

**PORTER TOWNSHIP RURAL RESIDENTIAL
LAND VALUES FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price
80-16-001-009-40	74767 CR 652	11/17/22	\$600,000
80-16-001-010-70	23174 CR 354	05/12/22	\$22,900
80-16-001-016-20	75686 22ND ST	09/30/22	\$590,000
80-16-003-002-30	73232 72ND AVE	05/01/23	\$45,000
80-16-003-014-00	74787 28TH ST	01/26/24	\$535,000
80-16-004-012-21	29958 CR 354	09/29/23	\$537,500
80-16-005-005-00	72900 M 40 HWY	06/13/22	\$185,000
80-16-005-022-02	31981 CR 669	11/01/22	\$555,000
80-16-006-006-00	32305 CR 669	12/19/22	\$271,000
80-16-006-016-01	32975 CR 669	03/12/24	\$195,900
80-16-006-017-10	32759 CR 669	12/21/23	\$130,000
80-16-007-003-00	76030 32ND ST	07/29/22	\$186,385
80-16-007-005-00	CR 669	03/12/24	\$195,900
80-16-007-006-17	76142 32ND ST	04/28/23	\$340,000
80-16-007-015-40	77800 33RD ST	10/13/23	\$250,000
80-16-008-015-00	78045 M 40 HWY	03/29/24	\$150,000
80-16-010-018-10	77682 CR 652	03/10/23	\$240,000
80-16-012-009-00	76880 22ND ST	10/23/23	\$380,000
80-16-012-020-51	76844 23RD ST	10/31/23	\$530,300
80-16-015-005-25	27820 CR 352	03/08/24	\$400,000
80-16-020-008-51	84056 M 40 HWY	10/24/23	\$223,000
80-16-022-008-00	SHAW RD	06/19/23	\$10,000
80-16-023-007-60	25549 CR 352	09/27/23	\$374,000
80-16-029-010-20	31ST ST	08/05/22	\$107,000
80-16-033-013-01	29961 94TH AVE	05/08/23	\$240,000
		Totals:	\$7,293,885

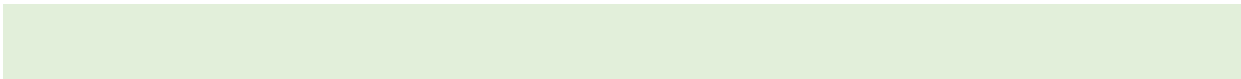
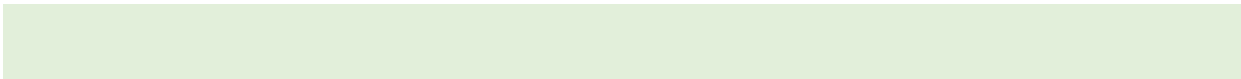
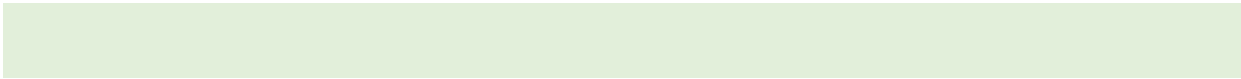
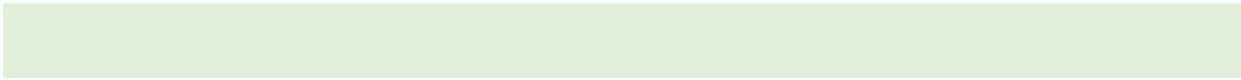
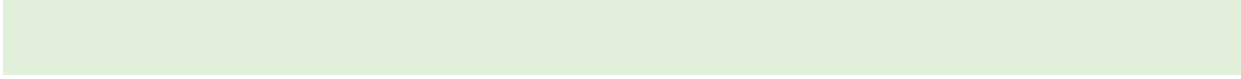
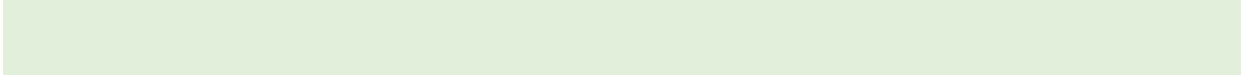
USED \$15,000/Acre

Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
\$600,000	\$217,400	36.23	\$427,298	\$232,052	\$59,350
\$22,900	\$4,100	17.90	\$6,426	\$22,900	\$6,426
\$590,000	\$233,000	39.49	\$458,044	\$150,856	\$18,900
\$45,000	\$21,000	46.67	\$42,000	\$45,000	\$42,000
\$535,000	\$219,500	41.03	\$431,255	\$171,295	\$67,550
\$537,500	\$150,300	27.96	\$298,010	\$265,740	\$26,250
\$185,000	\$77,300	41.78	\$150,593	\$43,479	\$9,072
\$555,000	\$254,600	45.87	\$500,849	\$208,601	\$154,450
\$271,000	\$141,500	52.21	\$277,707	\$52,193	\$58,900
\$195,900	\$81,500	41.60	\$162,054	\$84,891	\$51,045
\$130,000	\$37,700	29.00	\$75,006	\$64,444	\$9,450
\$186,385	\$85,000	45.60	\$165,575	\$80,410	\$59,600
\$195,900	\$81,500	41.60	\$162,054	\$84,891	\$51,045
\$340,000	\$115,600	34.00	\$225,941	\$156,309	\$42,250
\$250,000	\$83,800	33.52	\$166,778	\$142,622	\$59,400
\$150,000	\$56,700	37.80	\$112,342	\$47,108	\$9,450
\$240,000	\$0	0.00	\$231,600	\$240,000	\$231,600
\$380,000	\$136,000	35.79	\$267,087	\$188,463	\$75,550
\$530,300	\$213,400	40.24	\$419,573	\$191,927	\$81,200
\$400,000	\$141,600	35.40	\$277,840	\$141,060	\$18,900
\$223,000	\$77,700	34.84	\$152,108	\$91,892	\$21,000
\$10,000	\$5,200	52.00	\$10,115	\$10,000	\$10,115
\$374,000	\$155,500	41.58	\$305,088	\$81,862	\$12,950
\$107,000	\$28,400	26.54	\$56,085	\$107,000	\$56,085
\$240,000	\$80,500	33.54	\$157,299	\$106,051	\$23,350
\$7,293,885	\$2,698,800		\$5,538,727	\$3,011,046	\$1,255,888
	Sale. Ratio =>	37.00			Average
	Std. Dev. =>	10.89			per FF=>

Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table
10.09	10.09	\$22,998	\$0.53	0.00		RES RURAL RESIDENTIAL
0.68	0.68	\$33,676	\$0.77	0.00		RES RURAL RESIDENTIAL
2.00	2.00	\$75,428	\$1.73	0.00		RES RURAL RESIDENTIAL
10.00	10.00	\$4,500	\$0.10	0.00		RES RURAL RESIDENTIAL
17.60	17.60	\$9,733	\$0.22	0.00		RES RURAL RESIDENTIAL
3.47	3.47	\$76,582	\$1.76	0.00		RES RURAL RESIDENTIAL
0.96	0.96	\$45,291	\$1.04	0.00		RES RURAL RESIDENTIAL
30.89	30.89	\$6,753	\$0.16	0.00		RES RURAL RESIDENTIAL
10.00	10.00	\$5,219	\$0.12	0.00		RES RURAL RESIDENTIAL
10.76	2.99	\$7,889	\$0.18	0.00		RES RURAL RESIDENTIAL
1.00	1.00	\$64,444	\$1.48	0.00		RES RURAL RESIDENTIAL
10.14	10.14	\$7,930	\$0.18	0.00		RES RURAL RESIDENTIAL
10.76	7.77	\$7,889	\$0.18	0.00		RES RURAL RESIDENTIAL
6.67	6.67	\$23,435	\$0.54	0.00		RES RURAL RESIDENTIAL
10.10	10.10	\$14,121	\$0.32	0.00		RES RURAL RESIDENTIAL
1.00	1.00	\$47,108	\$1.08	0.00		RES RURAL RESIDENTIAL
5.79	5.79	\$41,451	\$0.95	0.00		RES RURAL RESIDENTIAL
13.33	13.33	\$14,138	\$0.32	0.00		RES RURAL RESIDENTIAL
21.50	21.50	\$8,927	\$0.20	0.00		RES RURAL RESIDENTIAL
2.00	2.00	\$70,530	\$1.62	0.00		RES RURAL RESIDENTIAL
2.42	2.42	\$37,972	\$0.87	0.00		RES RURAL RESIDENTIAL
1.19	1.19	\$8,403	\$0.19	0.00		RES RURAL RESIDENTIAL
2.00	2.00	\$40,931	\$0.94	0.00		RES RURAL RESIDENTIAL
11.70	11.70	\$9,145	\$0.21	0.00		RES RURAL RESIDENTIAL
2.89	2.89	\$36,696	\$0.84	0.00		RES RURAL RESIDENTIAL
198.94	188.18					
Average		Average				
per Net Acre=>	15,135.45	per SqFt=>	\$0.35			

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