

In this section you will find:

1. Land Table Description
2. Land Value Tables
3. Land Value Analysis
4. Abstraction Method Description

Code	Description	Comments
Unit 33 - LOCKE TOWNSHIP		
00002	WEBBERVILLE 33220	
00003	WILLIAMSTON 33230	
00004	PERRY MORRICE 47030 78060 78080	
00010	AGRICULTURAL	
00011	COMMERCIAL	
00012	INDUSTRIAL	
ida	Default Neighborhood	
Unit -		
-----		

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood 00002.WEBBERVILLE 33220, Last Edited: 12/22/2022

Minimum Value for Frontages/Sites: 30,000

Values for Acreage Table 1: 'WEBBERVILLE'

1 Acre: 34,000	3 Acre: 55,000	10 Acre: 80,000	30 Acre: 150,000
1.5 Acre: 42,000	4 Acre: 57,000	15 Acre: 90,000	40 Acre: 200,000
2 Acre: 50,000	5 Acre: 60,000	20 Acre: 100,000	50 Acre: 250,000
2.5 Acre: 52,500	7 Acre: 70,000	25 Acre: 125,000	100 Acre: 500,000

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood 00003.WILLIAMSTON 33230, Last Edited: 12/22/2022

Maximum Value for Frontages/Sites: 75,000

Values for Acreage Table 1: 'WILLIAMSTON'

1 Acre: 44,700	3 Acre: 62,000	10 Acre: 90,000	30 Acre: 175,000
1.5 Acre: 50,000	4 Acre: 69,000	15 Acre: 105,000	40 Acre: 200,000
2 Acre: 54,000	5 Acre: 75,000	20 Acre: 130,000	50 Acre: 250,000
2.5 Acre: 57,500	7 Acre: 82,000	25 Acre: 150,000	100 Acre: 500,000

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood 00004.PERRY MORRICE 47030 78060 78080, Last Edited: 12/22/2022

Values for Acreage Table 1: 'PERRY MORRICE'

1 Acre: 33,000	3 Acre: 42,000	10 Acre: 64,000	30 Acre: 150,000
1.5 Acre: 35,000	4 Acre: 44,000	15 Acre: 80,000	40 Acre: 200,000
2 Acre: 40,000	5 Acre: 46,000	20 Acre: 95,000	50 Acre: 250,000
2.5 Acre: 41,000	7 Acre: 55,000	25 Acre: 120,000	100 Acre: 500,000

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood 00010.AGRICULTURAL, Last Edited: 01/12/2023

Rates for Rate Table 'AGRI', (Acres)

BUILDING SITE	: 33,000
NON-TILLABLE	: 3,000
ROW	: 0
#1 TILLABLE	: 5,400
#2 TILLABLE	: 5,400
#3 TILLABLE	: 5,400
#4 TILLABLE	: 5,400
#5 TILLABLE	: 5,400
#6 TILLABLE	: 5,400
#7 TILLABLE	: 5,400
#8 TILLABLE	: 5,400
	: 0

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood 00011.COMMERCIAL, Last Edited: 01/05/2023

Frontages:

Frontage 'A': Description: '\$300/FF	FF Rate: 300
Standard Frontage: 0	Standard Depth : 0

Values for Acreage Table 1: 'WEBBERVILLE FOR COMM'

1 Acre: 34,000	3 Acre: 55,000	10 Acre: 80,000	30 Acre: 150,000
1.5 Acre: 42,000	4 Acre: 57,000	15 Acre: 90,000	40 Acre: 200,000
2 Acre: 50,000	5 Acre: 60,000	20 Acre: 100,000	50 Acre: 250,000
2.5 Acre: 52,500	7 Acre: 70,000	25 Acre: 125,000	100 Acre: 500,000

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood 00012.INDUSTRIAL, Last Edited: 01/12/2023

Values for Acreage Table 1: 'INDUSTRIAL'

1 Acre: 34,000	3 Acre: 55,000	10 Acre: 80,000	30 Acre: 150,000
1.5 Acre: 42,000	4 Acre: 57,000	15 Acre: 90,000	40 Acre: 200,000
2 Acre: 50,000	5 Acre: 60,000	20 Acre: 100,000	50 Acre: 250,000
2.5 Acre: 52,500	7 Acre: 70,000	25 Acre: 125,000	100 Acre: 500,000

Rates for Rate Table 'RATE TABLE 12', (SqFt)

ROW	: 0.00
INDUSTRIAL	: 0.29

Unit: 33 - LOCKE TOWNSHIP  
Rates/Values for Neighborhood ida.Default Neighborhood, Last Edited: 11/06/2009

