

## 2023 Land Values Analysis

In this section you will find

1. Detailed Land Value Tables with codes and descriptions
2. Land Value Analysis
3. Abstraction Method Description, method used when no vacant sales available.

Unit: 022 - LAINGSBURG  
Rates/Values for Neighborhood 100.LAINGSBURG, Last Edited: 11/23/2022

Frontages:

Frontage 'A':	Description: '\$400/FF	'	FF Rate: 400
	Standard Frontage: 80		Standard Depth : 100
Frontage 'B':	Description: 'GRAND RIVER	'	FF Rate: 200
	Standard Frontage: 75		Standard Depth : 140
Frontage 'C':	Description: 'LARGE LOTS	'	FF Rate: 180
	Standard Frontage: 100		Standard Depth : 120

Values for Acreage Table 1: 'LAINGSBURG ACREAGE'

1 Acre: 25,000	3 Acre: 42,000	10 Acre: 50,000	30 Acre: 96,000
1.5 Acre: 28,800	4 Acre: 44,000	15 Acre: 70,000	40 Acre: 120,000
2 Acre: 34,000	5 Acre: 46,000	20 Acre: 78,750	50 Acre: 150,000
2.5 Acre: 40,000	7 Acre: 48,000	25 Acre: 87,500	100 Acre: 300,000

Unit: 022 - LAINGSBURG  
Rates/Values for Neighborhood 201.COMMERCIAL, Last Edited: 01/18/2023

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

COMMERCIAL	: 3.00
LARGE COMM TRAC:	1.00
INDUSTRIAL	: 0.80

Unit: 022 - LAINGSBURG  
Rates/Values for Neighborhood 600.NEWER PLATS, Last Edited: 11/23/2022

Frontages:

Frontage 'A':	Description: 'NEW LOTS	'	FF Rate: 400
	Standard Frontage: 100		Standard Depth : 180

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

Laingsburg Land 2023 Abstraction  
Laingsburg Residential

Tabale

Parcel Number	Address	Sale Date	Sale Price	Inpr Value	Land Resid	FF	\$/FF
022-43-000-011-00	219 E First N	4/16/2020	\$ 132,000	\$ 87,100	\$ 44,900	78	\$ 575
022-43-005-007-00	309 Grant	9/4/2020	\$ 87,600	\$ 34,800	\$ 52,800	99	\$ 533
022-60-020-000-00	865 West	9/18/2020	\$ 175,000	\$ 146,800	\$ 29,000	86	\$ 337
022-42-003-009-00	119 Crum	12/11/2020	\$ 95,000	\$ 60,740	\$ 34,260	64	\$ 535
022-40-007-001-00	312 E First N	12/21/2020	\$ 175,000	\$ 137,000	\$ 38,000	75	\$ 506
022-41-005-002-00	115 E 2nd N	3/29/2021	\$ 142,000	\$ 106,000	\$ 36,000	91	\$ 396
022-41-005-004-00	202 Elm	10/11/2021	\$ 103,925	\$ 69,725	\$ 34,200	82	\$ 417
022-60-029-000-00	107 West	11/18/2022	\$ 187,000	\$ 134,685	\$ 52,315	132	\$ 396
022-43-001-003-00	103 E First	11/14/2022	\$ 184,800	\$ 159,503	\$ 25,297	66	\$ 383
022-43-004-005-00	323 Church	9/27/2022	\$ 152,000	\$ 85,111	\$ 66,889	132	\$ 507
022-40-020-005-00	407 McClintock	8/19/2022	\$ 185,000	\$ 140,655	\$ 44,345	100	\$ 443
Use 400/FF							

Lg Lot >100 FF

022-43-005-006-00	301 W Third N	9/15/2020	\$ 69,000	\$ 49,560	\$ 19,440	103	\$ 189
022-42-002-003-00	105 N Laing	12/14/2020	\$ 113,401	\$ 94,500	\$ 18,901	103	\$ 184
022-40-007-005-00	216 N Laing	5/10/2021	\$ 120,000	\$ 105,000	\$ 15,000	105	\$ 143
Use 180/FF							

Grand River

022-42-005-001-00	302W Grand Ri	8/16/2022	\$ 215,000	\$ 195,500	\$ 19,500	89	\$ 219
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USE 200/FF

