

2024 Augusta Township Land Analysis
Residential - South Tier Vacant

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	ms of 1'	Adj. Sale \$	Ass. when Sold	Assd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt		
T-20-31-300-003	SANFORD RD	10/19/22	\$62,000	WD	03-AR	\$62,000	\$32,600	52.58	\$65,207	\$62,000	\$65,207	0.0	0.0	10.00	10.00	#DIV/0!	\$6,200	\$0.14		
T-20-35-100-010	9840 LISS RD	11/04/22	\$20,000	WD	03-AR	\$20,000	\$19,500	97.50	\$39,034	\$20,000	\$38,010	218.0	246.0	1.23	1.23	592	\$16,260	\$0.37		
T-20-35-200-019	OAK RD	12/07/22	\$30,000	WD	03-AR	\$30,000	\$20,400	68.00	\$42,335	\$30,000	\$42,335	0.0	0.0	2.52	2.52	#DIV/0!	\$11,905	\$0.27		
T-20-36-400-043	TORREY RD	10/07/22	\$30,000	WD	03-AR	\$30,000	\$21,300	71.00	\$42,629	\$30,000	\$42,629	0.0	0.0	2.48	2.48	#DIV/0!	\$12,097	\$0.28		
Totals:			\$142,000			\$142,000	\$93,800		\$189,205	\$142,000	\$188,181	218.0		16.23	16.23		Average per Net Acre= 8,749.23	Average per SqFt= \$0.20		
								Sale. Ratio =>	66.06											
								Std. Dev. =>	18.66											
									Average per FF=>	\$651										

Analysis:
There is not much consistency in this land table, due to its size. Other land tables will be consulted as well.

1 Acre/Site:

2023	41,666
2024	45,000 (Using lincoln pines site values)

Excess Acreage:

2023	2,000
2,024	8,749