## 2024 PORTLAND TOWNSHIP RESIDENTIAL LAND VALUE STUDY - 4070

| 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 | Site Characteristics | Access | Water Supply | Sewer | Property Restrictions | Restriction Notes | Waterfront View | Waterfront | Waterfront Name | Waterfront Ownership | Waterfront Influences | Bottom Character |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 140-200-000-025-00 | CEDAR RIDGE DR | 09/07/22 | $38,000 | PTA | 03-ARM'S LENGTH | $38,000 | $20,500 | 53.95 | $35,866 | $38,000 | $35,866 | 125.0 | 201.0 | 0.59 | 0.59 | $304 | $64,736 | $1.49 | 125.00 | 4070 | 0672/4869 | | 4070 CEDAR RIDGE & MEADOWRU | 0 | 1 | 12/9/21 | 402 | | | | | | | | | | | | | | | |
| 140-200-000-029-00 | CEDAR RIDGE DR | 08/08/24 | $45,000 | WD | 03-ARM'S LENGTH | $45,000 | $17,500 | 38.89 | $35,071 | $45,000 | $35,071 | 125.0 | 200.0 | 0.57 | 0.57 | $360 | $78,397 | $1.80 | 125.00 | 4070 | 0679/6079 | | 4070 CEDAR RIDGE & MEADOWRU | 0 | 1 | 12/9/21 | 402 | | | | | | | | | | | | | | | |
| 140-200-000-034-00 | 7005 CEDAR RIDGE DR | 07/09/24 | $42,000 | PTA | 03-ARM'S LENGTH | $42,000 | $17,500 | 41.67 | $35,071 | $42,000 | $35,071 | 125.0 | 200.0 | 0.57 | 0.57 | $336 | $73,171 | $1.68 | 125.00 | 4070 | 0679/6014 | | 4070 CEDAR RIDGE & MEADOWRU | 0 | 1 | 12/9/21 | 402 | | | | | | | | | | | | | | | |
| 140-200-000-040-00 | CEDAR RIDGE DR | 02/02/23 | $86,000 | WD | 03-ARM'S LENGTH | $86,000 | $30,200 | 35.12 | $62,685 | $86,000 | $62,685 | 118.0 | 178.0 | 0.53 | 0.53 | $729 | $163,810 | $3.76 | 118.00 | 4070 | 0673/9409 | | 4070 CEDAR RIDGE & MEADOWRU | 0 | 1 | 12/30/23 | 402 | | | | | | | | | | | | | | | |
| | | **Totals:** | **$211,000** | | | **$211,000** | **$85,700** | | **$168,693** | **$211,000** | **$168,693** | **493.0** | | **2.26** | **2.26** | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

**Sale. Ratio =>** **40.62** **Average per FF=>** **$428** **Average per Sq Acre=>** **93,352.83** **Average per SqFt=>** **$2.14**

**Std. Dev. =>** **8.15**

**Cedar Ridge OFF the river**

| | Sale price | Acres | Price/acre |
|---|---|---|---|
| 140-200-000-025-00 | $38,000 | 0.59 | $64,736 |
| 140-200-000-029-00 | $45,000 | 0.57 | $78,397 |
| 140-200-000-034-00 | $42,000 | 0.57 | $73,171 |
| | | | **$ 72,101** |
| | | | **$72,100** **USED** |

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