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

**Agricultural/Residential  
Land Value Analysis**

Vacant Land Sales

33-04-04-

Agricultural Class

Sale #	Parcel No.	Sale Date	Sale \$	Time Adj.	Adj. Sale \$	Acres	\$/Acre	Neighd
	33-400-014	02/27/2019	\$103,960			32.91	\$3,159	10
	03-200-008multi	04/18/2019	\$585,000			55.00	\$10,636	10
	02-100-001	05/24/2019	\$355,000			79.00	\$4,494	10
	21-100-012	05/28/2019	\$180,000			34.11	\$5,277	10
	04-100-001	08/13/2019	\$80,000			40.00	\$2,000	10
	10-300-001multi	04/30/2020	\$1,113,543			40.00	\$27,839	10
	03-300-002multi	08/01/2021	\$5,899,500			362.80	\$16,261	10
	31-100-012	01/17/2022	\$340,750			65.16	\$5,229	10

**The purpose of this Tab:** 2023 Agricultural Land Analysis

To summarize data from Locke Township (33-04-04-)

Enter per-acre value of untillable acres in yellow box to right:														3000	
Property ID	Date of Sale	Vacant (0 or 1)	Improved (0 or 1)	Adjusted Sale Price	Total Acres	Untillable Acres	ROW acres	Net Tillable Acres	Value of Improvements	Value of Untillable Acres	Residual Value	Residual per tillable acre	3000		
													Residual Value	Residual per tillable acre	
31-100-012	1/17/2022	1	0	\$340,750	65.16	24.1	0.11	40.95	\$0	\$72,300	\$268,450	\$6,556			
10-100-004+	8/1/2021	1	0	\$5,899,500	562.8	80.65	9.6	472.55	506853	\$241,950	\$5,150,697	\$10,900			
10-300-002+	4/30/2020	1	0	\$1,113,543	120	18.06	2.94	99	\$0	\$54,180	\$1,059,363	\$10,701			
04-100-001	8/13/2019	1	0	\$80,000	40	5	0	35	\$0	\$15,000	\$65,000	\$1,857			
21-100-012	5/28/2019	1	0	\$180,000	34.11	2.46	1.65	30	\$0	\$7,380	\$172,620	\$5,754			
02-100-001	5/24/2019	1	0	\$355,500	79	1	1.36	76.64	\$0	\$3,000	\$352,500	\$4,599			
03-200-008+	4/18/2019	1	0	\$585,000	130	11.5	5.62	112.88	\$0	\$34,500	\$550,500	\$4,877			
33-400-007+	2/27/2019	1	0	\$492,165	98.01	7.2	0	90.81	\$0	\$21,600	\$470,565	\$5,182			
24-101-013	12/21/2018	1	0	\$90,000	25.01	0	1.56	23.45	\$0	\$0	\$90,000	\$3,838			
23-100-008	8/14/2018	1	0	\$521,732	113.42	13.99	1.43	98	\$0	\$41,970	\$479,762	\$4,896			
34-200-002	8/14/2018	1	0	\$110,400	24	1.99	0.61	21.4	\$0	\$5,970	\$104,430	\$4,880			
01-300-004	3/21/2018	1	0	\$75,000	20	0.2	0.5	19.3	\$0	\$600	\$74,400	\$3,855			
04-100-002	2/28/2018	1	0	\$181,500	59.52	31.76	2.06	25.7	\$0	\$95,280	\$86,220	\$3,355			
02-400-009	2/15/2018	1	0	\$125,000	24.6	0	0.61	23.99	\$0	\$0	\$125,000	\$5,211			
02-400-006	2/15/2018	1	0	\$175,000	35.69	3.7	1.49	30.5	\$0	\$11,100	\$163,900	\$5,374			
		18	0	\$10,325,090	1431.32	201.61	29.54	1200.17	\$506,853	\$604,830	\$9,213,407	\$5,456			
Not Used															
13-200-022	3/15/2021	1	0	\$40,000	5	0	0.25	4.75	\$0	\$0	\$40,000	\$8,421			
14-200-025	1/15/2021	1	0	\$140,000	10.15	1.52	0.74	7.89	\$0	\$4,560	\$135,440	\$17,166			
23-200-010	4/22/2019	1	0	\$125,000	12.44	0	0.25	12.192	\$0	\$0	\$125,000	\$10,253			
17-300-005&012	12/1/2017	1	0	\$131,250	25	2	1.6	21.4	\$0	\$6,000	\$125,250	\$5,853			
16-400-014	5/19/2017	1	0	\$203,500	55.33	14.4	1.93	39	\$0	\$43,200	\$160,300	\$4,110			
09-100-008	3/23/2017	1	0	\$60,000	21.24	0	0.83	20.41	\$0	\$0	\$60,000	\$2,940			

