

Irving Township Land

2 Year - 4/1/2021 to 3/31/2023

PARCEL	ADDRESS	SALE PRICE	DATE	IMPROV. VALUE	RESID LAND	GROSS ACRE	NET ACRE	\$/ACRE	NOTES
08-120-023-00	foxglove dr	\$48,000	8/6/2021	\$0	\$48,000	1.32	1.32	\$36,363.64	development
08-125-001-00	autum ridge	\$55,000	10/13/2021	\$0	\$55,000	1.30	1.30	\$42,307.69	development
		\$103,000			\$103,000		2.62	\$39,312.98	
08-030-011-06	flat creek ct	\$60,000	9/29/2021	\$0	\$60,000	1.69	1.69	\$35,502.96	small development
08-030-011-07	flat creek ct	\$64,500	12/22/2021	\$0	\$64,500	2.15	1.70	\$37,896.59	small development
					\$124,500		3.39	\$36,704.01	
08-030-006-52	w state rd	\$57,000	7/29/2021	\$0	\$57,000	2.18	1.99	\$28,657.62	split - wooded pcl
08-031-004-07-sp	benzel ct	\$65,000	2/24/2022	\$0	\$65,000	2.10	2.01	\$32,306.16	small development
08-030-011-02sp	flat creek ct	\$60,000	6/29/2021	\$0	\$60,000	2.13	2.13	\$28,169.01	small development
08-030-011-03sp	flat creek ct	\$60,000	6/29/2021	\$0	\$60,000	2.20	2.20	\$27,272.73	small development
08-031-004-04	benzel ct	\$99,900	4/6/2022	\$0	\$99,900	2.30	2.29	\$43,624.45	small development-waterfront
08-030-011-04	flat creek ct	\$61,800	11/2/2021	\$0	\$61,800	2.31	2.31	\$26,753.25	small development
08-031-017-80	backwater dr	\$64,500	2/1/2022	\$0	\$64,500	2.36	2.36	\$27,330.51	small development
08-031-017-90	backwater dr	\$63,900	11/22/2021	\$0	\$63,900	2.60	2.45	\$26,102.94	small development
					\$532,100		17.74	\$29,996.05	
08-031-017-70	backwater dr	\$65,000	11/4/2021	\$0	\$65,000	2.65	2.65	\$24,528.30	small development
08-008-016-60	north ridge ct	\$54,900	3/5/2021	\$0	\$54,900	2.75	2.75	\$19,945.55	small development
08-008-016-60	north ridge ct	\$78,900	3/27/2023	\$0	\$78,900	2.75	2.75	\$28,690.91	small development
08-036-029-11	willits rd	\$53,000	11/3/2021	\$0	\$53,000	2.93	2.76	\$19,182.05	
					\$251,800		10.91	\$23,073.40	
08-030-011-01sp	flat creek ct	\$74,900	8/11/2021	\$0	\$74,900	3.24	2.81	\$26,702.32	small development
08-008-016-70	north ridge ct	\$55,000	3/25/2022	\$0	\$55,000	3.29	2.87	\$19,163.76	small development
					\$129,900		5.68	\$22,889.87	
08-031-017-40	backwater dr	\$108,500	1/25/2021	\$0	\$108,500	4.71	4.71	\$23,036.09	small development
08-031-004-06	benzel ct	\$93,800	2/24/2022	\$0	\$93,800	5.43	5.43	\$17,274.40	small development-adjacent to buyer
08-016-004-40	hidden hills dr	\$62,500	3/19/2021	\$0	\$62,500	5.69	5.69	\$10,984.18	small development
					\$264,800		15.83	\$16,727.73	
08-031-017-50	backwater dr	\$105,000	9/22/2021	\$0	\$105,000	4.92	4.92	\$21,341.46	small development-waterfront
08-031-017-30	backwater dr	\$109,900	6/17/2020	\$0	\$109,900	5.51	5.51	\$19,945.55	small development-waterfront
08-031-017-20	backwater dr	\$107,900	11/24/2021	\$0	\$107,900	5.71	5.71	\$18,896.67	small development-waterfront
					\$322,800		16.14	\$20,000.00	
08-010-004-07	glen clay ct	\$76,500	12/21/2021	\$0	\$76,500	6.76	6.29	\$12,162.16	small development
08-010-004-08sp	sisson rd	\$89,900	3/17/2021	\$0	\$89,900	6.67	6.34	\$14,177.57	small development
08-010-004-09sp	sisson rd	\$94,900	5/17/2021	\$0	\$94,900	6.71	6.39	\$14,862.96	small development
08-010-004-10sp	sisson rd	\$92,000	4/9/2021	\$0	\$92,000	7.23	6.39	\$14,402.00	small development
08-010-004-06SP	glen clay ct	\$89,000	6/8/2021	\$0	\$89,000	6.42	6.42	\$13,862.93	small development
08-033-020-40	grange rd	\$50,000	1/19/2022	\$0	\$50,000	6.88	6.60	\$7,581.50	
08-018-012-11	6409 garbow rd	\$180,000	3/28/2022	\$20,176	\$159,824	7.00	6.82	\$23,420.87	rolling/wooded
08-008-016-10	north ridge ct	\$79,900	3/31/2021	\$0	\$79,900	7.50	6.93	\$11,524.59	small development
08-020-007-22	red pearl ln	\$115,000	5/21/2021	\$0	\$115,000	8.00	8.00	\$14,375.00	small development
08-020-007-23	red pearl ln	\$130,000	10/31/2022	\$0	\$130,000	8.74	8.74	\$14,879.25	small development
					\$977,024		68.91	\$14,177.64	
08-031-017-10	backwater dr	\$109,900	6/17/2020	\$0	\$109,900	6.82	6.82	\$16,114.37	riverfrontage
08-030-006-10	w state rd	\$120,000	1/4/2021	\$0	\$120,000	10.00	9.75	\$12,307.69	
08-010-004-05sp	glen clay ct	\$112,000	6/11/2021	\$0	\$112,000	10.06	10.06	\$11,133.20	small development
08-017-004-30	crane rd	\$130,000	8/19/2021	\$0	\$130,000	10.19	10.15	\$12,807.88	
					\$362,000		29.96	\$12,082.78	
08-010-004-01	glen clay ct	\$116,000	10/7/2022	\$0	\$116,000	13.76	13.76	\$8,430.23	small development
08-010-004-04sp	glen clay ct	\$169,000	3/17/2021	\$0	\$169,000	22.89	22.89	\$7,383.14	small development
08-010-004-03	glen clay ct	\$240,000	10/16/2021	\$0	\$240,000	27.87	27.87	\$8,611.41	small development
							50.76		
08-014-008-00	buehler rd	\$449,264	10/27/2022	\$0	\$449,264	52.24	51.68	\$8,693.02	some wooded
08-027-005-10	ryan rd	\$367,280	11/23/2022	\$0	\$367,280	59.60	59.10	\$6,214.55	qualified forest
					\$816,544		110.78	\$7,370.79	
not used									
08-024-009-00sp	hammond rd	\$100,000	10/14/2020	\$0	\$100,000	18.00	17.63	\$5,673.76	some low & wet
08-010-005-20	cain creek dr	\$112,500	7/2/2020	\$0	\$112,500	24.70	24.70	\$4,554.66	
43-350-050-22	s state st	\$80,000	7/30/2021	\$0	\$80,000	9.70	9.70	\$8,247.42	Freeport Village pcl
08-010-005-20	cain creek dr	\$135,000	5/16/2023	\$0	\$135,000	24.70	24.70	\$5,465.59	odd shaped pcl

