

Unit: 6215 - BRIDGETON TOWNSHIP
Rates/Values for Neighborhood A1.AGRICULTURAL, Last Edited: 02/11/2023

Frontages:
Frontage 'A': Description: 'GOOD' FF Rate: 100
Standard Frontage: 0 Standard Depth: 0

05/23/2022 138,802 40A 20 AVG
3471/A 20 unft. Vabk

Sites:
Site 'A': Description: 'SITE' Value: 4,500
Site 'B': Description: 'PIECE UNBUILDAB' Value: 100

07/05/22 150,000 01.58 A Good Till
2436/A

Values for Acreage Table 1: 'ALL'

1 Acre: 10,500	3 Acre: 14,000	10 Acre: 30,000	37	30 Acre: 90,000	125,120
1.5 Acre: 11,000	4 Acre: 18,000	15 Acre: 45,000	55	40 Acre: 125,000	125,000
2 Acre: 12,000	5 Acre: 23,300	20 Acre: 60,000	70	50 Acre: 160,000	300,250
2.5 Acre: 13,000	7 Acre: 24,500	25 Acre: 75,000	87.5	100 Acre: 300,000	400,000

Values for Acreage Table 2: 'ACREAGE TABLE 'B''

1 Acre: 0	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 40,000	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Land Residual
5/3/21 393,300
Blueberries + other Blueberry

Rates for Rate Table 'RATE TABLE 1', (Acres)

GOOD TILLABLE	: 3,365	4000 3400
AVG	: 2,500	3000 2800
NON TILL WET	: 1,325	1500
RIVER FRONT	: 10,500	
BLDG SITE LOC.	: 6,000	10000
AG	: 2,000	3000 2800
UNTILLABLE	: 3,000	2800
BLUEBERRY LAND	: 5,000	
1 AC	: 8,500	10500
2 AC TO 5 AC	: 4,700	8000
5 AC	: 3,900	6000
5.1 TO 10	: 2,000	7000
FAIR	: 1,750	2800 2500

Unit: 6215 - BRIDGETON TOWNSHIP
Rates/Values for Neighborhood C.COMMERCIAL, Last Edited: 02/11/2023

Frontages:
Frontage 'A': Description: ' ' FF Rate: 40 50
Standard Frontage: 200 Standard Depth: 400
Frontage 'B': Description: 'WARNER' FF Rate: 150 145
Standard Frontage: 0 Standard Depth: 500
Frontage 'C': Description: '104TH WARNER' FF Rate: 80 95
Standard Frontage: 0 Standard Depth: 660
Frontage 'D': Description: 'WARNER BACK LOT' FF Rate: 50 65
Standard Frontage: 0 Standard Depth: 671
Frontage 'E': Description: 'COMMERCIAL' FF Rate: 100 125
Standard Frontage: 0 Standard Depth: 330

NO sales

Sites:
Site 'A': Description: 'SITE' Value: 10,000 20000
Site 'B': Description: 'PIECE' Value: 500 1000

Values for Acreage Table 1: 'ACERAGE'

1 Acre: 14,300	10	3 Acre: 21,500	24	10 Acre: 60,000	30 Acre: 90,000	190
1.5 Acre: 16,500	18	4 Acre: 24,500	32	15 Acre: 45,000	70	40 Acre: 0 240
2 Acre: 18,200	20	5 Acre: 27,100	37	20 Acre: 60,000	100	50 Acre: 0 300
2.5 Acre: 19,800	22	7 Acre: 39,000	42	25 Acre: 75,000	150	100 Acre: 0 400

corn Land Residual
water 470/FF

Rates for Rate Table 'RATE TABLE 2', (Acres)

COM'L	: 2,000	3000
COML	: 6,000	8000

Unit: 6215 - BRIDGETON TOWNSHIP

Rates/Values for Neighborhood IND..INDUSTRIAL-CONS. PWR LINE PROPERTY, Last Edited: 02/11/2023

Values for Acreage Table 1: 'HIGH VOLTAGE PW LINE'

1 Acre: 6,000	3 Acre: 14,000	10 Acre: 21,000	30 Acre: 65,000
1.5 Acre: 9,000	4 Acre: 15,000	15 Acre: 31,500	40 Acre: 125,000
2 Acre: 11,000	5 Acre: 17,500	20 Acre: 42,000	50 Acre: 160,000
2.5 Acre: 13,000	7 Acre: 18,900	25 Acre: 52,500	100 Acre: 210,000

No sales

Values for Acreage Table 2: 'ACREAGE TABLE 'B''

1 Acre: 1,200	3 Acre: 3,700	10 Acre: 14,900	30 Acre: 89,900
1.5 Acre: 1,900	4 Acre: 4,900	15 Acre: 22,400	40 Acre: 119,900
2 Acre: 2,400	5 Acre: 6,200	20 Acre: 24,900	50 Acre: 149,900
2.5 Acre: 3,100	7 Acre: 8,700	25 Acre: 31,200	100 Acre: 124,900

Rates for Rate Table 'RATE TABLE 1', (Acres)