ABSTRACTION - Residential

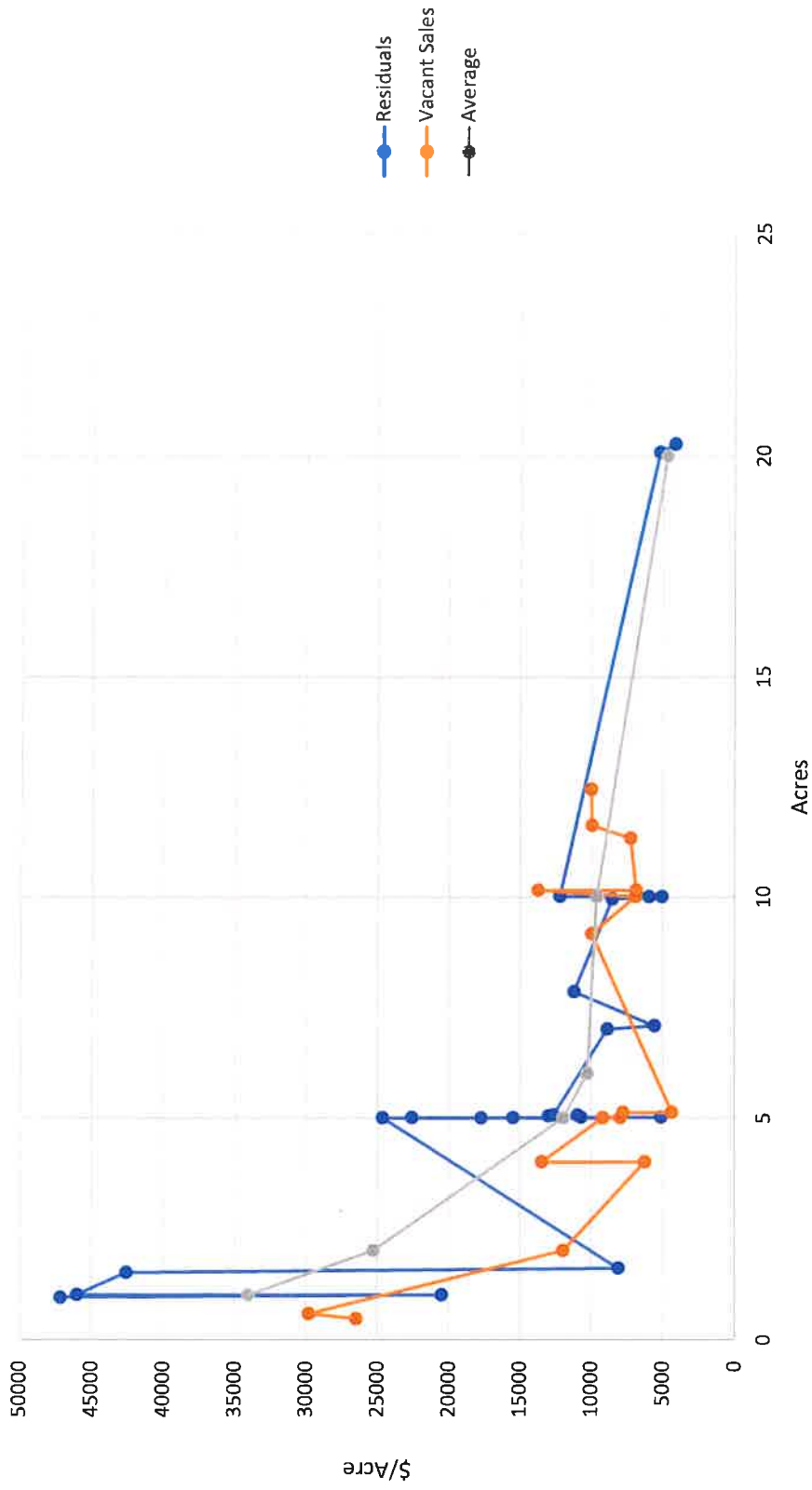
33-04-04

Webberville

Sale No.	Parcel No.	Sale Date	Land Residual	Acres	\$/Acre	Neighhd
	24-126-001	7/31/2020	28958	0.25	\$ 115,832	2
	36-376-010	3/25/2022	31769	0.32	\$ 99,278	2
	24-126-008	1/7/2022	50646	0.50	\$ 101,292	2
	13-300-014	2/15/2019	51386	0.56	\$ 91,761	2
	16-400-004	1/22/2021	45394	0.65	\$ 69,837	2
	36-376-004	11/12/2020	11374	0.96	\$ 11,848	2
	27-200-001	1/3/2019	20521	1.00	\$ 20,521	2
	26-200-008	4/19/2019	63884	1.50	\$ 42,589	2
	09-300-011	6/30/2022	54000	4.00	\$ 13,500	2
	24-400-006	11/15/2018	123209	4.99	\$ 24,691	2
	13-200-022	3/15/2021	40000	5.00	\$ 8,000	2
	27-400-010	2/24/2021	46000	5.00	\$ 9,200	2
	24-400-005	1/31/2019	77605	5.00	\$ 15,521	2
	16-400-013	3/5/2019	25652	5.01	\$ 5,120	2
	35-400-031	6/23/2020	60032	5.00	\$ 12,006	2
	27-100-006	5/3/2022	71040	5.00	\$ 14,208	2
	27-200-016	5/11/2021	65867	5.02	\$ 13,121	2
	14-200-016	3/20/2020	22500	5.12	\$ 4,395	2
	24-400-014	6/14/2018	39654	7.08	\$ 5,601	2
	21-100-008	7/19/2021	118730	7.50	\$ 15,831	2
	13-100-012	2/28/2018	85180	9.95	\$ 8,561	2
	25-200-006	2/14/2019	50833	10.00	\$ 5,083	2
	13-200-011	12/28/2021	69579	10.00	\$ 6,958	2
	35-300-007	7/2/2020	80954	10.01	\$ 8,087	2
	25-100-006	5/25/2021	166476	10.01	\$ 16,631	2
	25-100-007	6/14/2021	85683	10.01	\$ 8,560	2
	35-400-020	4/15/2019	122620	10.01	\$ 12,250	2
	14-400-017	7/16/2020	75616	10.02	\$ 7,547	2
	14-200-024	1/15/2021	70000	10.15	\$ 6,897	2
	14-200-014	1/15/2021	140000	10.15	\$ 13,793	2
	35-200-002	4/30/2018	105586	20.08	\$ 5,258	2
	27-200-005	4/11/2018	84808	20.27	\$ 4,184	2



