

2023 Landfill Residential land study

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instr.</u>	<u>Terms of Sale</u>	<u>Adj. Sale \$</u>	<u>Land Residual</u>	<u>Est. Land Value</u>	<u>Net Acres</u>	<u>Total Acres</u>	<u>Dollars/Acre</u>	<u>Land Table</u>	
015-010-001-00	SHALIMAR RIDGE Vac	3/5/2021	\$87,500	LC	03-ARM'S LENGTH	\$87,500	\$87,500	\$52,400	10.03	10.03	\$8,724	LANDFILL	Needs Public water
015-010-027-20	HIGH POINTE DR Vac	9/30/2021	\$382,000	PTA	19-MULTI PARCEL A	\$52,000	\$52,000	\$51,638	10.15	30.58	\$5,123	LANDFILL	No Road
015-010-027-30	HIGH POINTE DR Vac	9/30/2021	\$382,000	PTA	19-MULTI PARCEL A	\$52,000	\$52,000	\$51,723	10.17	30.58	\$5,113	LANDFILL	No Road
015-010-027-40	HIGH POINTE DR Vac	6/4/2021	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	\$61,100	10.22	10.22	\$5,871	LANDFILL	Road access
015-010-032-00	3875 HIGH POINTE DR	9/30/2021	\$382,000	WD	19-MULTI PARCEL A	\$278,000	\$52,476	\$60,950	10.19	30.58	\$5,150	LANDFILL	
Totals:			\$1,293,500			\$529,500	\$303,976	\$277,811	50.76	111.99			
										Average			
										per Net Acre=>	\$5,988		
											Blended		Rounded
	# SALES	Land sale	Net acres	Price per acre	Only single	Vacant 10's	Net acres	Price per acre	Ind 10-a value	10-a rate	Ind. 30-a value	Adj/Acre	
	5	\$303,976	50.76	\$5,988		\$147,500	20.25	\$7,284	\$72,840	\$68,000	\$153,510	\$4,000	

Multi-sale notes Since the two vacant tens are behind 3875 High Pointe and the road has no been extended through the house property to the vacant parcels, this is really a 30-acre sale  
Total residual value \$156,476, acreage 30.58, price per acre \$5117.

10-acre single parcel sales

With only two data points and the influence of the overall value indicated at about \$6,000/acre

10-acre rate will be set at \$68,000, giving extra weight to the single parcel sales

	2023 rates
10-acre	\$68,000
30-acre	\$153,000
Per-acre adj.	\$4,000

Landfill group is the study of parcels adjacent to and affected by pollution or pollution monitoring from the permanent capped super fund site in the former landfill area.

Most of these parcels have to be adjusted on an individual basis because of varying pollution exposures

The industrial parcels adjoining the current gravel mine on Dryden Road are included in this land table, for easier identification of all impacted properties but are not separately studied.

The active gravel mine itself is not judged to be impacted as long as mining is allowed-that land is studied with other gravel land.