

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

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
80-16-065-003-00	32151 CHAMBERLIN DR	10/11/22	\$530,000	03-ARM'S LENGTH	\$530,000
80-16-115-004-00	93284 GRAVEL LAKE DR	05/19/23	\$700,000	03-ARM'S LENGTH	\$700,000
80-16-120-003-00	95092 DRIVE A	05/02/22	\$335,000	03-ARM'S LENGTH	\$335,000
80-16-120-012-00	94690 DRIVE A	09/06/22	\$350,000	03-ARM'S LENGTH	\$350,000
Totals:			\$1,915,000		\$1,915,000

Used \$2,500/FF for Good & Average Gravel Lake Lots

Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$310,700	58.62	\$612,009	\$149,366	\$231,375	94.7	179.3	0.41	0.41
\$313,200	44.74	\$620,301	\$463,036	\$383,337	156.8	494.5	1.13	1.13
\$179,900	53.70	\$355,243	\$143,127	\$163,370	65.3	134.5	0.20	0.20
\$139,700	39.91	\$278,441	\$219,853	\$148,294	59.3	144.5	0.16	0.16
\$943,500		\$1,865,994	\$975,382	\$926,376	376.2		1.90	1.90
Sale. Ratio =>	49.27			Average			Average	
Std. Dev. =>	8.47			per FF=>	\$2,593		per Net Acre=>	513,358.95

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	Use Code	Class
\$1,578	\$362,539	\$8.32	100.00	GRVEL	GRAVEL LAKE	GRAVEL LK WEED	401
\$2,952	\$409,766	\$9.41	99.50	GRVEL	GRAVEL LAKE	GRAVEL LK WEED	401
\$2,190	\$730,240	\$16.76	63.50	GRVEL	GRAVEL LAKE	GRAVEL LK WEED	401
\$3,706	\$1,357,117	\$31.16	48.70	GRVEL	GRAVEL LAKE	GRAVEL LK WEED	401

**Average
per SqFt=>**

\$11.79