WEBBERVILLE NN 2



Acres	Average
1	\$ 34,069
2	\$ 25,325
5.00	\$ 11,976
6.00	\$ 10,300
10.00	\$ 9,650
20.00	\$ 4,721

Vacant Land Sales - Residential

33-04-04-

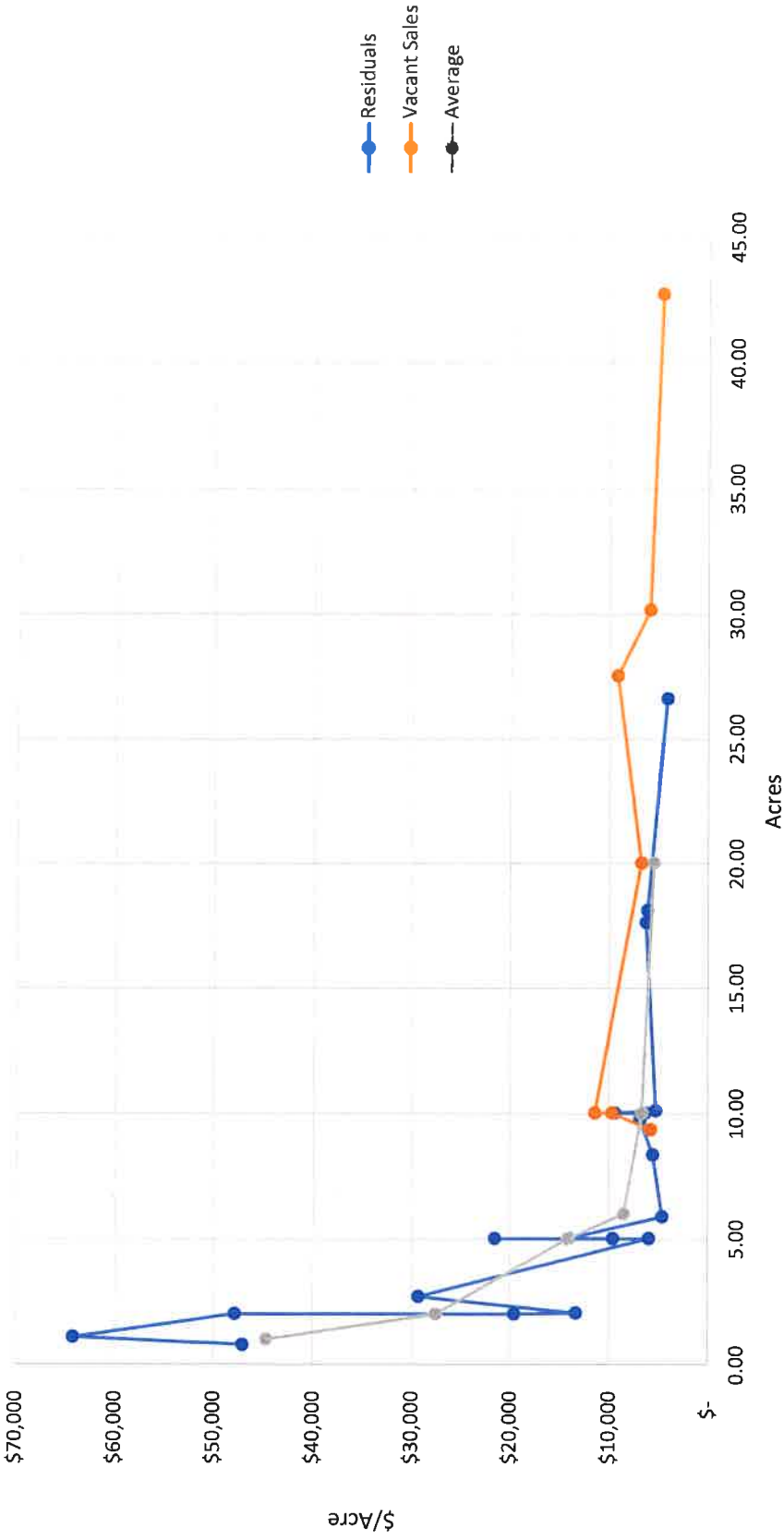
Webberville

Sale #	Parcel No.	Sale Date	Sale \$	Time Adj.	Adj. Sale \$	Acres	\$/Acre	Neighhd
	36-376-009	05/04/2016	\$12,200			0.46	\$26,522	2
	24-126-011	05/31/2018	\$17,000			0.57	\$29,825	2
	35-400-002	08/27/2015	\$24,000			2.00	\$12,000	2
	09-300-011	08/01/2016	\$25,000			4.00	\$6,250	2
	09-300-011	06/30/2022	\$54,000			4.00	\$13,500	2
	27-400-010	02/24/2021	\$46,000			5.00	\$9,200	2
	13-200-022	03/15/2021	\$40,000			5.00	\$8,000	2
	14-200-015	04/24/2018	\$40,000			5.12	\$7,813	2
	14-200-016	03/20/2020	\$22,500			5.12	\$4,395	2
	21-100-017	08/17/2020	\$91,600			9.16	\$10,000	2
	13-200-011	12/28/2021	\$75,000		69579	10.00	\$6,958	2
	14-200-025	01/15/2021	\$140,000			10.15	\$13,793	2
	14-200-024	04/19/2021	\$70,000			10.15	\$6,897	2
	21-300-010	10/25/2017	\$82,500			11.33	\$7,280	2
	21-100-016	12/23/2020	\$116,200			11.62	\$10,000	2
	23-200-010	04/22/2019	\$125,000			12.44	\$10,048	2
	<b>Average</b>						<u>\$11,405</u>	

ABSTRACTION - Residential

33-04-04		Williamston				
Sale No.	Parcel No.	Sale Date	Land Residual	Acres	\$/Acre	Neighhd
	31-376-005	12/7/2020	36300	0.77	\$ 47,143	3
	30-400-007	12/17/2021	69376	1.08	\$ 64,237	3