TILLABLE	: 3,000	4000	3000	2500	2000	<i>3300</i>
NON TILL	: 1,000	3000	2500	2000	1500	<i>2000</i>
WET/INACCESSA	: 800	1000				
RIVER FRONT	: 10,300	10500				
ALL AG	: 2,000	3000	2500	2000	1500	<i>2500</i>
POWER LINES	: 2,000	3000	2500	2000	1500	<i>2500</i>

Unit: 6215 - BRIDGETON TOWNSHIP

Rates/Values for Neighborhood PPROP.PERSONAL PROPERTY, Last Edited: / /

Values for Acreage Table 1: 'HIGH VOLTAGE PW LINE'

1 Acre: 971	3 Acre: 2,913	10 Acre: 9,710	30 Acre: 29,130
1.5 Acre: 1,457	4 Acre: 3,884	15 Acre: 14,565	40 Acre: 38,840
2 Acre: 1,942	5 Acre: 4,855	20 Acre: 19,420	50 Acre: 48,550
2.5 Acre: 2,428	7 Acre: 6,797	25 Acre: 24,275	100 Acre: 97,100

Not needed - remove

Rates for Rate Table 'Rate Table 1', (Acres)

TILLABLE	: 1,175
NON TILL	: 1,000
WET/INACCESSA	: 900
river front	: 10,400

Unit: 6215 - BRIDGETON TOWNSHIP
Rates/Values for Neighborhood R.RESIDENTIAL, Last Edited: 02/11/2023

Frontages:

Frontage 'A': Description: 'Standard Frontage: 200'	FF Rate: 35	Standard Depth: 400
Frontage 'B': Description: 'GOOD RD Standard Frontage: 200'	FF Rate: 55	Standard Depth: 250
Frontage 'C': Description: 'IMPROVED ROAD Standard Frontage: 200'	FF Rate: 71	Standard Depth: 400
Frontage 'D': Description: 'ROAD Standard Frontage: 200'	FF Rate: 45	Standard Depth: 400
Frontage 'E': Description: 'Standard Frontage: 0'	FF Rate: 71	Standard Depth: 0
Frontage 'F': Description: 'Standard Frontage: 0'	FF Rate: 80	Standard Depth: 0
Frontage 'G': Description: 'Standard Frontage: 0'	FF Rate: 50	Standard Depth: 400
Frontage 'H': Description: 'RIVER FTG Standard Frontage: 0'	FF Rate: 1500	Standard Depth: 400
Frontage 'I': Description: 'SUB'D Standard Frontage: 0'	FF Rate: 84	Standard Depth: 0
Frontage 'J': Description: 'Standard Frontage: 312'	FF Rate: 22	Standard Depth: 650

Farmland group

under 1 Acre 2000

2-22

Add 3 24
Add 4 30
Add 5 37

Sites:

Site 'A': Description: '2-5 ACRE SITE'	Value: 10,000	<i>under 1 Ac</i>
Site 'B': Description: '2-OR LESS ACRE'	Value: 5,000	<i>2 Ac</i>
Site 'C': Description: 'UNBUILDABLE PIE'	Value: 500	
Site 'D': Description: 'LOTS BY RIVER'	Value: 20,000	
Site 'E': Description: 'SITE'	Value: 1,000	

Values for Acreage Table 1: 'ALL'

1 Acre: 14,000	3 Acre: 18,000	10 Acre: 50,000	30 Acre: 105,000
1.5 Acre: 15,000	4 Acre: 20,000	40 Acre: 60,000	40 Acre: 125,000
2 Acre: 16,000	5 Acre: 25,000	50 Acre: 70,000	50 Acre: 140,000
2.5 Acre: 17,000	7 Acre: 35,000	25 Acre: 80,000	100 Acre: 200,000

Rates for Rate Table 'RATE TABLE 5', (Acres)

10-60 ACRES	: 2,800
2-9 ACRES	: 5,000
60-100 ACRES	: 2,000
3- 34 ACRES	: 3,500
50-100 ACRES	: 2,050
ROAD FRONTAGE	: 0
5 TO 100 ACRES	: 2,000
INDUSTRIAL LAND	: 3,000
CREEK W/ACREAGE	: 8,000
SWAMPY	: 500
SMALL CREEK	: 2,500
LIMITED ACCESS	: 2,500
WOODED	: 2,800
35 TO 50 ACRES	: 2,800
10 TO 60 ACRES	: 2,800

Residential

10/14/22	17.68A	55,275
4/15/21	3.68A	19,500
10/5/22	3.95A	45,000
11/19/21	55A	330,000
3/24/23	4A	32,500
7/23/21	15.35A	60,000
1/24/23	5A	20,000
10/31/22	8A	47,000
1/17/22	7.35A	35,000

Subdivisions

5/3/22	9000
10/11/21	8900
4/21/21	6,000
03/31/23	9500
09/23/21	17,800 (2 lots)
9/17/21	8900
5/5/22	9000
10/12/22	4.89 Ac 28,000
3/30/22	1.68A 25,000

Waterfront

2/28/22	5.4A	115,000
	295' river	390 FF
5/27/22	2.75A	116,500
	334' river	349 FF
4/9/21	4.31A	55,000
	147' river	374 FF
7/28/21	.35A	45,000
	56' river	803 FF

