

PORTAGE & TORCH LAND VALUES 2024/25

04/01/2022 - 03/31/2024

A "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		
12/22/22	003-011-003-30	03-ARM'S LENGTH	2023/00025	100,000			1.45	200.0	\$	500	\$	68,966	402	GIS incorrect
09/29/23	003-011-003-40	03-ARM'S LENGTH	2023/04170	205,000			1.70	200.0	\$	1,025	\$	120,588	402	
01/24/24	009-194-001-05	03-ARM'S LENGTH	2024/00286	80,000			2.22	199.9	\$	400	\$	36,036	402	
09/13/22	012-058-016-14	03-ARM'S LENGTH	2022/04862	172,500			1.89	155.0	\$	1,113	\$	91,270	402	
07/25/22	014-317-113-00	03-ARM'S LENGTH	2022/04062	75,000			1.50	133.0	\$	564	\$	50,167	402	
10/04/22	014-318-001-00	03-ARM'S LENGTH	2022/05259	124,000			1.31	144.0	\$	861	\$	94,440	402	
09/22/23	014-374-242-50	03-ARM'S LENGTH	2023/03881	104,500			2.57	217.4	\$	481	\$	40,661	402	
06/05/23	052-630-001-10	03-ARM'S LENGTH	2023/02183	125,000			0.28	100.0	\$	1,250	\$	454,545	401	
06/12/23	052-630-002-65	03-ARM'S LENGTH	2023/02269	50,000			0.14	60.0	\$	833	\$	362,319	401	
				1,036,000			13.05	1,409.26	\$	735	\$	79,381		

A \$ 735 / FRONT FOOT

RANGE	481 - 1250
MEDIAN	564
AVERAGE	735