	20-400-005	1/31/2019	95796	2.00	\$ 47,898	3
	20-400-004	8/26/2021	39242	2.00	\$ 19,621	3
	18-300-008	11/15/2019	27139	2.03	\$ 13,369	3
	32-300-013	8/21/2020	78867	2.69	\$ 29,319	3
	30-100-009	10/1/2019	30196	5.00	\$ 6,039	3
	30-200-005	7/30/2021	107927	5.00	\$ 21,585	3
	32-400-015	1/17/2018	48215	5.00	\$ 9,643	3
	29-300-010	4/16/2021	70713	5.01	\$ 14,114	3
	30-200-011	8/17/2015	27463	5.87	\$ 4,679	3
	19-400-006	7/5/2017	47050	8.33	\$ 5,648	3
	32-300-015	10/2/2017	67298	9.72	\$ 6,924	3
	20-100-018	1/6/2022	64004	10.00	\$ 6,400	3
	33-300-009	1/14/2021	94658	10.01	\$ 9,456	3
	19-200-014	9/9/2015	54042	10.1	\$ 5,351	3
	19-200-004	7/29/2016	112242	17.62	\$ 6,370	3
	29-200-002	10/28/2019	112636	18.11	\$ 6,220	3
	29-400-005	12/15/2017	112829	26.596	\$ 4,242	3

WILLIAMSTON NN 3



Acres	Average
1	\$ 44,725
2	\$ 27,552
5.00	\$ 14,230
6.00	\$ 8,521
10.00	\$ 6,756
20.00	\$ 5,546

Vacant Land Sales - Residential

33-04-04-

Williamston

Sale #	Parcel No.	Sale Date	Sale \$	Time Adj.	Adj. Sale \$	Acres	\$/Acres	Neighhd
12	29-100-009	10/31/2011	\$55,000			9.34	\$5,889	3
	30-200-021	08/28/2019	\$98,000			10.00	\$9,800	3
	30-200-022	09/01/2020	\$115,000			10.00	\$11,500	3
11	30-200-021 & 02:	08/28/2009	\$137,600			20.00	\$6,880	3
	32-400-004	07/11/2022	\$255,000			27.51	\$9,269	3
13	32-400-004	07/09/2015	\$182,000			30.15	\$6,036	3
14	30-400-014	10/17/2016	\$205,000			42.73	\$4,798	3