Unit: 6215 - BRIDGETON TOWNSHIP
Rates/Values for Neighborhood S.SUBDIVISIONS, Last Edited: 01/06/2022

Frontages:

Frontage 'A':	Description: 'STANDARD SUB	'	FF Rate: 45
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'SMALL LOT	'	FF Rate: 50
	Standard Frontage: 0		Standard Depth : 250
Frontage 'C':	Description: 'LOTS	'	FF Rate: 67
	Standard Frontage: 0		Standard Depth : 270
Frontage 'D':	Description: 'PAVED RD	'	FF Rate: 67
	Standard Frontage: 0		Standard Depth : 250
Frontage 'E':	Description: 'GOOD SUBD	'	FF Rate: 60
	Standard Frontage: 0		Standard Depth : 300
Frontage 'F':	Description: 'BACK LOT	'	FF Rate: 30
	Standard Frontage: 0		Standard Depth : 0
Frontage 'G':	Description: 'GRAVEL	'	FF Rate: 50
	Standard Frontage: 0		Standard Depth : 0
Frontage 'H':	Description: 'LIMITED ACCESS	'	FF Rate: 20
	Standard Frontage: 0		Standard Depth : 0
Frontage 'I':	Description: 'SUB S RIVER RD	'	FF Rate: 84
	Standard Frontage: 0		Standard Depth : 400

NO change

Sites:

Site 'A': Description: ' Value: 13,500

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 9,000	2 Acre: 0 24	3 Acre: 0 60	4 Acre: 0 150	5 Acre: 0 180	6 Acre: 0 240	7 Acre: 0 300	8 Acre: 0 370	9 Acre: 0 400
1.5 Acre: 0 18	4 Acre: 0 32	15 Acre: 0 70	40 Acre: 0 240	50 Acre: 0 300	100 Acre: 0 400			
2 Acre: 0 20	5 Acre: 0 37	20 Acre: 0 100						
2.5 Acre: 0 22	7 Acre: 0 42	25 Acre: 0 150						

make consistent w/ Res acreage

Rates for Rate Table 'RATE TABLE 6', (Acres)

LOT VALUE : 9,000
AVG LOT VALUE : 14,000
VACANT LTS : 7,000 9000
ACREAGE : 6,500

Unit: 6215 - BRIDGETON TOWNSHIP

Rates/Values for Neighborhood STATE.STATE OR DNR OWNED, Last Edited: 02/11/2023

Values for Acreage Table 1: '40 ACRE PLUS PARCEL'

1 Acre: 10,500	3 Acre: 14,000 24	10 Acre: 30,000 60	30 Acre: 90,000 180
1.5 Acre: 11,000 18	4 Acre: 18,000 32	15 Acre: 45,000 70	40 Acre: 125,000 240
2 Acre: 12,000 20	5 Acre: 23,000 37	20 Acre: 60,000 100	50 Acre: 160,000 300
2.5 Acre: 13,000 22	7 Acre: 24,000 42	25 Acre: 75,000 150	100 Acre: 300,000 400

make consistent w/ Res acreage

Rates for Rate Table 'Rate Table 1', (Acres)

TILLABLE : 3,365 ~~4000~~ 3300
NON TILL : 3,000 ~~3000~~ 2000
WET/INACCESSA : 1,325 1000
river front : 10,500

Unit: 6215 - BRIDGETON TOWNSHIP

Rates/Values for Neighborhood UTIL.UTILITY PERSONAL PROPERTY, Last Edited: / /

Values for Acreage Table 1: 'HIGH VOLTAGE PW LINE'

1 Acre: 971	3 Acre: 2,913 14	10 Acre: 9,710 21	30 Acre: 29,130 65
1.5 Acre: 1,457 9000	4 Acre: 3,884 15	15 Acre: 14,565 3150	40 Acre: 38,840 125
2 Acre: 1,942 1100	5 Acre: 4,855 1750	20 Acre: 19,420 42	50 Acre: 48,550 160
2.5 Acre: 2,428 1300	7 Acre: 6,797 19	25 Acre: 24,275 52	100 Acre: 97,100 210

Remove

Rates for Rate Table 'Rate Table 1', (Acres)

TILLABLE : 1,175 ~~3000~~ 4000 3500 33
NON TILL : 1,000 ~~3000~~ 1500 2000 20
WET/INACCESSA : 900 ~~1500~~ 1000 1000
river front : 10,400 10500

Unit: 6215 - BRIDGETON TOWNSHIP
Rates/Values for Neighborhood W.WATERFRONT, Last Edited: 02/11/2023

Frontages:

