0.0	0.00	2.26	\$154	#DIV/0!	#DIV/0!	
																Used	\$234		
																50% Adjust	\$235		
																25% Adjust	\$118	\$120	
																Used	\$99	\$60	
CH	41-04-03-476-025	12704 NE GREGVARE	05/24/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,300	\$304,379	\$53,121	\$57,500	115.0	0.0	0.00	0.69	\$462	#DIV/0!	#DIV/0!	
CH	41-04-02-351-010	13096 NE SPRUCE RIDGE	04/19/19	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$4,500	\$10,000	\$33,900	\$10,000	81.8	492.0	0.92	1.42	\$414	#DIV/0!	\$36,688	
																Used	\$498		
																Used	\$440		
LL	41-04-15-227-005	16950 NE BLACK LAKE	09/16/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,300	\$82,500	\$75,000	\$82,500	175.0	0.0	0.00	1.37	\$429	#DIV/0!	#DIV/0!	
LL	41-04-10-455-006	12520 NE MASTON LAKE	10/22/19	\$193,000	AF	03-ARM'S LENGTH	\$193,000	\$76,000	\$221,476	\$47,274	\$75,750	101.0	0.0	0.00	0.00	\$468	#DIV/0!	#DIV/0!	
LL	41-04-10-476-015	16481 NE FINDELY	08/14/19	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$177,200	\$386,978	\$87,022	\$75,000	100.0	0.0	0.00	0.45	\$870	#DIV/0!	#DIV/0!	
LL	41-04-10-476-027	16527 NE FINDELY	08/08/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$73,800	\$212,052	\$92,948	\$75,000	100.0	0.0	0.00	0.83	\$929	#DIV/0!	#DIV/0!	
LL	41-04-10-226-007	12882 NE GREGVARE	12/19/19	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$6,300	\$12,515	\$6,000	\$12,515	73.6	0.0	0.00	0.15	\$489	#DIV/0!	#DIV/0!	
LL	41-04-10-227-008	12898 NE GREGVARE	04/12/19	\$387,030	WD	19-MULTI PARCEL ARM'S LENGTH	\$387,030	\$203,500	\$490,419	\$98,457	\$201,546	711.1	0.0	0.00	0.42	\$138	#DIV/0!	#DIV/0!	
LL	41-04-10-259-019	12409 NE MCMURTREY	09/13/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$173,200	\$367,689	\$75,711	\$93,500	110.0	0.0	0.00	0.59	\$688	#DIV/0!	#DIV/0!	
LL	41-04-10-276-019	16935 NE SHAWANO	12/16/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$82,700	\$162,173	\$107,452	\$70,625	100.0	0.0	0.00	0.23	\$1,075	#DIV/0!	#DIV/0!	
LL	41-04-10-426-009	12261 NE GIORETTA	03/23/20	\$115,070	WD	03-ARM'S LENGTH	\$115,070	\$48,400	\$103,041	\$54,529	\$42,500	50.0	0.0	0.00	0.12	\$1,091	#DIV/0!	#DIV/0!	
LL	41-04-02-351-001	13002 NE SPRUCE RIDGE	04/29/19	\$31,900	M/C	03-ARM'S LENGTH	\$31,900	\$10,000	\$22,863	\$67,937	\$20,000	128.1	1008.0	3.13	3.13	\$249	#DIV/0!	\$10,888	
LL	41-04-02-351-002	13010 NE SPRUCE RIDGE	03/26/21	\$269,900	AF	03-ARM'S LENGTH	\$269,900	\$10,000	\$210,123	\$101,123	\$72,250	85.0	0.0	0.00	0.30	\$1,190	#DIV/0!	#DIV/0!	
LL	41-04-02-351-007	13060 NE SPRUCE RIDGE	09/17/19	\$68,500	AF	19-MULTI PARCEL ARM'S LENGTH	\$68,500	\$20,000	\$40,000	\$68,500	\$20,000	256.2	1828.0	5.37	2.70	\$267	\$12,747	\$0,29	
LL	41-04-02-351-009	13082 NE SPRUCE RIDGE	04/30/19	\$29,000	M/C	03-ARM'S LENGTH	\$29,000	\$10,000	\$20,000	\$29,000	\$20,000	128.1	873.0	2.57	2.57	\$226	\$11,297	\$0,26	
LL	41-04-35-377-006	13224 NE MARSH	08/28/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$117,000	\$329,760	\$39,651	\$40,411	57.7	0.0	0.00	0.00	\$687	#DIV/0!	#DIV/0!	
																Used	\$621.30		

- NBHD
- GRA-A
 - NEL-A
 - OAK-A
 - SOL-A
 - SPE-A
 - TYR-A
- Zone Group 8
- Outlier
 - Zone 2
 - Zone 3
 - Zone 4
 - Zone 5
- | Zone | Land Category | 2022 Ag Rate |
|--------|---------------|--------------|
| Zone 4 | Developmental | 7,200 |
| Zone 4 | Tillable | 4,800 |
| Zone 4 | Non-Tillable | 4,100 |



Spencer Township, 2022 Com Vacant Land Value

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Term of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Gr. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt
41-02-35-200-026	13819 WHITE CREEK AVE NE	07/30/19	\$285,000	WD	03-ANN'S LENGTH	\$285,000	\$108,200	37.26	\$321,374	\$285,000	\$321,374	400.0	0.0	3.98	3.98	\$713	\$71,608	\$1.64
41-06-13-452-011	11690 CEDAR ROCK DR NE Moor	11/26/19	\$60,000	WD	03-ANN'S LENGTH	\$60,000	\$38,100	63.50	\$71,098	\$60,000	\$71,098	120.0	0.0	0.97	0.97	\$500	\$62,048	\$1.42
41-08-13-100-028	10774 NE 14 MILE / DR	08/26/20	\$15,000	WD	03-ANN'S LENGTH	\$15,000	\$21,400	142.67	\$45,738	\$15,000	\$45,738	152.7	437.7	1.40	1.40	\$98	\$10,722	\$0.25
Totals:			\$360,000			\$360,000	\$165,700	46.03	\$488,210	\$360,000	\$488,210	672.7		6.35	6.35			
							Sale. Ratio =>	54.87			Average per Ft=>	\$535		Average per Net Acre=>	56,728.65		Average per SqFt=>	\$1.30