1 Year+ - 10/1/2022 to 12/31/2023

08-020-007-23	red pearl ln	\$130,000	10/31/2022	\$0	\$130,000	8.74	8.74	\$14,879.25	small development
08-010-004-01	glen clay ct	\$116,000	10/7/2022	\$0	\$116,000	13.76	13.76	\$8,430.23	small development
08-115-036-00	sugar creek dr	\$220,000	8/18/2023	\$0	\$220,000	20.02	24.70	\$8,906.88	small development
08-010-005-20	cain creek dr	\$135,000	5/16/2023	\$0	\$135,000	24.70	24.70	\$5,465.59	odd shaped pcl
08-010-004-03	glenn clay ct	\$262,000	9/29/2023	\$0	\$262,000	27.87	27.87	\$9,400.79	sold \$319,000 4/14/23
08-010-004-03	glen clay ct	\$319,000	4/14/2023	\$0	\$319,000	27.87	27.87	\$11,446.00	small development
08-022-001-02	wood school	\$230,000	6/28/2003	\$0	\$230,000	30.03	29.83	\$7,710.36	shed or cabin???
08-014-008-00	buehler rd	\$449,264	10/27/2022	\$0	\$449,264	52.24	51.68	\$8,693.02	some wooded
08-027-005-10	ryan rd	\$367,280	11/23/2022	\$0	\$367,280	59.60	59.10	\$6,214.55	qualified forest
08-008-016-70	north ridge ct	\$58,000	10/6/2023	\$0	\$58,000	3.29	2.87	\$20,209.06	small development
08-010-004-06	glenn clay ct	\$120,000	11/8/2023	\$0	\$120,000	6.42	6.42	\$18,691.59	small development
08-008-016-50	north ridge ct	\$82,000	1/12/2024	\$0	\$82,000	3.74	3.74	\$21,925.13	small dev-sold \$59,000 10/28/20