

Emerson Township Residential Land Analysis for 2024 ASSESSMENT ROLL															
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
04-007-043-00	789 E HARRISON	12/22/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,100	40.85	\$131,317	\$30,683	\$32,000	1.00	1.00	\$30,683	
04-016-001-01	2820 HARRISON	03/02/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,300	37.63	\$140,080	\$30,920	\$32,000	1.00	1.00	\$30,920	
04-016-013-00	3305 N BALDWIN	12/10/21	\$120,000	AFF	03-ARM'S LENGTH	\$120,000	\$49,000	40.83	\$131,019	\$18,101	\$29,120	0.91	0.91	\$19,891	
07-004-003-10	5223 N BARRY	02/04/21	\$114,300	PTA	03-ARM'S LENGTH	\$114,300	\$39,800	34.82	\$90,308	\$34,062	\$10,070	1.00	1.00	\$34,062	
07-009-010-00	4135 N BARRY	06/11/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,700	36.26	\$99,716	\$28,014	\$12,730	0.78	0.78	\$35,915	
07-014-009-00	3917 N MASON	02/19/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$37,500	32.05	\$87,065	\$41,582	\$11,647	1.06	1.06	\$39,228	
07-020-004-10	2409 N RANSOM	11/06/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$63,700	33.54	\$161,577	\$77,246	\$48,923	1.41	1.41	\$54,784	
07-021-002-10	8869 E POLK	10/14/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$48,800	32.75	\$107,250	\$64,030	\$22,280	1.16	1.16	\$55,151	
07-031-002-11	6246 E ST CHARLES	03/05/21	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$39,300	51.04	\$88,033	\$9,967	\$21,000	1.32	1.32	\$7,551	
Totals:			\$1,151,200			\$1,151,200	\$425,200		\$1,036,365	\$334,605	\$219,770	9.64	9.64		
								Sale. Ratio =>	36.94				Average	Average	
								Std. Dev. =>	5.93				per Net Ac	34,706	per SqFt=>
04-006-031-00	521 E VAN BUREN	06/29/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$59,100	43.46	\$157,307	\$12,553	\$33,860	1.93	1.93	\$6,504	
04-007-013-00	22 E VAN BUREN	04/30/21	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$53,900	30.98	\$147,610	\$60,390	\$34,000	2.00	2.00	\$30,195	
04-007-014-00	4910 N STATE	11/04/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,600	58.00	\$34,134	\$11,366	\$25,500	2.00	2.00	\$5,683	
04-012-007-10	5635 E HARRISON	10/18/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$59,200	31.16	\$138,968	\$85,032	\$34,000	2.00	2.00	\$42,516	
04-016-002-01	2656 E HARRISON RD	03/24/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$35,500	28.98	\$96,081	\$60,519	\$34,100	2.05	2.05	\$29,521	
04-018-010-15	3690 N UNION	04/16/21	\$89,700	WD	03-ARM'S LENGTH	\$89,700	\$33,600	37.46	\$92,999	\$29,801	\$33,100	1.55	1.55	\$19,226	
04-019-008-10	506 E TYLER	05/14/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$43,700	48.56	\$117,136	\$6,864	\$34,000	2.00	2.00	\$3,432	
Totals:			\$822,200			\$822,200	\$296,600		\$784,235	\$266,525	\$228,560	13.53	13.53		
								Sale. Ratio =>	36.07				Average	Average	
								Std. Dev. =>	11.50				per Net Ac	19,699	per SqFt=>
04-008-008-01	1014 E VAN BUREN	03/11/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$74,600	25.73	\$195,420	\$141,360	\$46,880	11.88	11.88	\$11,899	
04-008-014-00	1055 E HARRISON	12/16/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$127,200	37.97	\$266,564	\$123,436	\$55,000	20.00	20.00	\$6,172	
04-018-018-10	3200 N UNION	10/14/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$103,600	43.17	\$283,254	\$5,746	\$49,000	14.00	14.00	\$410	
04-019-008-01	616 E TYLER	09/19/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,200	38.87	\$277,569	\$110,431	\$53,000	10.50	18.00	\$10,517	
Totals:			\$1,199,900			\$1,199,900	\$435,600		\$1,022,807	\$380,973	\$203,880	56.38	63.88		
								Sale. Ratio =>	36.30				Average	Average	
								Std. Dev. =>	7.49				per Net Ac	6,757	per SqFt=>
04-005-005-10	5925 N ROYCE	01/24/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$37,500	24.19	\$90,844	\$92,406	\$28,250	5.00	5.00	\$18,481	
04-030-005-00	30 E POLK	09/30/21	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$60,100	42.62	\$166,974	\$15,276	\$41,250	8.50	8.50	\$1,797	

