

2024 Garfield Township Lakefront Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Salk	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fror	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
18-01-252-017	5146 S WEST BLISS LN	06/23/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$73,200	54.22	\$152,845	\$53,354	\$71,199	83.8	135.0	0.29	0.29	\$637	\$185,902	\$4.27	100.00	WATER 494/1151			LAKE FRONT PROP	9/25/2023	401	KIMBALL-PICK
18-01-253-016	5051 S EAST BLISS LN	11/09/22	\$155,000	MLC	03-ARM'S LENGTH	\$155,000	\$100,700	64.97	\$220,752	\$61,022	\$126,774	149.1	123.0	0.57	0.57	\$409	\$108,004	\$2.48	200.00	WATER 490/9231,493/3438			LAKE FRONT PROP	7/1/1989	401	KIMBALL-PICK
18-01-320-014	5298 S GORDON AVE	07/30/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,500	56.50	\$132,390	\$100,000	\$132,390	155.8	147.8	0.67	0.67	\$642	\$148,588	\$3.41	208.49	WATER 484/8106			LAKE FRONT PROP	NOT INSPECTED	402	KIMBALL-PICK
18-01-360-008	5560 S GORDON AVE	06/17/22	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$92,900	37.76	\$278,588	\$48,413	\$81,001	47.6	120.0	0.13	0.13	\$1,016	\$369,565	\$8.48	50.00	WATER 489/2544			LAKE FRONT PROP	12/19/2022	401	KIMBALL-PICK
18-01-456-010	288 W PICKEREL LAKE DR	08/01/22	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$103,000	41.20	\$224,147	\$159,311	\$133,458	78.5	280.0	0.46	0.46	\$2,029	\$346,328	\$7.95	76.00	WATER 489/8482,490/8485			LAKE FRONT PROP	8/6/2020	401	KIMBALL-PICK
18-01-456-010	288 W PICKEREL LAKE DR	04/28/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$112,100	35.03	\$232,056	\$221,402	\$133,458	78.5	280.0	0.46	0.46	\$2,820	\$481,309	\$11.05	76.00	WATER 492/5385,4935618			LAKE FRONT PROP	8/6/2020	401	KIMBALL-PICK
18-01-458-008	284 W PICKEREL LAKE DR	06/10/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$152,000	31.34	\$339,109	\$313,711	\$167,820	98.7	250.0	0.57	0.57	\$3,178	\$546,535	\$12.55	100.00	WATER 489/1112			LAKE FRONT PROP	7/1/1989	401	KIMBALL-PICK
18-01-458-011	268 W PICKEREL LAKE DR	09/08/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$103,200	29.57	\$217,916	\$205,917	\$74,833	44.0	125.0	0.14	0.14	\$4,678	\$1,514,096	\$34.76	35.00	WATER 494/2842			LAKE FRONT PROP	9/25/2023	401	KIMBALL-PICK
18-01-480-010	5523 S CENTERLINE RD	11/03/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,700	50.36	\$446,873	\$105,276	\$217,149	127.7	189.0	0.64	0.64	\$824	\$163,981	\$3.76	148.00	WATER 486/4365,486/4351 CT			LAKE FRONT PROP	7/1/1989	401	KIMBALL-PICK
18-02-250-017	5201 S GORDON AVE	11/19/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$207,500	28.62	\$581,273	\$307,162	\$163,435	96.1	219.0	0.50	0.50	\$3,195	\$610,660	\$14.02	100.00	WATER 486/8535,487/2259			LAKE FRONT PROP	1/7/1989	401	KIMBALL-PICK
18-02-327-002	1330 W ASPREY DR	03/24/23	\$469,000	WD	03-ARM'S LENGTH	\$469,000	\$169,100	36.06	\$399,676	\$169,291	\$99,967	58.8	300.0	0.34	0.34	\$2,879	\$492,125	\$11.30	50.00	WATER 492/1619			LAKE FRONT PROP	1/7/1989	401	KIMBALL-PICK
