

**PORTER TOWNSHIP CEDAR LAKE GOOD & AVERAGE
LAND VALUES FOR 2025**

Parcel Number	Street Address	Sale Date
80-16-033-003-12	28541 CEDARAMA DR	04/29/22
80-16-040-005-00	91506 BLUFF DR	09/22/22
80-16-040-041-00	90174 BLUFF DR	09/01/23
80-16-060-015-01	29054 CEDARAMA DR	04/17/23
80-16-060-015-20	29028 CEDARAMA DR	05/24/23
80-16-100-009-20	29432 CEDAR COVE CT	05/16/22

Totals:

USED \$2050/FF

Sale Price	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$465,000	\$465,000	\$307,600	66.15	\$607,457	\$55,523	\$197,980
\$370,000	\$370,000	\$206,000	55.68	\$404,158	\$49,274	\$83,432
\$320,000	\$320,000	\$146,600	45.81	\$289,025	\$99,482	\$68,507
\$780,000	\$780,000	\$288,300	36.96	\$567,867	\$331,926	\$119,793
\$780,000	\$780,000	\$353,200	45.28	\$696,376	\$282,874	\$199,250
\$152,500	\$152,500	\$48,600	31.87	\$97,060	\$152,500	\$94,809
\$2,867,500	\$2,867,500	\$1,350,300		\$2,661,943	\$971,579	\$763,771
		Sale. Ratio =>	47.09			Average
		Std. Dev. =>	12.46			per FF=>

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
80.0	200.0	5.10	5.10	\$694	\$10,893	\$0.25
39.4	160.0	0.16	0.16	\$1,252	\$304,160	\$6.98
32.3	100.0	0.11	0.11	\$3,079	\$947,448	\$21.75
56.5	156.5	0.23	0.23	\$5,874	\$1,443,157	\$33.13
219.2	312.5	0.75	0.22	\$1,290	\$378,680	\$8.69
44.7	160.0	0.18	0.18	\$3,410	\$828,804	\$19.03
472.1		6.53	6.00			
\$2,058		Average per Net Acre=>	148,901.00		Average per SqFt=>	\$3.42

Actual Front	ECF Area	Land Table	Use Code	Class
80.00	CLBL	CEDAR LAKE	CEDAR LAKE	401
44.00	CEDAR	CEDAR LAKE	CEDAR LAKE	401
45.70	CEDAR	CEDAR LAKE	CEDAR LAKE	401
63.87	CEDAR	CEDAR LAKE	CEDAR LAKE	401
210.00	CEDAR	CEDAR LAKE	CEDAR LAKE	401
50.00	CEDAR	CEDAR LAKE	CEDAR LAKE PARCEL FEE ONLY	401



