

2026 Village Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
602-001-00	4053 CENTER	06/16/23	\$175,000	WD	ARMS-LENGTH	\$175,000	\$50,400	\$53,000	117.7	200.0	\$428	85.0	HART'S
606-007-00	155 THIRD	03/02/23	\$340,000	WD	ARM'S LENGTH	\$340,000	\$59,000	\$60,400	134.2	120.0	\$735	150.0	HART'S
608-008-00	153 FIRST	10/13/23	\$285,000	WD	ARM'S LENGTH	\$285,000	\$104,000	\$60,400	134.2	120.0	\$925	150.0	HART'S
606-001-00	4109 PLEASANT	08/18/23	\$321,200	WD	ARM'S LENGTH	\$321,200	\$108,200	\$60,400	134.2	120.0	\$1,082	150.0	HART'S
601-005-00	258 E HIGH	02/23/24	\$140,000	WD	ARMS-LENGTH	\$140,000	\$41,800	\$55,400	123.0	111.0	\$340	120.0	HART'S
601-022-50	4025 CENTER	05/09/25	\$220,000	WD	ARMS-LENGTH	\$220,000	\$90,000	\$53,200	118.0	250.0	\$763	75.0	HART'S
603-001-00	4125 CENTER	03/12/24	\$235,000	WD	ARMS-LENGTH	\$235,000	\$40,600	\$40,400	120.0	65.0	\$338	120.0	HART'S
603-007-00	274 SECOND ST	04/08/24	\$129,000	WD	ARM'S LENGTH	\$129,000	\$32,000	\$60,400	134.2	120.0	\$239	150.0	HART'S
608-011-00	4043 PLEASANT	01/08/25	\$320,000	WD	ARMS-LENGTH	\$320,000	\$110,800	\$57,800	127.3	120.0	\$870	135.0	HART'S
610-005-00	4088 PLEASANT	12/26/24	\$241,000	WD	ARMS-LENGTH	\$241,000	\$59,200	\$32,600	72.6	140.0	\$816	40.0	HART'S
509-023-00	100 W HIGH	10/06/23	\$290,000	WD	ARMS-LENGTH	\$290,000	\$79,400	\$68,600	160.5	297.0	\$495	160.5	VLG OF METAMORA
509-031-00	3984 N OAK	05/21/24	\$232,000	WD	ARMS-LENGTH	\$232,000	\$30,400	\$29,800	70.2	170.0	\$433	70.0	VLG OF METAMORA
509-033-00	3972 N OAK	05/15/24	\$369,000	WD	ARMS-LENGTH	\$369,000	\$112,800	\$44,000	73.8	255.7	\$1,528	73.8	VLG OF METAMORA
509-034-00	3964 N OAK ST	06/27/24	\$375,000	WD	ARM'S LENGTH	\$375,000	\$85,800	\$40,800	96.2	220.5	\$892	96.2	VLG OF METAMORA
509-037-00	3932 N OAK	03/08/23	\$232,000	WD	ARMS-LENGTH	\$232,000	\$65,200	\$40,800	85.5	198.0	\$763	85.5	VLG OF METAMORA
509-054-00	221 E HIGH	11/09/23	\$185,000	WD	ARMS-LENGTH	\$185,000	\$63,800	\$72,200	333.0	611.0	\$192	200.0	VLG OF METAMORA
516-032-00	56 BARROWS	09/15/23	\$230,000	WD	ARMS-LENGTH	\$230,000	\$48,200	\$33,600	79.0	99.0	\$610	116.0	VLG OF METAMORA
516-047-00	59 W HIGH	09/12/25	\$150,000	WD	ARMS-LENGTH	\$150,000	\$41,400	\$25,000	58.8	132.0	\$704	48.0	VLG OF METAMORA
Totals:			\$4,469,200			\$4,469,200	\$1,223,000	\$888,800	2,172.4	3349.2			
											Average		
											per FF=>	\$563	
											Ratio		

Sales Used	Front-foot sales total	outliers	Sales used	Adj FF	Avg per EFF	Avg FF	Avg depth	Est land value	Sales to Value
15	\$1,223,000	\$325,000	\$898,000	1,830.1	\$491	122.01	190.23	\$724,000	1.24
			\$59,867	Avg site cost					

2026 HART'S ONLY				2026 VILLAGE META ONLY			
Total Sales	Total FF	\$/FF	AVG FF	Total Sales	Total FF	\$/FF	AVG FF
\$483,800	947	\$511	118.37	\$414,200	883.19	\$469	126.17
Avg site	\$60,475	\$/FF ratio	Est. Land Value	Avg. site cost	\$59,171	\$/FF ratio	Est. land value
2025 Rate	\$450	\$517.00	\$420,600	2025 Rate	\$425	\$566	\$310,800
Vacant				Vacant	None	None	
None	None	None		\$0	0.00	\$0	
2026 Rates	Std FF	Std depth		2026 Rates	Std FF	Std depth	
\$512/FF	120	120.00		\$500/FF	120.00	280.00	