**Average**

**\$7,739**

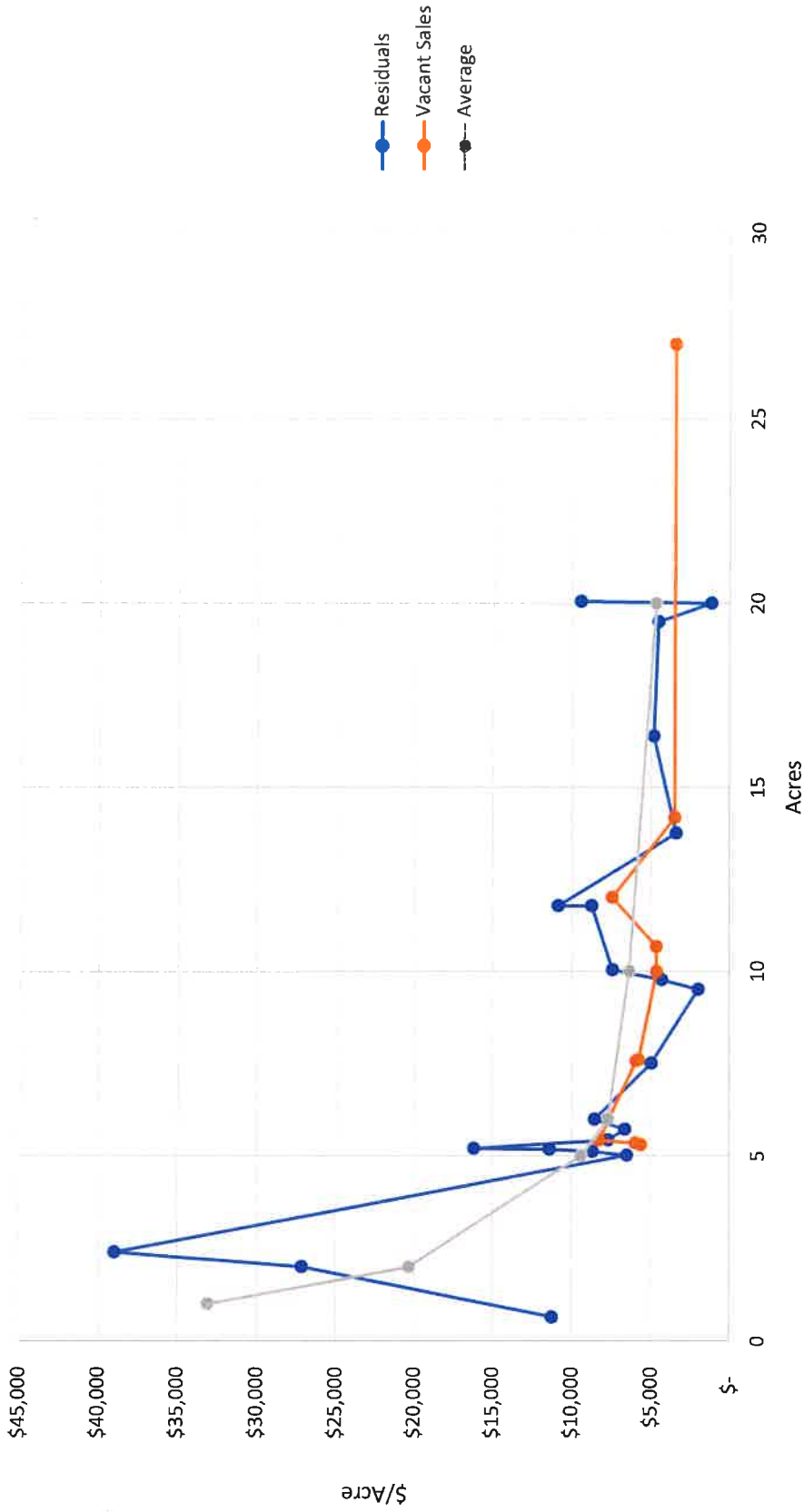
ABSTRACTION - Residential

33-04-04

Perry/Morrice/Fowlerville

Sale No.	Parcel No.	Sale Date	Land Residual	Acres	\$/Acre	Neighhd
	07-300-005	2/5/2019	7209	0.64	\$ 11,264	4
	04-100-006	4/1/2021	54326	2	\$ 27,163	4
	04-300-005	4/6/2022	92842	2.38	\$ 39,009	4
	01-300-008	3/26/2020	32728	5.01	\$ 6,533	4
	11-200-007	11/12/2021	44486	5.11	\$ 8,706	4
	11-200-009	9/9/2022	59032	5.17	\$ 11,418	4
	03-100-021	10/14/2021	84155	5.19	\$ 16,215	4
	03-100-015	2/28/2018	41838	5.42	\$ 7,719	4
	10-200-001	4/28/2017	38081	5.71	\$ 6,669	4
	17-100-001	6/1/2021	51386	5.98	\$ 8,593	4
	03-200-010	8/3/2018	37354	7.5	\$ 4,981	4
	01-100-041	5/22/2017	18918	9.5	\$ 1,991	4
	11-400-025	2/28/2017	42055	9.76	\$ 4,309	4
	04-200-009	5/31/2022	74823	10.03	\$ 7,460	4
	10-200-010	5/7/2021	103369	11.77	\$ 8,782	4
	10-200-011	9/3/2021	128227	11.77	\$ 10,894	4
	18-100-006	8/24/2021	46878	13.75	\$ 3,409	4
	10-300-006	10/21/2021	79600	16.39	\$ 4,857	4
	17-200-010	5/31/2017	88875	19.5	\$ 4,558	4
	12-100-007	5/25/2021	23284	20.00	\$ 1,164	4
	02-100-007	1/14/2022	190794	20.05	\$ 9,516	4