18-02-380-004	5470 S SHADY DR	09/26/22	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$118,300	32.77	\$274,099	\$218,675	\$131,774	77.5	216.0	0.40	0.40	\$2,821	\$543,968	\$12.49	68.00	WATER 490/3552			LAKE FRONT PROP	7/1/1989	401	KIMBALL-PICK
18-02-380-012	5538 S MAPLE ST	04/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,400	46.20	\$243,874	\$75,307	\$119,181	70.1	238.0	0.35	0.35	\$1,074	\$215,163	\$4.94	70.00	WATER 483/4944			LAKE FRONT PROP	1/7/1989	401	KIMBALL-PICK
18-02-400-003	5475 S GORDON AVE	05/02/23	\$378,161	WD	03-ARM'S LENGTH	\$378,161	\$141,600	37.44	\$325,792	\$189,336	\$136,967	80.6	50.0	0.13	0.13	\$2,350	\$1,423,579	\$32.68	116.00	WATER 492/6063			LAKE FRONT PROP	1/7/1989	401	KIMBALL-PICK
18-02-449-018	5301 S GORDON AVE	04/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,000	29.78	\$134,074	\$171,555	\$80,629	47.4	250.0	0.23	0.23	\$3,617	\$739,461	\$16.98	40.00	WATER 492/4664			LAKE FRONT PROP	8/20/2018	401	KIMBALL-PICK
18-02-449-018	5301 S GORDON AVE	06/09/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$61,700	30.85	\$134,074	\$146,555	\$80,629	47.4	250.0	0.23	0.23	\$3,090	\$631,703	\$14.50	40.00	WATER 489/491			LAKE FRONT PROP	8/20/2018	401	KIMBALL-PICK
18-12-101-019	683 W PICKEREL LAKE DR	08/02/22	\$528,576	WD	03-ARM'S LENGTH	\$528,576	\$223,100	42.21	\$522,563	\$153,070	\$147,057	80.6	174.0	0.34	0.34	\$1,899	\$450,206	\$10.34	85.00	WATER 492/832			LAKE FRONT PROP	7/30/2020	401	KIMBALL-PICK
18-12-229-012	67 W PICKEREL LAKE DR	05/14/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,000	45.16	\$173,455	\$108,174	\$126,629	74.5	132.0	0.25	0.25	\$1,452	\$432,696	\$9.93	82.50	WATER 483/9180 CT /9177			LAKE FRONT PROP	7/29/2020	401	KIMBALL-PICK
18-12-229-015	20 W NORTH LANE DR	09/13/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$92,800	68.24	\$172,832	\$89,246	\$126,078	211.9	128.8	0.88	0.88	\$421	\$101,416	\$2.33	325.00	WATER 485/4941			LAKE FRONT PROP	7/31/2020	401	KIMBALL-PICK

\$2,896,777  
1,695.2 per ff

18-01-320-015	700 W PICKEREL POINT	07/21/21	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$76,300	49.39	\$160,521	\$154,500	\$152,689	95.4	176.9	0.37	0.37	\$1,619	\$420,981	\$9.66	100.53	WATER 484/9356			LAKE FRONT PROP	10/3/2022	401	PICKEREL POINTE
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<b>Totals:</b>			<b>\$5,907,237</b>			<b>\$5,907,237</b>	<b>\$2,282,100</b>		<b>\$5,366,909</b>	<b>\$5,948,054</b>	<b>\$2,503,117</b>	<b>5,208.2</b>		<b>7.96</b>	<b>8.38</b>												
							<b>Sale. Ratio =&gt;</b>	<b>38.63</b>			<b>Average</b>			<b>Average</b>													
							<b>Std. Dev. =&gt;</b>	<b>11.82</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>	<b>747,149.10</b>												

2023 used:	\$1,700	Kimball/Pickerel
2024 use:	\$1,700	no change
2023 used:	\$1,600	Pickerel Pointe
2024 use:	\$1,600	no change