

**2024 FRONT FOOT STUDY FOR ALL WAKEFIELD TOWNSHIP EXCEPT INDIA(INDIANHEAD)**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
05-18-801-000		08/29/19	\$3,600	QC	13-GOVERNMENT	\$3,600	\$6,488	100.0	0.0	\$36	100.00	CNRVL		WAKEFIELD PARCEI 402	
05-18-301-100	PLANTER RD	05/17/19	\$2,000	QC	03-ARM'S LENGTH	\$2,000	\$10,500	200.0	200.0	\$10	200.00	DEFLT		WAKEFIELD PARCEI 402	
<b>Totals:</b>			<b>\$5,600</b>			<b>\$5,600</b>	<b>\$16,988</b>	<b>300.0</b>							
								<b>Average</b>							
								<b>per FF=&gt;</b>	<b>\$19</b>						

NOTE: NO TIME ADJUSTMENT USED  
 MARKET DOESN'T INDICATE A NEED FOR TIME ADJUSTMENT

**USED \$19 FRONT FOOT**

PRICE PER SQ FOOT \$19

**2024 INDIA.1(INDIANHEAD) LAND VALUE STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Class		
05-32-006-000		11/11/20	\$9,900	WD	03-ARM'S LENGTH	\$9,900	116.0	180.0	0.48	0.48	\$85	\$20,668	116.00	INDIA	402		
05-32-008-300		07/15/20	\$4,000	WD	03-ARM'S LENGTH	\$4,000	111.0	227.0	0.58	0.58	\$36	\$6,920	111.00	INDIA	402		
Totals:			\$13,900			\$13,900	227.0		1.06	1.06							
							Average										
							FRONT FOOT=	\$61									

**PRICE PER FF USED \$61**

**2024 WAKEFIELD TOWNSHIP LAND VALUE STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Other Parcels in Sale	Land Table	Class
05-10-501-800	INDIANHEAD	07/06/22	\$2,500	03-ARM'S LENGTH	\$2,500	\$2,500	0.96	0.96	\$2,604	INDIA		India	
05-18-301-000	PLANTER RD	03/03/23	\$1,000	03-ARM'S LENGTH	\$1,000	\$1,000	1.88	1.88	\$532	THOMA		WAKEFIELD PARCEI 402	
05-08-000-800	M28	11/04/21	\$4,500	03-ARM'S LENGTH	\$4,500	\$4,500	4.00	4.00	\$1,125	DEFAU		WAKEFIELD PARCEI 401	
05-12-102-500	chaneylake rd	02/03/23	\$16,000	03-ARM'S LENGTH	\$16,000	\$16,000	8.00	8.00	\$2,000	CHANE		WAKEFIELD PARCEI 402	
05-10-201-110	OLD M28	09/13/21	\$10,000	03-ARM'S LENGTH	\$10,000	\$10,000	10.00	10.00	\$1,000	TC		WAKEFIELD PARCEI 401	
05-10-302-110	WERTANEN RD	06/13/23	\$32,000	03-ARM'S LENGTH	\$32,000	\$32,000	20.00	20.00	\$1,600	bingo		WAKEFIELD PARCEI 402	
05-12-102-900	RYDESKY RD	05/11/21	\$30,000	03-ARM'S LENGTH	\$30,000	\$30,000	27.00	27.00	\$1,111	7/5TC		WAKEFIELD PARCEI 501	
05-10-201-200	209 OLD M28	06/15/23	\$36,000	03-ARM'S LENGTH	\$36,000	\$36,000	29.85	29.85	\$1,206	7/5TC		WAKEFIELD PARCEI 501	
05-12-400-800	106 JARVENPAA RD	06/28/21	\$32,000	03-ARM'S LENGTH	\$32,000	\$32,000	34.68	34.68	\$923	U.S.2		WAKEFIELD PARCEI 402	
05-10-501-700	INDIANHEAD	08/17/21	\$74,500	03-ARM'S LENGTH	\$74,500	\$71,588	38.58	38.58	\$1,856	INDIA		India 1 402	
05-07-201-000	565 M-28	01/05/22	\$20,000	03-ARM'S LENGTH	\$20,000	\$20,000	40.00	40.00	\$500	DEFLT		WAKEFIELD PARCEI 501	
05-08-100-700	M28	11/10/21	\$30,000	03-ARM'S LENGTH	\$30,000	\$30,000	40.00	40.00	\$750	DEFLT		WAKEFIELD PARCEI 502	
05-08-100-900	M28	04/11/23	\$50,000	03-ARM'S LENGTH	\$50,000	\$50,000	40.00	40.00	\$1,250	DEFLT	05-08-100-910	WAKEFIELD PARCEI 502	
05-12-000-100	CORNER SORDAHL	06/02/23	\$38,000	03-ARM'S LENGTH	\$38,000	\$38,000	40.00	40.00	\$950	TC		WAKEFIELD PARCELS	
05-10-601-300	INDIANHEAD	05/18/21	\$67,000	03-ARM'S LENGTH	\$67,000	\$67,000	40.00	40.00	\$1,675	INDIA		India 1 501	
05-12-400-600	US2	09/17/21	\$39,000	03-ARM'S LENGTH	\$39,000	\$39,000	56.00	40.00	\$696	DEFLT	05-12-401-000	WAKEFIELD PARCEI 402	
05-03-400-200	WOLF MOUNTAIN	07/31/23	\$47,000	03-ARM'S LENGTH	\$47,000	\$47,000	80.00	80.00	\$588	DEFLT		WAKEFIELD PARCEI 502	
05-01-001-500;500-110	BY DUMP RD	12/20/22	\$57,400	03-ARM'S LENGTH	\$57,400	\$57,400	80.00	80.00	\$718	TC		WAKEFIELD PARCELS	
05-16-800-400;400 IWD	CAMP 3 RD	03/23/21	\$108,000	03-ARM'S LENGTH	\$108,000	\$108,000	120.00	120.00	\$900	DEFLT		WAKEFIELD PARCELS	
05-10-100-100(MULTI)	MULTI	12/22/21	\$24,727,761	03-ARM'S LENGTH			80+	80+	\$1,050	TC		WAKEFIELD PARCELS	
05-01-000-200(MULTI)	MULTI	02/08/22	\$4,628,544	03-ARM'S LENGTH			80+	80+	\$1,025	TC		WAKEFIELD PARCELS	

**PRICE PER ACRE**

ACRES	LOW	HIGH	AVERAGE	USED
0-10	\$532	2,604.00	1,452.00	\$1,500
11-39	\$823	1,856.00	1,116.00	\$1,100
40-79	\$500	1,675.00	970.00	\$1,000
80+	\$588	1,050.00	856.00	\$1,000