Village Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Net Acres	Total Acres	Notes
509-001-50	JAMESTOWN DR	10/31/23	\$145,000	WD	MULTI PARCEL	\$145,000	\$145,000	\$153,762	29.11	29.11	
509-004-03	HELENS GATE ST	11/13/23	\$140,000	WD	ARMS-LENGTH	\$140,000	\$119,800	\$71,400	3.26	3.26	old barn
509-004-04	3937 HELENS GATE	04/15/20	\$540,000	WD	ARMS-LENGTH	\$540,000	\$79,200	\$52,500	3.90	3.90	
509-004-06	HELENS GATE ST	07/01/24	\$38,000	WD	ARMS-LENGTH	\$38,000	\$38,000	\$63,922	3.49	3.49	Low, large swamp, small bldg envelope
509-054-00	221 E HIGH	11/09/23	\$185,000	WD	ARMS-LENGTH	\$185,000	\$67,800	\$65,878	4.67	4.67	
516-070-20	4320 BLOOD RD	10/25/21	\$358,000	WD	ARMS-LENGTH	\$358,000	\$143,000	\$55,500	4.08	4.08	
516-078-00*	HIGH ST	03/31/21	\$475,000	WD	ARMS-LENGTH	\$475,000	\$354,800	\$451,400	77.84	77.84	
516-062-00	4230 S OAK	08/29/19	\$190,000	WD	ARMS-LENGTH	\$190,000	\$57,400	\$30,800	1.20	1.60	
516-079-01	163 W HIGH	02/07/25	\$232,000	WD	ARMS-LENGTH	\$232,000	\$57,800	\$57,800	1.88	1.84	
516-079-03	4030 METAMORA RIDGI	09/10/25	\$105,000	WD	ARMS-LENGTH	\$105,000	\$105,000	\$105,670	2.50	2.50	
516-079-05	4050 METAMORA RIDGI	03/10/25	\$155,000	WD	MULTI PARCEL	\$75,000	\$75,000	\$60,000	1.00	1.00	
516-079-07	4040 METAMORA RIDGI	03/10/25	\$155,000	WD	MULTI PARCEL	\$80,000	\$80,000	\$60,875	1.18	1.18	
516-079-10	4095 METAMORA RIDGI	05/16/25	\$78,000	WD	ARMS-LENGTH	\$78,000	\$78,000	\$77,400	1.12	1.12	
516-079-12	4075 METAMORA RIDGI	05/15/25	\$90,000	WD	ARMS-LENGTH	\$90,000	\$90,000	\$63,030	1.60	1.60	
516-079-17	4040 METAMORA RIDGI	04/28/25	\$100,000	WD	ARMS-LENGTH	\$100,000	\$100,000	\$66,350	2.27	2.27	

* 4-parcel adjoining land incl 40 acres outside village, large swamp area

Acreage sales	Price	\$/acre	Notes								
77.84	\$354,800	\$4,558	Residual Requires street to develop, ltd access large swamp								
29.11	\$145,000	\$4,981	Landlocked vacant -requiring adj development								
4.67	\$67,800	\$14,518	Residual	Old village							
5.2	\$48,140	\$9,258	Residual	Old village	3	10.65	\$ 258,900	\$86,300	3.55		Twp acreage Equivalent \$80,000
3.9	\$79,200	\$20,308	Residual	Helens							
3.49	\$59,900	\$17,163	Vacant	Helens							
3.26	\$119,800	\$36,748	Residual	Helens							
1.88	\$57,800	\$30,745	Residual	Old village							Twp acreage Equivalent
1.20	\$57,400	\$47,833	Residual	Old village	4	12.95	\$ 231,140	\$77,047	3.24		\$74,000
2.27	\$100,000	\$44,053	Vacant	Metamora Ridge							
1.60	\$90,000	\$56,250	Vacant	Metamora Ridge							
1.12	\$78,000	\$69,643	Vacant	Metamora Ridge							
1.18	\$80,000	\$67,797	Vacant	Metamora Ridge	6	9.67	\$ 528,000	\$88,000	1.61		
1.00	\$75,000	\$75,000	Vacant	Metamora Ridge							
2.50	\$105,000	\$42,000	Vacant	Metamora Ridge							
33.27	\$1,018,040.00	\$30,599.34	\$72,717	Avg/site		2.56					

Compare to township acreage rates \$68,000 for 2 acre, \$72,000 2.5 acre

Except for the new development, village acreage values are comparable to township acreage rates