Frontage 'A':	Description: 'SMALL TRACTS	'	FF Rate: <u>150</u> 600
	Standard Frontage: 0		Standard Depth : 617
Frontage 'B':	Description: 'MEDIUM TRACTS	'	FF Rate: <u>250</u> 375
	Standard Frontage: 0		Standard Depth : 730
Frontage 'C':	Description: 'CREEK FRT	'	FF Rate: <u>70</u> 100
	Standard Frontage: 0		Standard Depth : 1330
Frontage 'D':	Description: 'GOOD LOT	'	FF Rate: <u>230</u> 350
	Standard Frontage: 0		Standard Depth : 200
Frontage 'E':	Description: 'RIVER	'	FF Rate: <u>250</u> 375
	Standard Frontage: 0		Standard Depth : 330
Frontage 'F':	Description: 'LARGE TRACT	'	FF Rate: <u>200</u> 350
	Standard Frontage: 0		Standard Depth : 842
Frontage 'G':	Description: 'FAIR LOTS	'	FF Rate: <u>160</u> 250
	Standard Frontage: 0		Standard Depth : 0
Frontage 'H':	Description: 'LG FTG	'	FF Rate: <u>148</u> 250
	Standard Frontage: 0		Standard Depth : 1320
Frontage 'I':	Description: 'EXCESS FTG	'	FF Rate: <u>100</u> 200
	Standard Frontage: 0		Standard Depth : 1320
Frontage 'J':	Description: 'SM LAKE	'	FF Rate: <u>87</u> 150
	Standard Frontage: 0		Standard Depth : 650

Sites:

Site 'B':	Description: 'SITE	'	Value: 4,000
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Values for Acreage Table 1: 'ACREAGE'

1	Acre: 14,000 <u>16</u>	3	Acre: 25,000 <u>24</u>	10	Acre: 80,000 <u>60</u>	30	Acre: 150,000 <u>180</u>
1.5	Acre: 15,000 <u>18</u>	4	Acre: 30,000 <u>32</u>	15	Acre: 100,000 <u>70</u>	40	Acre: 180,000 <u>240</u>
2	Acre: 16,000 <u>20</u>	5	Acre: 40,000 <u>37</u>	20	Acre: 120,000 <u>100</u>	50	Acre: 200,000 <u>300</u>
2.5	Acre: 19,000 <u>22</u>	7	Acre: 55,000 <u>42</u>	25	Acre: 135,000 <u>150</u>	100	Acre: 350,000 <u>400</u>

Mirror Res

Values for Acreage Table 2: 'ACREAGE TABLE 'B''

1	Acre: 15,000	3	Acre: 54,900	10	Acre: 150,000	30	Acre: 0
1.5	Acre: 18,700	4	Acre: 91,600	15	Acre: 175,000	40	Acre: 0
2	Acre: 25,000	5	Acre: 96,200	20	Acre: 200,000	50	Acre: 0
2.5	Acre: 35,000	7	Acre: 100,000	25	Acre: 0	100	Acre: 0

Rates for Rate Table 'RATE TABLE 8', (Acres)

BY RIVER	: 7,000	<u>3000</u>
TILLABLE	: 3,365	<u>4000</u> 2500 <u>3200</u>
NON TILLABLE WO:	2,500	<u>3000</u> <u>2800</u>
BY CREEK	: 3,100	<u>3500</u>
LARGE TRACTS	: 50	<u>540</u> <u>3100</u>
OVER 100 AC	: 2,000	<u>4000</u> <u>3000</u>
BACK ACRES	: 1,000	<u>2000</u>
AVG RI ACREAGE	: 15,250	<u>10000</u>

