

**PORTER TOWNSHIP CEDAR LAKE BACK LOTS  
LAND VALUES FOR 2025**

Parcel Number	Street Address	Sale Date
80-16-028-009-60	CEDARAMA DR	05/24/23
80-16-062-004-00	28817 CEDARAMA DR	09/16/22
80-16-255-006-00	29361 LAKE ST	04/13/22
		<b>Totals:</b>

---

**USED \$770/FF**

Sale Price	Instr.	erms of Sal	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$780,000	WD	03-ARM'S L	\$780,000	\$353,200	45.28	\$696,376	\$282,874
\$312,000	WD	03-ARM'S L	\$312,000	\$164,500	52.72	\$324,682	\$95,554
\$120,000	WD	03-ARM'S L	\$120,000	\$62,800	52.33	\$123,682	\$42,842
<b>\$1,212,000</b>			<b>\$1,212,000</b>	<b>\$580,500</b>		<b>\$1,144,740</b>	<b>\$421,270</b>
				<b>Sale. Ratio =&gt;</b>	<b>47.90</b>		
				<b>Std. Dev. =&gt;</b>	<b>4.19</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$199,250	219.2	312.5	0.75	0.53	\$1,290	\$378,680
\$108,236	227.9	543.3	1.00	1.00	\$419	\$95,842
\$46,524	97.9	82.8	0.18	0.18	\$437	\$232,837
<b>\$354,010</b>	<b>545.0</b>		<b>1.93</b>	<b>1.71</b>		
<b>Average per FF=&gt;</b>	<b>\$773</b>		<b>Average per Net Acre=&gt;</b>	<b>218,501.04</b>		<b>Average per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$8.69	210.00	CLBL	1753/176	80-16-060-015-20	CEDAR LAK
\$2.20	79.93	CLBL	1743/844		CEDAR LAK
\$5.35	96.90	CLBL	1737/290		CEDAR LAK

---

**\$5.02**

---

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Characteri	Access
CEDAR LAKE PARCEL FEE ONLY	401	BACK LOT				
CEDAR LAKE	401	BACK LOT				
CEDAR LAKE	401	BACK LOT				

---

---

Water Suppl Sewer erty Restriction Noaterfont ViWaterfrontterfront Narfront Ownrfront Inllu

---

---

tom Character

\_\_\_\_\_

\_\_\_\_\_