Laingsburg Land 2023

Newer Plats Abstraction Method

Parcel Number	Address	Sale Date	Sale Price	Inpr Value	Land Resid	FF	\$/FF	
022-48-017-000-00	706 N Josie	11/19/2021	\$ 240,000	\$ 203,100	\$ 36,900	90	\$ 410	
022-46-003-000-00	504 N Oakland	10/21/2021	\$ 230,000	\$ 187,340	\$ 42,660	108	\$ 395	
022-48-009-000-00	703 N Josie	8/16/2021	\$ 255,000	\$ 223,720	\$ 31,280	80	\$ 391	
022-44-020-000-00	414 N Iris	8/17/2022	\$ 225,000	\$ 188,400	\$ 36,600	110	\$ 333	
022-48-001-000-00	602 N Oakland	7/16/2020	\$ 190,101	\$ 154,281	\$ 35,820	90	\$ 398	
022-44-005-000-00	775 West	8/4/2022	\$ 235,000	\$ 182,500	\$ 52,500	136	\$ 386	
020-47-028-000-00	612 E Camrose	7/20/2022	\$ 315,000	\$ 247,654	\$ 67,346	142	\$ 474	
020-44-010-000-00	405 N Iris	4/20/2022	\$ 250,000	\$ 204,500	\$ 45,500	110	\$ 414	
022-49-001-000-00	524 Doyle	3/2/2021	\$ 212,000	\$ 157,635	\$ 54,365	131	\$ 415	
Ave							\$	402

Use \$400/FF



The abstraction method is a valuation procedure used to determine the land value relative to the total market value of the property. The abstraction approach is most often used when there are no vacant parcels of land for sale in an area to figure out which is the value of the land when the property built on it is taken out of consideration. This method of evaluation is the most commonly used approach to evaluate the land value for tax purposes. It is also most often used in urban areas with little to no vacant lots for sale, also known as the depreciated replacement cost approach to valuation. It can also be referred to as the extraction method of valuation of land.

## Why is the Abstraction Method Used?

In the United States of America, 29 of the 50 states require different values for buildings and lands for tax purposes, which is where the abstraction approach comes into play. This is one of the ways in which residual land that pertains to a property can be evaluated fairly. This method isn't used in areas where there are ample vacant land sales that can be used for comparison, but only where the list of vacant lands for sale is limited or nonexistent.

When calculating the value of residual land that pertains to a property, you must consider the property itself and any improvements affecting its value. This method does this by taking into account the upgrades, replacement costs of the property, or any other improvements that affect the land like pools, landscaping, etc., or the property.

Other methods that can be used to evaluate the value of vacant land (<https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html>) to total parcel value is the [allocation method](https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html) (<https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html>), and a

more similar way, the contribution to value method, which takes into account improvements to land features.

The reason for the abstraction method, aside from the basic tax purposes, is to determine the best uses of a particular site in regards to zoning laws, [return of investments](https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html) (<https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html>), productivity, and what are the actual physical possibilities for the site.

## How does the Abstraction Method Work?

Determining the most accurate land value in an urban situation where there are no vacant lands for sale to compare uses the abstraction method. The method begins with the market value of the entire property and sales of properties in the neighborhood. The abstraction method subtracts the value required to replace the improvements by considering the market's depreciation. The depreciation is the factor that influences the validity of this approach. For this reason, the abstraction method can not provide an accurate land value of a site where a historical building is located as depreciation can not be accurately calculated. The abstraction method is used mostly for new structures.

The abstraction method also needs to take the location of the land into account. In general, the location affects the market value of a property and, by extension, the land value.

## How is the Abstraction Method Applied?

In determining the land value on a particular property, the abstraction method requires the following steps:

- Gathering information on comparables sale prices;
- Estimation of improvements and investments in the property;
- Depreciation is subtracted from the estimation of improvements and investments;
- Depreciated cost of improvements and investments is deducted from the selling price;
- We get the approximated land value.

Example:

A lot of 6,500 sq. ft with a 500 sq. ft single-family residence on it. The property is sold for \$83,000, and the residence has been estimated to cost \$61,000 with a depreciation of \$20,000.

Sale price of property .....	\$83,000
Depreciated value of the building (improvements and investments):	
Building .....	\$61,000
Depreciation .....	\$20,000
Depreciated value of building .....	\$41,000
Resulting remaining land value (depreciated value subtracted from sale price) ..	\$42,000
Divide value by remaining lot size of 6,000 sq. ft .....	\$7/sq. Ft
Multiply by total lot size of 6,500 sq. ft .....	\$45,000

Through the abstraction method, the land value is estimated at \$45,500.