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

Bridgeton Township
Residential Vacant Sales
04/01/2021 - 03/31/2023

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1										
21-01-400-029	10286 S NORTH RIVER DR	10/14/22	\$55,275	WD	03-ARM'S LENGTH	\$55,275	\$23,100	41.79	\$53,904	\$55,275	\$53,904	645.0	0.0	17.68	17.68	\$86	\$3,126	\$0.07	645.00	401 490/5989		RESIDENTIAL	0	0	402												
21-02-200-013	96TH ST	04/15/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$7,000	35.90	\$16,033	\$19,500	\$16,033	418.0	0.0	3.68	3.68	\$47	\$5,296	\$0.12	418.00	401 483/1968		RESIDENTIAL	1	0	402	ROAD											
21-02-400-037	W 104TH ST	10/05/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$11,300	25.11	\$22,569	\$45,000	\$22,569	317.9	660.0	3.95	3.96	\$142	\$11,392	\$0.26	261.00	401 490/4954		RESIDENTIAL	0	0	402	IMPROVED ROAD											
21-08-200-009	S PLYMOUTH AVE	11/19/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$56,300	17.06	\$136,560	\$330,000	\$136,560	1,320.0	0.0	55.00	45.00	\$250	\$6,000	\$0.14	1,320.00	401 486/7883	21-09-100-030	RESIDENTIAL	0	0	402												
21-08-400-013	W 112TH ST	03/24/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$7,000	21.54	\$20,000	\$32,500	\$20,000	80.0	0.0	4.00	4.00	\$406	\$8,125	\$0.19	80.00	401 492/1093		RESIDENTIAL	1	0	402												
21-09-100-028	10625 S PLYMOUTH AVE	07/23/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33	\$53,725	\$60,000	\$53,725	517.0	0.0	15.35	15.35	\$116	\$3,909	\$0.09	517.00	401 484/7176		RESIDENTIAL	0	0	402												
21-11-100-027	W 104TH ST	01/24/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,700	33.50	\$13,422	\$20,000	\$13,422	383.5	660.0	5.00	5.00	\$52	\$4,000	\$0.09	330.00	401 491/6137		RESIDENTIAL	0	0	402												
21-13-300-009	5346 W 118TH ST	10/31/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$10,200	21.70	\$20,415	\$47,000	\$20,415	453.7	1320.0	8.00	8.00	\$104	\$5,875	\$0.13	264.00	401 490/8379		RESIDENTIAL	1	0	402	ROAD											
21-15-100-016	HIGHLAND	01/17/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,700	36.29	\$25,725	\$35,000	\$25,725	389.0	0.0	7.35	7.35	\$90	\$4,762	\$0.11	389.00	401 487/1815		RESIDENTIAL	0	0	402												
21-13-475-013	5032 W JACK PINE DR	05/03/22	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$4,500	50.00	\$9,000	\$9,000	\$9,000	191.0	0.0	1.00	1.00	\$47	\$9,000	\$0.21	191.00	420 488/5158		SUBDIVISIONS	1	0	402												
21-13-480-007	4927 W JACK PINE DR	10/01/21	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$5,500	61.80	\$9,000	\$8,900	\$9,000	201.0	0.0	1.00	1.00	\$44	\$8,900	\$0.20	201.00	420 485/8527		SUBDIVISIONS	1	0	402												
21-13-480-012	4867 W JACK PINE DR	04/21/21	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$5,500	91.67	\$9,000	\$6,000	\$9,000	132.0	0.0	1.00	1.00	\$45	\$6,000	\$0.14	132.00	420 483/3297		SUBDIVISIONS	1	0	402												
21-13-480-012	4867 W JACK PINE DR	03/31/23	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$4,500	47.37	\$9,000	\$9,500	\$9,000	132.0	0.0	1.00	1.00	\$72	\$9,500	\$0.22	132.00	420 492/6572		SUBDIVISIONS	1	0	402												
21-13-485-004	4950 W JACK PINE DR	09/23/21	\$17,800	PTA	03-ARM'S LENGTH	\$17,800	\$11,000	61.80	\$17,000	\$17,800	\$17,000	136.0	0.0	2.00	1.00	\$131	\$8,900	\$0.20	136.00	420	21-13-485-003	SUBDIVISIONS	1	0	402												
21-13-490-002	4972 W RED PINE DR	09/17/21	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$5,500	61.80	\$9,000	\$8,900	\$9,000	143.0	0.0	1.00	1.00	\$62	\$8,900	\$0.20	143.00	420 485/5658		SUBDIVISIONS	1	0	402												
21-13-490-003	4964 W RED PINE DR	05/05/22	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$4,500	50.00	\$9,000	\$9,000	\$9,000	143.0	0.0	1.00	1.00	\$63	\$9,000	\$0.21	143.00	420 488/5690		SUBDIVISIONS	1	0	402												
21-29-425-018	W RAAP DR	10/12/22	\$28,660	WD	03-ARM'S LENGTH	\$28,660	\$8,700	30.36	\$17,495	\$28,660	\$17,495	349.9	609.0	4.89	4.89	\$82	\$5,859	\$0.13	349.90	420 490/5224		SUBDIVISIONS	0	0	402	GRAVEL											
21-29-425-020	FITZGERALD AVE	03/30/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$8,200	32.80	\$12,083	\$25,000	\$12,083	241.7	365.0	1.68	1.68	\$103	\$14,916	\$0.34	200.00	420 490/9402		SUBDIVISIONS	1	0	402	SMALL LOT											
21-12-300-012	11133 S CHRISTY ST	02/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,500	43.04	\$98,021	\$115,000	\$98,021	295.7	137.5	5.40	5.40	\$389	\$21,308	\$0.49	285.00	450 487/7319		WATERFRONT	0	0	402	GOOD LOT											
21-14-225-001	11352 WARNER AVE	05/27/22	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$39,700	34.08	\$79,309	\$116,500	\$79,309	334.3	330.0	2.75	2.75	\$348	\$42,379	\$0.97	260.29	450 488/9348		WATERFRONT	1	0	402	GOOD LOT											
21-15-200-021	W 112TH ST	04/09/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,400	44.36	\$54,088	\$55,000	\$54,088	146.9	208.0	4.31	4.31	\$374	\$12,749	\$0.29	275.19	450 483/1062		WATERFRONT	0	0	402	MEDIUM TRACTS											
21-30-145-002	9214 W MAIN ST	07/28/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$5,600	12.44	\$19,220	\$45,000	\$19,220	56.4	165.0	0.35	0.35	\$798	\$129,310	\$2.97	92.00	450 485/8657		WATERFRONT	0	0	402	GOOD LOT											
Totals:			\$1,098,535			\$1,098,535	\$327,200		\$713,569	\$1,098,535	\$713,569	7,027.0		147.39	136.39																						
								Sale. Ratio =>	29.79									Average																			
								Std. Dev. =>	18.26									per FF=>	\$156									Average									
																		per Net Acre:	7,453.35									per SqFt=>	\$0.17								

