

Lafayette Township Residential Land Analysis for the 2024 Assessment Roll

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
07-004-003-10	5223 N BARRY	02/04/21	\$114,300	PTA	03-ARM'S LENGTH	\$114,300	\$39,800	34.82	\$90,308	\$34,062	\$10,070	208.7	208.7	1.00	1.00	\$163
07-009-010-00	4135 N BARRY	06/11/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,700	36.26	\$99,716	\$28,014	\$12,730	140.0	242.7	0.78	0.78	\$200
07-014-009-00	3917 N MASON	02/19/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$37,500	32.05	\$87,065	\$41,582	\$11,647	197.0	234.0	1.06	1.06	\$211
07-020-004-10	2409 N RANSOM	11/06/20	\$189,900	WD	09-FAMILY	\$189,900	\$63,700	33.54	\$161,577	\$48,923	\$20,600	280.0	220.0	1.41	1.41	\$175
07-021-002-10	8869 E POLK	10/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$48,800	32.75	\$107,250	\$64,030	\$22,280	270.0	260.0	1.61	1.61	\$237
07-031-002-11	6246 E ST CHARLES	03/05/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$39,300	51.04	\$88,033	\$9,967	\$21,000	90.0	638.9	1.32	1.32	\$111

Totals: \$762,200 \$762,200 \$270,800 \$633,949 \$226,578 \$98,327 1,185.7 7.18 7.18

Sale. Ratio => 35.53 Average per FF=> \$191 Average per Net / 31,556.82  
 Std. Dev. => 7.16

Residential Acreage Table

ACRES	PRICE PER ACRE	TOTAL
1.00	\$12,100	\$12,100
1.50	\$11,495	\$17,243
2.00	\$10,920	\$21,841
2.50	\$10,374	\$25,936
3.00	\$9,856	\$29,567
4.00	\$9,363	\$37,451
5.00	\$8,895	\$44,473
7.00	\$8,450	\$59,149
10.00	\$8,027	\$80,274
15.00	\$7,626	\$114,390
20.00	\$7,245	\$144,894
25.00	\$6,882	\$172,062
30.00	\$6,538	\$196,151
40.00	\$6,211	\$248,458
50.00	\$5,901	\$295,043
100.00	\$5,606	\$560,582

Description: LAFAYETTE RES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,100	3 Acre:	29,567	10 Acre:	80,274	30 Acre:	196,151
1.5 Acre:	17,243	4 Acre:	37,451	15 Acre:	114,390	40 Acre:	248,458
2 Acre:	21,841	5 Acre:	44,473	20 Acre:	144,894	50 Acre:	295,043
2.5 Acre:	25,936	7 Acre:	59,149	25 Acre:	172,062	100 Acre:	560,852

