

**PORTER TOWNSHIP BANKSON LAKE
LAND VALUES FOR 2025**

| Parcel Number | Street Address | Sale Date | Sale Price |
|------------------|--------------------------|-----------|--------------------|
| 80-16-045-008-00 | 25958 SHORE DR | 09/29/22 | \$255,000 |
| 80-16-130-003-00 | 80354 KERN RD | 05/12/23 | \$250,000 |
| 80-16-140-008-00 | 81961 LAGUNA BEACH PK RD | 05/27/22 | \$499,900 |
| 80-16-155-002-00 | 80899 CR 652 | 07/13/23 | \$200,000 |
| 80-16-200-003-00 | 83686 WALDRON DR | 07/24/23 | \$385,000 |
| 80-16-200-005-00 | 83590 WALDRON DR | 05/25/23 | \$870,000 |
| Totals: | | | \$2,459,900 |

USED \$2200/FF

| Adj. Sale \$ | Prev. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front |
|--------------------|--------------------------|---------------|--------------------|------------------|--------------------|----------------|
| \$255,000 | \$119,400 | 46.82 | \$300,976 | \$74,024 | \$120,000 | 50.0 |
| \$250,000 | \$82,300 | 32.92 | \$191,001 | \$160,999 | \$102,000 | 85.0 |
| \$499,900 | \$200,300 | 40.07 | \$511,300 | \$179,400 | \$190,800 | 90.0 |
| \$200,000 | \$71,200 | 35.60 | \$141,764 | \$138,936 | \$80,700 | 74.0 |
| \$385,000 | \$147,200 | 38.23 | \$391,606 | \$102,850 | \$109,456 | 51.6 |
| \$870,000 | \$258,300 | 29.69 | \$729,340 | \$261,932 | \$121,272 | 50.5 |
| \$2,459,900 | \$878,700 | | \$2,265,987 | \$918,141 | \$724,228 | 401.2 |
| | Sale. Ratio => | 35.72 | | | Average | |
| | Std. Dev. => | 5.99 | | | per FF=> | \$2,289 |

| Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area |
|-------|--------------------------|-------------------|------------|----------------------|----------------|--------------|----------|
| 125.0 | 0.14 | 0.14 | \$1,480 | \$517,650 | \$11.88 | 50.00 | BNKL |
| 276.5 | 0.54 | 0.54 | \$1,894 | \$298,699 | \$6.86 | 85.00 | BNKL |
| 153.3 | 0.32 | 0.32 | \$1,993 | \$565,931 | \$12.99 | 90.00 | BNKL |
| 122.0 | 0.16 | 0.16 | \$1,878 | \$868,350 | \$19.93 | 74.00 | BNKL |
| 220.8 | 0.26 | 0.26 | \$1,992 | \$392,557 | \$9.01 | 51.63 | BNKL |
| 197.3 | 0.23 | 0.23 | \$5,184 | \$1,143,808 | \$26.26 | 50.53 | BNKL |
| | 1.65 | 1.65 | | | | | |
| | Average | | | Average | | | |
| | per Net Acre=> | 556,449.09 | | per SqFt=> | \$12.77 | | |

| Land Table | Class | Rate Group 1 | late Group | late Group | Characteri | Access | Vater Suppl |
|--------------|-------|--------------|------------|------------|------------|--------|-------------|
| BANKSON LAKE | 401 | GOOD | | | | | |
| BANKSON LAKE | 401 | FAIR | | | | | |
| BANKSON LAKE | 401 | AVERAGE | | | | | |
| BANKSON LAKE | 401 | FAIR | | | | | |
| BANKSON LAKE | 401 | AVERAGE | | | | | |
| BANKSON LAKE | 401 | GOOD | | | | | |

Sewer Property Restriction No Waterfront View Waterfront Terfront Nearfront Ownfront Infront Influent Character