PERRY/MRRICE/FOWLerville NN 4



Acres	Average
1	\$ 33,086
2	\$ 20,353
5.00	\$ 9,408
6.00	\$ 7,713
10.00	\$ 6,403
20.00	\$ 4,701

Vacant Land Sales

33-04-04-

Perry/Morrice/Fowlerville

Sale #	Parcel No.	Sale Date	Sale \$	Time Adj.	Adj. Sale \$	Acres	\$/Acre	Neighd
	03-200-019	01/07/2022	\$30,000			5.29	\$5,671	4
	01-100-035	11/02/2017	\$32,000			5.34	\$5,989	4
	03-100-017	11/03/2021	\$45,000			5.42	\$8,303	4
	14-100-011	10/22/2021	\$45,000			7.56	\$5,952	4
	14-100-015	07/26/2019	\$46,500		44111	7.59	\$5,812	4
	17-200-024	01/11/2019	\$53,310		46504	9.98	\$4,660	4
	17-200-022	10/03/2017	\$50,000			10.66	\$4,690	4
	05-100-003	09/30/2019	\$90,000			12.00	\$7,500	4
	12-400-008	09/17/2021	\$50,000			14.17	\$3,529	4
	01-100-017,018&	12/07/2016	\$94,500			27.00	\$3,500	4

Average

\$5,561



# **Commercial/Industrial Land Value Analysis**

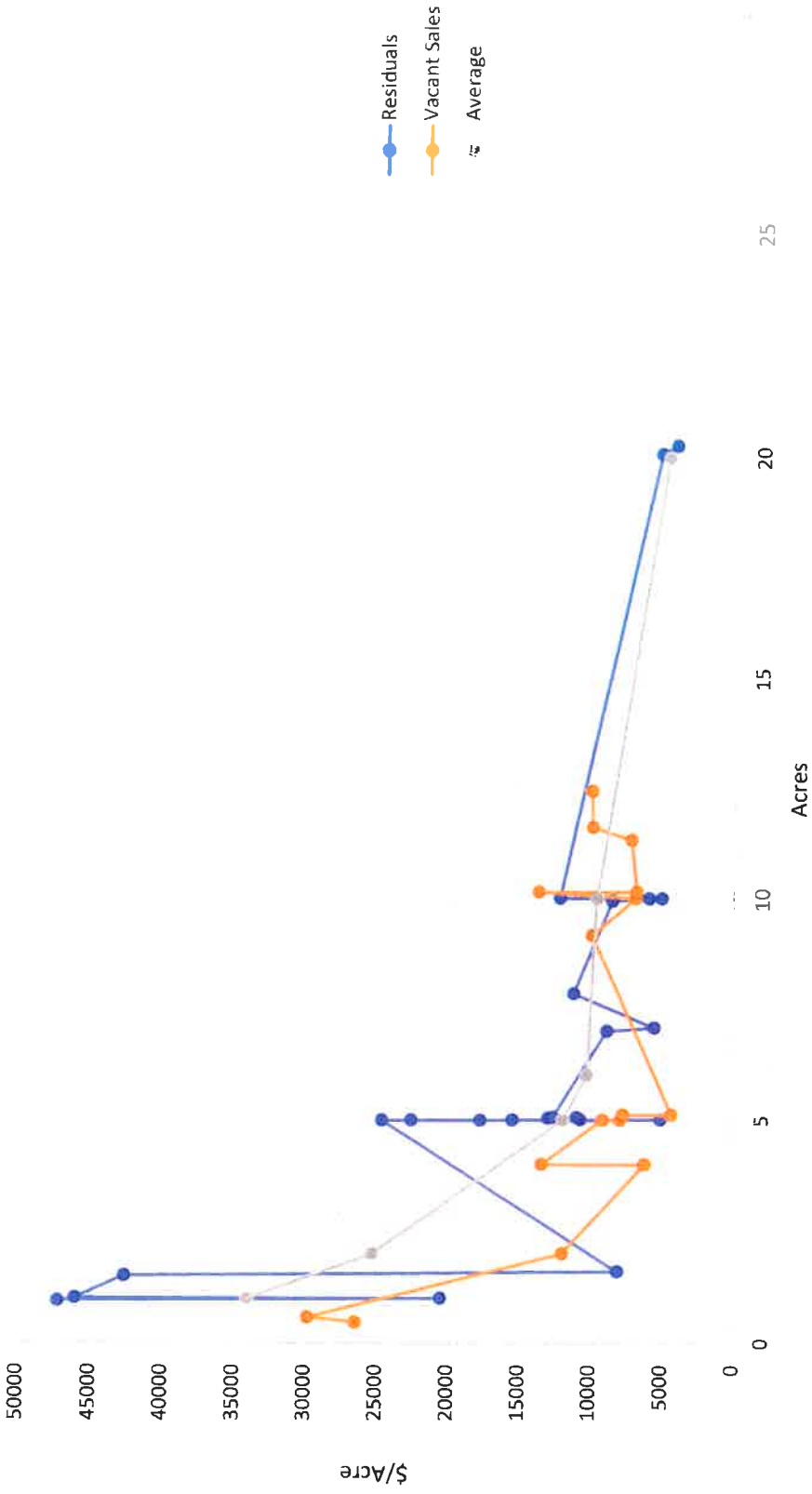
## Commercial/Industrial Land Values Based on Webberville Residential Sales

