

Unit: -  
Rates/Values for Neighborhood ., Last Edited: 02/10/2010

Unit: 008 - LAIRD TOWNSHIP  
Rates/Values for Neighborhood 0401.RESIDENTIAL ACREAGE, Last Edited: 02/07/2025

Values for Acreage Table 1: 'RESIDENTIAL AGREAGE'

1 Acre: 6,542	3 Acre: 11,400	10 Acre: 23,050	30 Acre: 33,930
1.5 Acre: 7,800	4 Acre: 14,000	15 Acre: 25,500	40 Acre: 45,240
2 Acre: 9,400	5 Acre: 15,000	20 Acre: 28,000	50 Acre: 56,550
2.5 Acre: 10,000	7 Acre: 17,500	25 Acre: 30,000	100 Acre: 113,100

Unit: 008 - LAIRD TOWNSHIP  
Rates/Values for Neighborhood 410.SILVER RIVER RESERVE, Last Edited: 02/02/2025

Values for Acreage Table 1: 'SILVER RIVER RESERVE'

1 Acre: 0	3 Acre: 0	10 Acre: 11,260	30 Acre: 33,780
1.5 Acre: 0	4 Acre: 0	15 Acre: 16,890	40 Acre: 45,040
2 Acre: 0	5 Acre: 5,625	20 Acre: 22,520	50 Acre: 56,300
2.5 Acre: 0	7 Acre: 7,882	25 Acre: 28,150	100 Acre: 112,600

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
008-156-016-05	02/21/24	\$17,000	\$17,000	\$0	0.00	\$8,435	\$17,000	\$8,435	4.87	4.87	\$3,491
008-203-009-00	08/14/23	\$28,000	\$28,000	\$3,283	29.58	\$20,637	\$10,163	\$2,800	1.00	1.00	\$10,163
008-281-013-00	05/05/23	\$140,000	\$140,000	\$51,889	37.06	\$108,597	\$37,403	\$6,000	4.00	4.00	\$9,351
<b>Totals:</b>		<b>\$185,000</b>	<b>\$185,000</b>	<b>\$60,172</b>	<b>32.53</b>	<b>\$137,669</b>	<b>\$64,566</b>	<b>\$17,235</b>	<b>9.87</b>	<b>9.87</b>	<b>\$9,351</b>
				<b>Sale. Ratio =&gt;</b>	<b>19.60</b>			<b>Average per FF=&gt;</b>		<b>6,541.64</b>	<b>Average per SqFt=&gt;</b>

**AVE PER 0/3 ACRES TO \$6,542**  
**RANGE OF \$3491 - \$10163**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
008-007-008-00	05/09/23	\$6,000	WD	03-ARMS LENGTH	\$6,000	\$6,030	100.50	\$9,648	\$6,000	\$9,648	10.15	10.15	\$591	RESIDENTIAL ACREAGE
008-166-004-00	03/22/24	\$124,000	WD	03-ARMS LENGTH	\$124,000	\$37,578	30.30	\$100,543	\$36,957	\$13,500	10.00	10.00	\$3,696	RESIDENTIAL ACREAGE
008-166-006-00	05/02/22	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$32,042	40.05	\$69,533	\$17,217	\$6,750	6.00	6.00	\$2,870	RESIDENTIAL ACREAGE
008-210-001-10	11/27/23	\$23,900	WD	03-ARMS LENGTH	\$23,900	\$6,000	25.10	\$12,000	\$23,900	\$12,000	10.00	10.00	\$2,390	RESIDENTIAL ACREAGE
008-335-005-00	05/05/23	\$64,900	WD	03-ARMS LENGTH	\$64,900	\$25,990	40.05	\$39,518	\$25,757	\$14,375	11.50	11.50	\$2,240	RESIDENTIAL ACREAGE
<b>Totals:</b>		<b>\$298,800</b>				<b>\$107,640</b>	<b>36.02</b>	<b>\$245,242</b>	<b>\$109,831</b>	<b>\$56,273</b>	<b>47.65</b>	<b>47.65</b>	<b>Average</b>	
						<b>Sale. Ratio =&gt;</b>	<b>30.48</b>			<b>Average</b>	<b>per Net Acr</b>	<b>2,304.95</b>	<b>Average</b>	
						<b>Std. Dev. =&gt;</b>				<b>per FF=&gt;</b>			<b>per SqFt=&gt;</b>	

