

## 2024 COLFAX TOWNSHIP LAKE LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF
2310-JS-01	06/23/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$36,000	60.0	253.0	0.35	\$617
2310-JS-41	06/23/21	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$8,710	67.0	190.0	0.29	\$552
<b>Totals:</b>		<b>\$74,000</b>			<b>\$74,000</b>	<b>\$44,710</b>	<b>127.0</b>		<b>0.64</b>	
							<b>Average</b>			
							<b>per FF=&gt;</b>	<b>\$583</b>		<b>115,625.00</b>
							use	583.0		