Bridgeton Township
Residential Land Residual Sales
04/01/2021 - 03/31/2023

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate Group 1
21-01-400-008	10330 S NORTH RIVER DR	12/22/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$39,700	30.08	\$121,092	\$29,658	\$18,750	372.1	770.0	3.75	3.75	\$80	\$7,909	\$0.18	212.00	401			RESIDENTIAL	0	1	401	GOOD RD
21-02-200-021	9631 S WARNER AVE	09/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,400	29.60	\$91,533	\$68,117	\$9,650	0.0	0.0	3.86	3.86	#DIV/0!	\$17,647	\$0.41	0.00	401	490/4634		RESIDENTIAL	1	0	401	
21-02-300-019	6153 W PINEHURST LN	05/21/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,600	32.12	\$181,757	\$24,643	\$36,400	0.0	0.0	13.00	13.00	#DIV/0!	\$1,896	\$0.04	0.00	401	485/6527		RESIDENTIAL	1	0	401	
21-03-200-004	6587 W 100TH ST	03/02/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$97,200	24.61	\$222,228	\$276,772	\$104,000	0.0	0.0	40.00	40.00	#DIV/0!	\$6,919	\$0.16	0.00	401	487/7531		RESIDENTIAL	1	0	401	
21-05-300-016	10045 S ALLENS LANE	10/25/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$90,300	36.71	\$238,903	\$28,797	\$21,700	0.0	0.0	4.34	4.34	#DIV/0!	\$6,635	\$0.15	0.00	401	486/2989		RESIDENTIAL	0	0	401	
21-07-200-026	9128 W 104TH ST	07/22/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$78,100	38.10	\$161,893	\$123,107	\$80,000	0.0	0.0	30.00	30.00	#DIV/0!	\$4,104	\$0.09	0.00	401	489/8806		RESIDENTIAL	0	0	401	
21-07-300-007	11164 S MAPLE ISLAND RD	10/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,500	27.45	\$219,720	\$87,780	\$32,500	648.7	650.0	4.69	2.53	\$135	\$18,700	\$0.43	810.00	401	486/748	21-07-300-008	RESIDENTIAL	1	0	401	ROAD
21-08-300-016	8725 W 112TH ST	05/06/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,700	50.80	\$25,350	\$17,150	\$17,500	0.0	0.0	5.00	5.00	#DIV/0!	\$3,430	\$0.08	0.00	401	489/983		RESIDENTIAL	1	0	401	
21-08-300-019	8485 W 112TH ST	11/05/21	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$144,300	40.94	\$293,568	\$153,537	\$94,605	0.0	0.0	30.00	2.50	#DIV/0!	\$5,118	\$0.12	0.00	401	486/3939	21-08-300-004, 21-08-300-018	RESIDENTIAL	0	0	401	
21-09-100-026	10731 S PLYMOUTH AVE	11/19/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$62,700	27.87	\$134,365	\$145,498	\$54,863	1,572.9	1320.0	20.84	4.00	\$93	\$6,982	\$0.16	1,215.00	401	486/7172	21-09-100-029	RESIDENTIAL	1	0	401	
21-09-200-022	10465 S GREEN AVE	11/07/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$60,900	32.57	\$130,176	\$68,972	\$12,148	269.9	332.8	2.49	2.49	\$256	\$27,655	\$0.63	326.43	401	490/8899		RESIDENTIAL	1	0	401	ROAD
21-10-100-002	7120 W 104TH ST	01/13/22	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$19,200	76.80	\$18,412	\$19,406	\$12,818	233.1	660.0	2.00	2.00	\$83	\$9,703	\$0.22	132.00	401	487/1557		RESIDENTIAL	1	0	401	GOOD RD
21-10-100-030	10455 S HUNTERS LANE	06/02/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$101,400	36.74	\$229,378	\$62,827	\$16,205	294.6	361.0	2.14	2.14	\$213	\$29,386	\$0.67	258.00	401	483/8829		RESIDENTIAL	0	0	401	GOOD RD
21-10-100-038	10513 S HUNTERS LANE	11/12/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$38,200	21.83	\$128,674	\$58,472	\$12,146	347.0	450.0	3.82	3.82	\$168	\$15,295	\$0.35	370.02	401	486/6770		RESIDENTIAL	0	0	401	
21-11-400-022	5919 W 112TH ST	05/19/21	\$71,000	LC	03-ARM'S LENGTH	\$71,000	\$37,200	52.39	\$76,251	\$14,749	\$20,000	339.1	660.0	4.00	4.00	\$43	\$3,687	\$0.08	264.00	401	483/6299		RESIDENTIAL	1	0	401	
21-11-400-027	5764 W FELLOWSHIP	03/25/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,800	39.84	\$103,243	\$34,302	\$12,545	278.8	489.5	3.00	3.00	\$123	\$11,445	\$0.26	267.00	401	488/713		RESIDENTIAL	0	0	401	ROAD
21-13-200-057	4855 W 112TH ST	09/30/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,400	37.51	\$145,777	\$65,228	\$26,005	0.0	0.0	7.43	7.43	#DIV/0!	\$8,779	\$0.20	391.00	401	490/5506		RESIDENTIAL	0	0	401	
21-13-300-013	5500 W 118TH ST	06/22/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$64,400	51.52	\$133,096	\$1,085	\$9,181	204.0	385.0	1.86	1.86	\$5	\$585	\$0.01	210.00	401	489/3379		RESIDENTIAL	1	0	401	ROAD
21-13-300-037	11909 S RICH RD	11/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,300	44.56	\$164,829	\$18,471	\$23,300	0.0	0.0	4.66	4.66	#DIV/0!	\$3,964	\$0.09	0.00	401	486/3184		RESIDENTIAL	0	0	401	
