

Irving Township Land-2026 roll

4/1/2023 to 3/31/2025

ADJ

PARCEL	ADDRESS	SALE PRICE	DATE	I PROV. VALI	RESID LAND	GROSS ACRI	NET ACRE	\$/ACRE	NOTES
08-120-023-00	foxglove dr	\$57,600	8/6/2021	\$0	\$57,600	1.32	1.320	\$43,636.36	development-time adj
08-125-001-00	autum ridge	\$66,000	10/13/2021	\$0	\$66,000	1.30	1.300	\$50,769.23	development-time adj
		\$123,600			\$123,600		2.620	\$47,175.57	
08-015-002-03-sp	leaf ln	\$76,500	11/15/2024	\$0	\$76,500	2.18	2.180	\$35,091.74	small development
08-015-002-04	leaf ln	\$85,000	12/11/2024	\$0	\$85,000	2.34	2.340	\$36,324.79	small development
					\$161,500		4.520	\$35,730.09	
08-008-016-60	north ridge ct	\$78,900	3/27/2023	\$0	\$78,900	2.75	2.750	\$28,690.91	small development
08-008-016-60	north ridge ct	\$75,000	11/27/2024	\$0	\$75,000	2.75	2.750	\$27,272.73	small development
08-015-002-05	leaf ln	\$76,500	11/15/2024	\$0	\$76,500	2.85	2.850	\$26,842.11	small development
08-008-016-70	north ridge ct	\$58,000	10/6/2023	\$0	\$58,000	3.29	2.870	\$20,209.06	small development
					\$288,400		11.220	\$25,704.10	
08-008-016-50	north ridge ct	\$82,000	1/12/2024	\$0	\$82,000	3.74	3.740	\$21,925.13	small dev-sold \$59,000 10/28/20
08-008-016-70	north ridge ct	\$58,000	10/6/2023	\$0	\$58,000	3.29	2.870	\$20,209.06	small development
					\$140,000		6.610	\$21,180.03	
08-036-008-20	hammond rd	\$45,000	3/29/2024	\$0	\$45,000	3.00	2.583	\$17,421.60	hastings schools
08-003-018-02	wood school rd	\$60,000	4/5/2024	\$0	\$60,000	3.77	3.502	\$17,133.07	
08-008-016-50	north ridge ct	\$82,000	1/12/2024	\$0	\$82,000	3.74	3.740	\$21,925.13	small dev-sold \$59,000 10/28/20
					\$142,000		7.242	\$19,607.84	
08-010-005-52	wood school rd	\$105,000	11/18/2024	\$0	\$105,000	5.91	5.910	\$17,766.50	L shaped - no road frtg-esmt
08-010-004-06	glenn clay ct	\$120,000	11/8/2023	\$0	\$120,000	6.42	6.420	\$18,691.59	small development
					\$225,000		12.330	\$18,248.18	
43-350-050-22	s state st	\$138,000	3/15/2024	\$0	\$138,000	9.70	9.700	\$14,226.80	
08-010-006-12	sisson rd	\$200,000	5/2/2024	\$0	\$200,000	12.18	11.806	\$16,940.54	purch by neighbor lc
08-010-004-01	glen clay ct	\$127,600	10/7/2022	\$0	\$127,600	13.76	13.760	\$9,273.26	small development-time adj
					\$327,600		25.566	\$12,813.89	
08-115-036-00	sugar creek dr	\$220,000	8/18/2023	\$0	\$220,000	20.02	20.020	\$10,989.01	small development
08-010-004-03	glenn clay ct	\$262,000	9/29/2023	\$0	\$262,000	27.87	27.870	\$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	27.870	\$11,446.00	small development
					\$581,000		55.740	\$10,423.39	
08-022-001-02	wood school	\$230,000	6/28/2003	\$0	\$230,000	30.03	29.830	\$7,710.36	
08-013-011-00	hammond rd	\$280,000	2/28/2024	\$0	\$280,000	40.00	39.000	\$7,179.49	hastings schools
08-014-008-00	buehler rd	\$494,190	10/27/2022	\$0	\$494,190	52.24	51.681	\$9,562.32	some wooded-time adj
08-027-005-10	ryan rd	\$404,008	11/23/2022	\$0	\$404,008	59.60	59.100	\$6,836.01	qualified forest-time adj
					\$898,198		110.781	\$8,107.87	
08-031-004-04	benzel ct	\$99,900	4/6/2022	\$0	\$99,900	2.30	2.290	\$43,624.45	small development-waterfront
not used									
08-010-005-20	cain creek dr	\$135,000	5/16/2023	\$0	\$135,000	24.70	24.700	\$5,465.59	odd shaped pctl
08-029-003-10	grange rd	\$130,000	9/23/2024	\$0	\$130,000	4.54	4.313	\$30,141.43	
08-020-007-40	crane rd	\$100,000	12/11/2024	\$0	\$100,000	2.74	2.484	\$40,257.65	seems like high price-outlier