

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

Parcel Number	Street Address	Sale Date	Sale Price
80-16-031-021-11	32525 SOUTH ST	08/31/23	\$100,000
80-16-065-048-00	32144 CHAMBERLIN DR	11/15/22	\$270,000
80-16-185-021-00	93293 GRAVEL LAKE DR	10/28/22	\$60,000
<b>Totals:</b>			<b>\$430,000</b>

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**USED \$680/FF FOR BACKLOTS**

Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
\$100,000	\$17,200	17.20	\$34,353	\$100,000	\$30,083	74.8
\$270,000	\$133,100	49.30	\$262,150	\$38,254	\$30,404	75.6
\$60,000	\$34,400	57.33	\$68,135	\$29,653	\$37,788	94.0
<b>\$430,000</b>	<b>\$184,700</b>		<b>\$364,638</b>	<b>\$167,907</b>	<b>\$98,275</b>	<b>244.5</b>
	<b>Sale. Ratio =&gt;</b>	<b>42.95</b>			<b>Average</b>	
	<b>Std. Dev. =&gt;</b>	<b>21.23</b>			<b>per FF=&gt;</b>	<b>\$687</b>

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
100.0	0.16	0.16	\$1,336	\$621,118	\$14.26	70.00	GBL
120.0	0.20	0.20	\$506	\$194,183	\$4.46	71.50	GBL
352.8	0.90	0.90	\$315	\$33,132	\$0.76	110.45	GBL
	<b>1.25</b>	<b>1.25</b>					
	<b>Average</b>			<b>Average</b>			
	<b>per Net Acre=&gt;</b>	<b>134,003.99</b>		<b>per SqFt=&gt;</b>	<b>\$3.08</b>		

Land Table	Use Code	Rate Group 1	late Group	late Group	Characteri:	Access	Vater Suppl
GRAVEL LAKE		BACK LOT					
GRAVEL LAKE	GRAVEL LK WEED	BACK LOT					
GRAVEL LAKE		BACK LOT					

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Sewer Property Restriction No Waterfront View Waterfront Terrace Front Yard Front Ownership Inflow/Outflow Character

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