21-14-100-027	6369 W KINGS COURT	07/30/21	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$88,300	41.09	\$231,748	\$152	\$17,000	0.0	0.0	2.50	2.50	#DIV/0!	\$61	\$0.00	0.00	401	484/9721		RESIDENTIAL	0	0	401	
21-14-400-005	5719 W 118TH ST	09/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,200	46.60	\$195,504	\$30,839	\$26,343	786.3	851.9	10.54	10.54	\$39	\$2,927	\$0.07	538.78	401	490/2040		RESIDENTIAL	1	0	401	
21-14-400-012	5645 W 118TH ST	09/28/22	\$343,250	WD	03-ARM'S LENGTH	\$343,250	\$110,500	32.19	\$234,206	\$126,544	\$17,500	0.0	0.0	5.00	5.00	#DIV/0!	\$25,309	\$0.58	0.00	401	491/0674		RESIDENTIAL	0	0	401	
21-15-200-003	11396 S LEISURE DR	10/26/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,800	32.32	\$196,472	\$63,528	\$75,000	0.0	0.0	15.00	15.00	#DIV/0!	\$4,235	\$0.10	1,065.55	401	486/1243		RESIDENTIAL	0	0	401	
21-17-100-017	8448 W 112TH ST	05/17/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$76,000	42.46	\$146,379	\$45,099	\$12,478	259.8	300.0	4.56	2.50	\$174	\$9,890	\$0.23	300.00	401	489/1073	21-17-100-018	RESIDENTIAL	1	0	401	
21-17-400-002	8190 W 116TH ST	06/16/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$40,600	29.00	\$84,726	\$73,099	\$17,825	0.0	0.0	5.13	5.13	#DIV/0!	\$14,249	\$0.33	0.00	401	489/0955		RESIDENTIAL	1	0	401	
21-17-400-011	8156 W 116TH ST	10/22/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$60,400	37.99	\$135,431	\$44,549	\$20,980	0.0	0.0	7.49	7.49	#DIV/0!	\$5,945	\$0.14	0.00	401	486/3745		RESIDENTIAL	1	0	401	
21-19-200-002	8910 W 120TH ST	04/11/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,200	40.15	\$107,394	\$40,406	\$12,800	0.0	0.0	2.50	2.50	#DIV/0!	\$16,162	\$0.37	0.00	401	488/1101		RESIDENTIAL	0	0	401	
21-19-200-036	12136 S PIKE AVE	04/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$71,100	40.63	\$171,802	\$15,337	\$12,139	177.5	290.6	1.44	1.44	\$86	\$10,621	\$0.24	216.37	401	483/1838		RESIDENTIAL	0	0	401	IMPROVED ROAD
21-21-400-019	12467 S RUNNING DEER LANE	10/26/22	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$52,900	32.26	\$110,012	\$64,660	\$10,672	332.0	400.0	3.05	3.05	\$195	\$21,207	\$0.49	332.00	401	490/7866		RESIDENTIAL	0	0	401	
21-21-400-021	7589 W SOUTH RIVER DR	05/01/21	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$29,300	58.60	\$73,813	\$4,487	\$28,300	0.0	0.0	5.66	5.66	#DIV/0!	\$793	\$0.02	0.00	401	484/1474		RESIDENTIAL	1	0	401	
21-23-100-001	12072 S STONE RD	10/28/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$102,300	29.65	\$214,300	\$181,700	\$51,000	0.0	0.0	20.00	20.00	#DIV/0!	\$9,085	\$0.21	0.00	401	490/7543		RESIDENTIAL	0	0	401	
21-24-200-014	12396 S RICH AVE	10/03/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,200	23.79	\$92,899	\$110,726	\$13,625	243.2	730.0	3.00	3.00	\$455	\$36,909	\$0.85	180.00	401	490/4593		RESIDENTIAL	0	0	401	
21-28-100-001	7930 W SOUTH RIVER DR	10/18/22	\$296,294	WD	03-ARM'S LENGTH	\$296,294	\$125,000	42.19	\$258,683	\$137,611	\$100,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,440	\$0.08	0.00	401	490/6535		RESIDENTIAL	1	0	401	
21-29-100-033	8672 W SOUTH RIVER DR	03/02/23	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$63,000	63.00	\$150,167	\$19,749	\$69,916	0.0	0.0	24.97	24.97	#DIV/0!	\$791	\$0.02	0.00	401	492/0279		RESIDENTIAL	0	0	401	
21-33-300-003	7814 W 140TH ST	06/17/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$33,300	22.97	\$101,034	\$78,966	\$35,000	0.0	0.0	10.00	10.00	#DIV/0!	\$7,897	\$0.18	0.00	401	484/1371		RESIDENTIAL	1	0	401	
21-02-395-005	10255 S OSBORN AVE	10/01/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$49,600	33.09	\$147,178	\$12,622	\$9,900	220.0	250.0	1.26	1.26	\$57	\$9,994	\$0.23	220.00	420	486/339		SUBDIVISIONS	0	0	401	STANDARD SUB
21-02-398-016	10295 S OSBORN AVE	11/01/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,000	40.00	\$59,650	\$19,350	\$9,000	200.0	250.0	1.15	1.15	\$97	\$16,855	\$0.39	200.00	420	491/0159		SUBDIVISIONS	1	0	401	STANDARD SUB
21-02-398-018	6121 W 104TH ST	05/07/21	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$37,900	32.81	\$120,041	\$2,159	\$6,700	100.0	250.0	0.57	0.57	\$22	\$3,761	\$0.09	100.00	420	483/5853		SUBDIVISIONS	0	0	401	PAVED RD
21-13-475-003	5052 W 118TH ST	12/10/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,200	41.78	\$163,310	\$27,740	\$11,050	164.9	180.0	0.84	0.84	\$168	\$										