## ABSTRACTION - Residential

33-04-04 Webberville

Sale No.	Parcel No.	Sale Date	Land Residual	Acres	\$/Acre	Neighhd
	24-126-001	7/31/2020	28958	0.25	\$ 115,832	2
	36-376-010	3/25/2022	31769	0.32	\$ 99,278	2
	24-126-008	1/7/2022	50646	0.50	\$ 101,292	2
	13-300-014	2/15/2019	51386	0.56	\$ 91,761	2
	16-400-004	1/22/2021	45394	0.65	\$ 69,837	2
	36-376-004	11/12/2020	11374	0.96	\$ 11,848	2
	27-200-001	1/3/2019	20521	1.00	\$ 20,521	2
	26-200-008	4/19/2019	63884	1.50	\$ 42,589	2
	09-300-011	6/30/2022	54000	4.00	\$ 13,500	2
	24-400-006	11/15/2018	123209	4.99	\$ 24,691	2
	13-200-022	3/15/2021	40000	5.00	\$ 8,000	2
	27-400-010	2/24/2021	46000	5.00	\$ 9,200	2
	24-400-005	1/31/2019	77605	5.00	\$ 15,521	2
	16-400-013	3/5/2019	25652	5.01	\$ 5,120	2
	35-400-031	6/23/2020	60032	5.00	\$ 12,006	2
	27-100-006	5/3/2022	71040	5.00	\$ 14,208	2
	27-200-016	5/11/2021	65867	5.02	\$ 13,121	2
	14-200-016	3/20/2020	22500	5.12	\$ 4,395	2
	24-400-014	6/14/2018	39654	7.08	\$ 5,601	2
	21-100-008	7/19/2021	118730	7.50	\$ 15,831	2
	13-100-012	2/28/2018	85180	9.95	\$ 8,561	2
	25-200-006	2/14/2019	50833	10.00	\$ 5,083	2
	13-200-011	12/28/2021	69579	10.00	\$ 6,958	2
	35-300-007	7/2/2020	80954	10.01	\$ 8,087	2
	25-100-006	5/25/2021	166476	10.01	\$ 16,631	2
	25-100-007	6/14/2021	85683	10.01	\$ 8,560	2
	35-400-020	4/15/2019	122620	10.01	\$ 12,250	2
	14-400-017	7/16/2020	75616	10.02	\$ 7,547	2
	14-200-024	1/15/2021	70000	10.15	\$ 6,897	2
	14-200-014	1/15/2021	140000	10.15	\$ 13,793	2
	35-200-002	4/30/2018	105586	20.08	\$ 5,258	2
	27-200-005	4/11/2018	84808	20.27	\$ 4,184	2

WEBBERVILLE NN 2



Acres	Average
1	\$ 34,069
2	\$ 25,325
5.00	\$ 11,976
6.00	\$ 10,300
10.00	\$ 9,650
20.00	\$ 4,721

Vacant Land Sales - Residential

33-04-04- Webberville

Sale #	Parcel No.	Sale Date	Sale \$	Time Adj.	Adj. Sale \$	Acres	\$/Acre	Neighhd
	36-376-009	05/04/2016	\$12,200			0.46	\$26,522	2
	24-126-011	05/31/2018	\$17,000			0.57	\$29,825	2
	35-400-002	08/27/2015	\$24,000			2.00	\$12,000	2
	09-300-011	08/01/2016	\$25,000			4.00	\$6,250	2
	09-300-011	06/30/2022	\$54,000			4.00	\$13,500	2
	27-400-010	02/24/2021	\$46,000			5.00	\$9,200	2
	13-200-022	03/15/2021	\$40,000			5.00	\$8,000	2
	14-200-015	04/24/2018	\$40,000			5.12	\$7,813	2
	14-200-016	03/20/2020	\$22,500			5.12	\$4,395	2
	21-100-017	08/17/2020	\$91,600			9.16	\$10,000	2
	13-200-011	12/28/2021	\$75,000		69579	10.00	\$6,958	2
	14-200-025	01/15/2021	\$140,000			10.15	\$13,793	2
	14-200-024	04/19/2021	\$70,000			10.15	\$6,897	2
	21-300-010	10/25/2017	\$82,500			11.33	\$7,280	2
	21-100-016	12/23/2020	\$116,200			11.62	\$10,000	2
	23-200-010	04/22/2019	\$125,000			12.44	\$10,048	2
	<b>Average</b>						<b>\$11,405</b>	

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 \(https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html\)](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 .....	\$45,500

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