

PORTAGE & TORCH LAND VALUES 2024/25

04/01/2022 - 03/31/2024

B "NON-PRIME"

SALE DATE	PARCEL NUMBER	TERMS OF SALE	LIBER/PAGE	ADJUSTED SALE PRICE	LAND VALUE	LAND RESIDUAL	TOAL ACRES	EFFECTIVE FRONT FOOT	DOLLARS/FRONT FOOT	DOLLARS/ACRE	PROPERTY CLASS	COMMENTS		
09/13/23	014-374-110-10	03-ARM'S LENGTH	2023/03799	47,000			3.28	211.0	\$	223	\$	14,316	402	RED BARN RD - SEASONAL
03/07/24	014-374-120-10	03-ARM'S LENGTH	2024/01097	70,000			2.62	270.0	\$	259	\$	26,718	402	EASEMENT
03/07/24	014-374-120-20	03-ARM'S LENGTH	2024/01099	70,000			2.61	250.0	\$	280	\$	26,820	402	EASEMENT
10/18/23	014-374-210-00	03-ARM'S LENGTH	2023/04286	50,000			1.99	162.9	\$	307	\$	25,189	402	LOCATION
09/07/22	014-374-323-26	03-ARM'S LENGTH	2022/4769	45,000			1.28	138.3	\$	325	\$	35,129	402	LOCATION
10/30/23	014-374-242-00	03-ARM'S LENGTH	2023/04536	95,000			2.18	264.0	\$	360	\$	43,538	402	LOCATION
11/28/23	014-374-210-50	03-ARM'S LENGTH	2023/04957	152,000			3.96	367.4	\$	414	\$	38,384	402	LOCATION

529,00017.921,663.61 \$318 \$29,518

B \$ 318 / FRONT FOOT

RANGE	223 - 414
MEDIAN	307
AVERAGE	318