04-030-009-00	1860 N STATE	02/24/22	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$60,500	25.42	\$158,489	\$115,511	\$36,000	3.00	3.00	\$38,504
04-030-015-01	1238 N STATE	02/27/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,500	50.31	\$186,514	\$8,716	\$35,230	5.42	2.71	\$1,608
04-036-004-60	510 N BLAIR	06/10/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$129,300	38.14	\$330,031	\$47,969	\$39,000	7.60	7.60	\$6,312

Totals: **\$1,033,000** **\$1,033,000** **\$367,900** **\$932,852** **\$279,878** **\$179,730** **29.52** **26.81**
Sale. Ratio => 35.61
Std. Dev. => 11.23 **Average per Net Ac 9,481** **Average per SqFt=>**

ACREAGE TABLE		
ACRES	PRICE PER ACRE	TOTAL
1.00	\$25,000	\$27,000
1.50	\$18,333	\$27,500
2.00	\$15,000	\$30,000
2.50	\$13,000	\$32,500
3.00	\$13,000	\$39,000
4.00	\$10,725	\$42,900
5.00	\$9,438	\$47,190
7.00	\$7,416	\$51,909
10.00	\$5,710	\$57,099
15.00	\$4,187	\$62,809
20.00	\$3,455	\$69,090
25.00	\$3,040	\$75,999
30.00	\$2,660	\$79,799
40.00	\$2,095	\$83,789
50.00	\$1,760	\$87,979
100.00	\$924	\$92,378

Description: RESIDENTIAL

Estimated Land Values
Enter the Estimated Land Value for each of these sizes.

1 Acre: 27,000 3 Acre: 39,000 10 Acre: 57,099 30 Acre: 79,799
1.5 Acre: 27,500 4 Acre: 42,900 15 Acre: 62,809 40 Acre: 83,789
2 Acre: 30,000 5 Acre: 47,190 20 Acre: 69,090 50 Acre: 87,979
2.5 Acre: 32,500 7 Acre: 51,909 25 Acre: 75,999 100 Acre: 92,378

Description: HORSECREEK

Estimated Land Values
Enter the Estimated Land Value for each of these sizes.

1 Acre: 19,699 3 Acre: 39,398 10 Acre: 59,900 30 Acre: 102,885
1.5 Acre: 29,549 4 Acre: 40,000 15 Acre: 60,000 40 Acre: 130,321
2 Acre: 39,398 5 Acre: 59,258 20 Acre: 76,000 50 Acre: 154,756
2.5 Acre: 39,398 7 Acre: 59,500 25 Acre: 90,250 100 Acre: 294,037

ACREAGE TABLE HORSE CREEK		
ACRES	PRICE PER ACRE	TOTAL
1.00	\$19,699	\$19,699
1.50	\$19,699	\$29,549
2.00	\$19,699	\$39,398
2.50	\$15,759	\$39,398
3.00	\$13,132	\$39,398
4.00	\$12,475	\$40,000
5.00	\$11,852	\$59,258
7.00	\$8,500	\$59,500
10.00	\$5,990	\$59,900
15.00	\$4,000	\$60,000
20.00	\$3,800	\$76,000
25.00	\$3,610	\$90,250
30.00	\$3,430	\$102,885
40.00	\$3,258	\$130,321
50.00	\$3,095	\$154,756
100.00	\$2,940	\$294,037

Dollars/SqFt	ECF Area	Land Table
\$0.70	4001	4001-EMERSON RESIDENTIAL
\$0.71	4001	4001-EMERSON RESIDENTIAL
\$0.46	4001	4001-EMERSON RESIDENTIAL
\$0.78	RES	RESIDENTIAL
\$0.82	RES	RESIDENTIAL
\$0.90	RES	RESIDENTIAL
\$1.26	RES	RESIDENTIAL
\$1.27	RES	RESIDENTIAL
\$0.17	RES	RESIDENTIAL
\$0.80		
\$0.15	4001	4001-EMERSON RESIDENTIAL
\$0.69	4001	4001-EMERSON RESIDENTIAL
\$0.13	4001	4001-EMERSON RESIDENTIAL
\$0.98	4001	4001-EMERSON RESIDENTIAL
\$0.68	4001	4001-EMERSON RESIDENTIAL
\$0.44	4001	4001-EMERSON RESIDENTIAL
\$0.08	4001	4001-EMERSON RESIDENTIAL
\$0.45		
\$0.27	4001	4001-EMERSON RESIDENTIAL
\$0.14	4001	4001-EMERSON RESIDENTIAL
\$0.01	4001	4001-EMERSON RESIDENTIAL
\$0.24	4001	4001-EMERSON RESIDENTIAL
\$0.16		
\$0.42	4001	4001-EMERSON RESIDENTIAL
\$0.04	4001	4001-EMERSON RESIDENTIAL

