

**PORTER TOWNSHIP BANKSON BACK LOT
LAND VALUES FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price
80-16-210-067-00	WALDRON DR	12/15/23	\$100,000
80-16-215-004-00	WALDRON DR	11/17/23	\$50,000
Totals:			\$150,000

USED \$720/FF

Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$100,000	\$24,800	24.80	\$49,500	\$100,000
03-ARM'S LENGTH	\$50,000	\$18,400	36.80	\$43,095	\$50,000
	\$150,000	\$43,200		\$92,595	\$150,000
		Sale. Ratio =>	28.80		
		Std. Dev. =>	8.49		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$49,500	110.0	92.0	0.23	0.23	\$909	\$431,034
\$43,095	95.8	150.0	0.26	0.26	\$522	\$193,798
\$92,595	205.8		0.49	0.49		
Average per FF=>	\$729		Average per Net Acre=>	306,122.45		Average per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Land Table	Class	Rate Group 1	late Group
\$9.90	110.00	BBL	BANKSON BACKLOTS	402	BANKSON BACKLOT	
\$4.45	75.00	BBL	BANKSON BACKLOTS	402	BANKSON BACKLOT	

\$7.03

Rate Group Characteri: Access Vater Suppl Sewer erty Restriction Noaterfont ViWaterfront

terfront Narfront Ownrfront Influ:tom Character



