**105 Wyandotte**

# **2023 Neighborhood Profile**

Creation date: 12/04/2023

**NBHD Characteristics:**

Built Up: Over 75%

Demand/Supply: In Balance

Growth Rate: Slow

Land Use Change:

Life Cycle: Decline

Occupancy: Predominant Owner Occupied with Tenant

Property Values: Declining

**Class Counts**

R 847

C 23
F 0

V 0

A 0

E 0

O 157

**Commercial**

**Market 3 – North East WY CO**

**NBHD: 001.A**

**Boundaries:** Northern border starts at the NW corner of 029-26 funning east to the Missouri River.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Ag land** | **Non-ag land** | **Front Foot** | **Sq Ft** |
| **rcel count** | 8 | 1,960 | 0 | 0 |
| **Min acres** | 2 | .01 | 0 | 0 |
| **Median acres** | 9 | .17 | 0 | 0 |
| **Max acres** | 11.14 | 17.1 | 5,000,000 | 5,000,000 |
| **Median market value \*Includes any FF land value** | $9,195,000 | $2,035,000 | \*Includes any FF land value | 0 |
| **Median market val/acre** | $2,125 | $7,513 | 0 | 0 |

|  |  |  |
| --- | --- | --- |
|  | **Typical** | **%** |
| **Typical MS Res Style** | 1 Story | 80% |
| **Typical Res Typ** | Single Fam Res | 80% |
| **Typical Arch Style** | Bungalow | 80% |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **MIN** | **MEDIAN** | **MAX** |
| **Land value** | $21,586 | **$129,867** | 364,846 |
| **Final value** | $35,188 | **$227,446** | $389,743 |
| **RCN per sq ft** | $78 | **$90** | $102 |
| **RCNLD per sq ft** | $56 | **$86** | $93 |
| **Cost value** | $17,251 | **$50,000** | $100,000 |
| **MKT value** | $21,251 | **$50,000** | $100,000 |
| **MRA value** | $1,251 | **$50,000** | $100,000 |

\*\*\*Only valid land and building sales are included in the sales information

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **MIN** | **TYPICAL** | **%** | **MAX** |
| **Quality** | PR | **FR** | **80%** | GD |
| **Physical Condition** | PR | **FR** | **80%** | GD |
| **CDU** | PR | **FR** | **80%** | GD |
| **Bedrooms** | 1 | **4** | **80%** | 6 |
| **Full/Half Baths** | 1 | **3 / 1** | **80%** | 6 |
| **Total Living Area** | 480 | **1,120** | **80%** | 3,472 |
| **Year Built** | 1910 | **1925** | **80%** | 1999 |
| **Age** | 5 | **10** | **80%** | 15 |

1,967 Total Parcels
968 vacant parcels / 999 with improvements

|  |
| --- |
| **LBCS Functions** |
| Single Family Detached | 1,915 |
| Duplex | 52 |
| Triplex | 22 |
| Fourplex | 16 |
| Manu Homesite | 569 |
| Dwelling Converted | 0 |
| Multi Dwelling | 0 |
| Townhouse Unit | 759 |
| Condo | 482 |
| Res Common Area Or Support Facility | 601 |
| Res Support / Garage Shed | 92 |
| Vacant / Res Highest and Best Use  | 286 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **SPSF** | **Sale Price** | **CDU** | **PHYS** |
| **AVG** | $52 | $152,000 | FR | GD |
| **MEDIAN** | $178 | $198,000 | FR | GD |