Bridgeton Township

AG Vacant Sales

04/01/2021 - 03/31/2023

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class		
21-07-200-025	W 104TH ST	03/23/22	\$138,862	WD	03-ARM'S LENGTH	\$138,862	\$52,300	37.66	\$110,000	\$138,862	\$110,000	1,336.5	1320.0	40.00	40.00	\$104	\$3,472	\$0.08	1,336.50	102	487/9485	AGRICULTURAL	102		
21-18-400-008	120TH ST	07/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$103,600	69.07	\$207,217	\$150,000	\$207,217	1,320.0	0.0	61.58	61.58	\$114	\$2,436	\$0.06	1,320.00	102	489/3006	AGRICULTURAL	102		
Totals:			\$288,862			\$288,862	\$155,900		\$317,217	\$288,862	\$317,217	2,656.5		101.58	101.58										
								Sale. Ratio =>	53.97					Average			Average								
								Std. Dev. =>	22.21					per FF=>	\$109	Average	per Net Acre=>	2,843.69	Average	per SqFt=>	\$0.07				

Bridgeton Township
Ag Land Residual Sales
04/01/2021 - 03/31/2023

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
21-24-200-004	12277 S LUCE AVE	05/03/21	\$393,300	WD	03-ARM'S LENGTH	\$393,300	\$263,200	66.92	\$525,598	\$311,952	\$444,250	3,630.0	0.0	96.50	96.50	\$86	\$3,233	\$0.07	3,630.00	101	483/7227	21-04-200-013, 21-04-400-001	AGRICULTURAL	101
Totals:			\$393,300			\$393,300	\$263,200		\$525,598	\$311,952	\$444,250	3,630.0		96.50	96.50									
							Sale. Ratio =>	66.92	Average			Average			Average									
							Std. Dev. =>	#DIV/0!	per FF=>			\$86	per Net Acre		3,232.66	Average								
													per SqFt=>		\$0.07									

Bridgeton Township
Vacant Industrial Sales
04/01/2021 - 03/31/2023
NONE

Totals:	\$0
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Bridgeton Township

Vacant Industrial Sales Land Residual

04/01/2021 - 03/31/2023

NONE

Totals:

\$0

Bridgeton Twp
Commercial Vacant Sales
04/01/2021 - 03/31/2023

NONE

Totals:	\$0
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Bridgeton Township
Commercial Land Residual Sales
04/01/2021 - 03/31/2023

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
21-14-100-011	6190 W KINGS COURT	08/10/21	\$276,225	WD	03-ARM'S LENGTH	\$276,225	\$139,300	50.43	\$361,355	\$274,870	\$360,000	584.7	1883.0	60.87	60.87	\$470	\$4,516	\$0.10	587.70	450	485/158	21-14-100-008, 21-14-100-009	WATERFRONT	201
Totals:			\$276,225			\$276,225	\$139,300		\$361,355	\$274,870	\$360,000	584.7		60.87	60.87									
							Sale. Ratio =>	50.43			Average			Average				Average						
							Std. Dev. =>	#DIV/0!			Average	\$470		per Net Acre	4,515.69			per SqFt=>	\$0.10					

Bridgeton Township
Commercial Industrial Land Residual Sales
04/01/2021 - 03/31/2023

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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
21-14-100-011	6190 W KINGS COURT	08/10/21	\$276,225	WD	03-ARM'S LENGTH	\$276,225	\$139,300	50.43	\$361,355	\$274,870	\$360,000	584.7	1883.0	60.87	60.87	\$470	\$4,516	\$0.10	587.70	450	485/158	21-14-100-008, 21-14-100-009	WATERFRONT	201
Totals:			\$276,225			\$276,225	\$139,300		\$361,355	\$274,870	\$360,000	584.7		60.87	60.87									
							Sale. Ratio =>	50.43			Average			Average			Average							
							Std. Dev. =>	#DIV/0!			per FF=>	\$470		per Net Acre	4,515.69		per SqFt=>	\$0.10						