2025 RESIDENTIAL LAND TABLE

5/10 Acres Range \$591 to \$3696 Average \$2305/acre

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table
008-136-001-90	08/11/23	\$40,000	\$40,000	\$20,563	\$43,631	\$35,169	\$38,800	39.00	19.00	\$902	RESIDENTIAL ACREAGE
008-156-003-05	03/15/24	\$135,000	\$135,000	\$0	\$120,232	\$33,008	\$18,240	16.24	16.24	\$2,033	RESIDENTIAL ACREAGE
008-166-002-00	02/07/24	\$41,000	\$41,000	\$13,095	\$27,690	\$41,000	\$27,690	27.69	27.69	\$1,481	RESIDENTIAL ACREAGE
008-236-005-00	09/20/23	\$165,000	\$165,000	\$61,995	\$132,588	\$70,412	\$38,000	40.00	40.00	\$1,760	RESIDENTIAL ACREAGE
008-269-004-00	10/03/23	\$205,000	\$205,000	\$64,805	\$129,609	\$205,000	\$129,609	144.01	144.01	\$1,424	RESIDENTIAL ACREAGE
008-273-002-00	09/20/23	\$600,000	\$600,000	\$283,721	\$574,877	\$418,781	\$393,658	399.25	240.00	\$1,049	RESIDENTIAL ACREAGE
008-273-009-00	09/20/23	\$600,000	\$600,000	\$283,721	\$574,877	\$418,781	\$393,658	399.25	40.00	\$1,049	RESIDENTIAL ACREAGE
008-273-010-00	09/20/23	\$600,000	\$600,000	\$283,721	\$574,877	\$418,781	\$393,658	399.25	119.25	\$963	RESIDENTIAL ACREAGE
008-274-018-00	01/11/24	\$38,500	\$38,500	\$18,000	\$36,500	\$38,500	\$36,500	40.00	40.00	\$963	RESIDENTIAL ACREAGE
008-274-021-00	03/28/24	\$35,000	\$35,000	\$19,000	\$40,000	\$35,000	\$40,000	40.00	40.00	\$875	RESIDENTIAL ACREAGE
008-274-021-00	03/28/24	\$55,000	\$55,000	\$19,000	\$40,000	\$55,000	\$40,000	40.00	40.00	\$1,375	RESIDENTIAL ACREAGE
008-325-003-00	07/06/23	\$124,900	\$124,900	\$47,096	\$95,185	\$107,715	\$78,000	80.00	40.00	\$1,346	RESIDENTIAL ACREAGE
008-329-003-50	11/20/23	\$53,000	\$53,000	\$26,650	\$53,300	\$53,000	\$53,300	53.30	53.30	\$994	RESIDENTIAL ACREAGE
008-335-005-00	05/05/23	\$64,900	\$64,900	\$25,990	\$53,518	\$25,757	\$14,375	11.50	11.50	\$2,240	RESIDENTIAL ACREAGE
<b>Totals:</b>		<b>\$2,757,300</b>	<b>\$2,757,300</b>	<b>\$1,167,357</b>	<b>\$2,496,884</b>	<b>\$1,955,904</b>	<b>\$1,695,488</b>	<b>1,729.49</b>	<b>870.99</b>	<b>Average</b>	
				<b>Sale. Ratio =&gt;</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
				<b>Std. Dev. =&gt;</b>		<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>		<b>per SqFt=&gt;</b>	

RESIDENTIAL LAND VALUES - 2025

30+ ACRES AVE \$1131 - RANGE OF \$875 TO \$2033/ACRE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land Residual	Est. Land Value	Depth	Net Acres	Total Acres	Dollars/Acre	Land Table
008-052-035-00	05/31/23	\$10,000	\$10,000	\$4,517	\$9,034	\$10,000	\$9,034	0.0	10.15	10.15	\$985	SILVER RIVER RESERVE
008-052-042-00	12/22/23	\$80,000	\$80,000	\$36,737	\$76,613	\$12,421	\$9,034	0.0	10.15	10.15	\$1,224	SILVER RIVER RESERVE
008-061-053-00	08/02/23	\$35,000	\$35,000	\$9,775	\$19,549	\$24,474	\$19,023	0.0	22.78	22.78	\$1,513	SILVER RIVER RESERVE
008-064-033-00	10/06/23	\$62,500	\$62,500	\$31,902	\$66,024	\$14,544	\$18,068	0.0	20.30	10.15	\$716	SILVER RIVER RESERVE
008-065-002-00	02/09/24	\$34,900	\$34,900	\$18,294	\$36,114	\$18,680	\$19,894	0.0	20.30	10.15	\$920	SILVER RIVER RESERVE
008-073-009-00	12/14/23	\$17,000	\$17,000	\$6,169	\$12,337	\$17,000	\$12,337	0.0	12.85	13.85	\$1,323	SILVER RIVER RESERVE
008-073-020-00	10/30/23	\$13,000	\$13,000	\$4,517	\$9,034	\$13,000	\$9,034	0.0	10.15	10.15	\$1,281	SILVER RIVER RESERVE
<b>Totals:</b>		<b>\$252,400</b>	<b>\$252,400</b>	<b>\$111,911</b>	<b>\$228,705</b>	<b>\$120,119</b>	<b>\$96,424</b>	<b>Average</b>	<b>106.68</b>	<b>87.38</b>	<b>Average</b>	
				<b>Sale. Ratio =&gt;</b>				<b>per FF=&gt;</b>				
				<b>Std. Dev. =&gt;</b>						<b>per Net Acre=&gt;</b>	<b>1,125.97</b>	<b>per SqFt=&gt;</b>

SILVER RIVER RESERVE LAND TABLE - 2025

AVE PER ACRE \$1,126



2022-2024

**Laird Township Commercial  
Economic Condition Factor**

Parcel ID	Liber/page	Date of Sale	Sale Price	Land Value	Sale Value of		Indicated
					Buildings	Buildings	
044-510-003-00	20220801	05/20/22	\$66,445	\$2,414	\$64,031	\$70,902	0.90 good
004-357-011-00	20220972	06/24/22	\$825,000	\$40,436	\$784,564	\$715,595	1.10 good
044-549-025-00	20221269	07/26/22	\$480,000	\$32,937	\$447,063	\$433,942	1.03 good
044-549-000-20	20221612	10/24/22	\$55,000	\$24,275	\$30,725	\$28,101	1.09 good
044-512-001-00	20221609	10/25/22	\$60,000	\$2,061	\$57,939	\$58,856	0.98 good
044-501-010-00	20221775	10/27/22	\$118,000	\$10,306	\$107,694	\$214,547	0.50 good
044-640-046-00	20230275	03/07/23	\$80,000	\$9,520	\$70,480	\$94,192	0.75 good
042-671-010-00	20230285	03/20/23	\$125,000	\$13,508	\$111,492	\$102,082	1.09 good
042-523-004-50	20230590	05/09/23	\$25,000	\$9,782	\$15,218	\$18,897	0.81 good

mean 0.917246442 St DEV 0.20147616  
 lower 0.514294122 upper 1.320198761

\$1,689,206 \$1,737,114 0.97

**2025 Commercial ECF to use: .97**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Land Table
008-052-001-75	05/16/22	\$20,000	\$20,000	\$10,537	\$22,210	\$10,674	\$9,326	\$15,803	0.590	240	\$38.86	\$10,674	SILVER RIVER RESERVE
008-061-026-00	08/03/22	\$60,000	\$60,000	\$27,401	\$58,329	\$16,541	\$43,459	\$57,244	0.759	576	\$75.45	\$16,541	SILVER RIVER RESERVE
008-062-003-00	12/28/22	\$180,000	\$180,000	\$85,504	\$182,044	\$131,900	\$48,100	\$66,770	0.720	944	\$50.95	\$128,400	SILVER RIVER RESERVE
008-064-033-00	10/06/23	\$62,500	\$62,500	\$31,902	\$66,024	\$18,068	\$44,432	\$63,856	0.696	720	\$61.71	\$18,068	SILVER RIVER RESERVE
008-065-002-00	02/09/24	\$34,900	\$34,900	\$18,294	\$36,114	\$19,894	\$15,006	\$20,224	0.742	608	\$24.68	\$19,894	SILVER RIVER RESERVE
008-166-006-00	05/02/22	\$80,000	\$80,000	\$32,042	\$69,533	\$8,380	\$71,620	\$83,771	0.855	882	\$81.20	\$6,750	RESIDENTIAL ACREAGE
008-262-002-00	05/06/22	\$140,000	\$140,000	\$58,728	\$127,584	\$77,100	\$62,900	\$69,156	0.910	1,152	\$54.60	\$70,100	RESIDENTIAL ACREAGE
008-273-010-00	09/20/23	\$600,000	\$600,000	\$283,721	\$574,877	\$468,475	\$131,525	\$141,680	0.928	2,816	\$46.71	\$393,658	RESIDENTIAL ACREAGE
008-281-013-00	05/05/23	\$140,000	\$140,000	\$51,889	\$108,597	\$6,000	\$134,000	\$136,614	0.981	1,376	\$97.38	\$6,000	RESIDENTIAL ACREAGE
008-282-012-00	08/22/23	\$90,000	\$90,000	\$49,674	\$103,476	\$41,750	\$48,250	\$82,192	0.587	1,435	\$33.62	\$38,000	RESIDENTIAL ACREAGE
008-284-017-00	05/19/22	\$20,000	\$20,000	\$12,940	\$28,568	\$3,739	\$16,261	\$34,012	0.478	868	\$18.73	\$1,400	RESIDENTIAL ACREAGE
<b>Totals:</b>		<b>\$1,427,400</b>	<b>\$1,427,400</b>	<b>\$662,932</b>	<b>\$1,377,356</b>		<b>\$624,879</b>	<b>\$771,323</b>	<b>0.810</b>		<b>\$53.08</b>		
				<b>Sale. Ratio =&gt;</b>				<b>E.C.F. =&gt;</b>	<b>0.810</b>		<b>Std. Deviation=&gt;</b>		
				<b>Std. Dev. =&gt;</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.750</b>		<b>Ave. Variance=&gt;</b>		

ORIGINAL LAIRD ECF FOR 2025 - .810