

AGRICULTURAL LAND VALUE ANALYSIS- 2024 (TIME ADJUSTED)

Parcel Number	Street Address	Sale Date	Adj.	Mid-Pt	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
080-027-200-049-00	N SMITH RD	04/21/14	0.0015	04/01/22	\$100,000	WD	03-ARM'S LENGTH	\$114,250	\$71,800	62.84	\$143,601	\$109,058	\$138,409	0.0	0.0	28.90	28.90	\$3,774	\$0.09	0.00	AGRI 2515 162		AGRICULTURAL	101		
080-036-100-002-00	2912 N MICHIGAN RD	12/11/15	0.0015	04/01/22	\$110,000	WD	03-ARM'S LENGTH	\$122,375	\$64,200	52.46	\$128,300	\$122,375	\$128,300	0.0	0.0	30.00	30.00	\$4,079	\$0.09	0.00	AGRI 2601 703		AGRICULTURAL	102		
080-030-400-004-02	3337 NIXON RD	09/23/16	0.0015	04/01/22	\$275,060	WD	03-ARM'S LENGTH	\$302,291	\$144,800	47.90	\$289,589	\$302,291	\$289,589	0.0	0.0	93.61	93.61	\$3,229	\$0.07	0.00	AGRI 2643/0436		AGRICULTURAL	102		
080-020-400-023-02	N GUNNELL RD VL	11/10/16	0.0015	04/01/22	\$156,783	WD	03-ARM'S LENGTH	\$171,834	\$69,700	40.56	\$139,396	\$171,834	\$139,396	0.0	0.0	36.89	36.89	\$4,658	\$0.11	0.00	AGRI 2651/1035		AGRICULTURAL	102		
080-006-300-001-02	BILLWOOD HWY	02/21/17	0.0015	04/01/22	\$1,568,000	LC	03-ARM'S LENGTH	\$1,711,472	\$439,500	25.68	\$878,803	\$1,711,472	\$878,803	0.0	0.0	186.77	116.77	\$9,164	\$0.21	0.00	AGRI 2666 533	080-006-100-040-00	AGRICULTURAL	102		
080-014-400-051-00	10875 HOLT HWY	04/14/17	0.0015	04/01/22	\$300,000	WD	03-ARM'S LENGTH	\$326,550	\$177,400	54.33	\$354,763	\$243,753	\$271,966	0.0	0.0	52.81	38.35	\$4,616	\$0.11	0.00	AGRI 2675 900	080-013-300-061-00, 080-013-300-082-00	AGRICULTURAL	101		
080-011-400-002-00	10586 BISHOP HWY	02/26/19	0.0015	04/01/22	\$715,000	WD	03-ARM'S LENGTH	\$754,683	\$381,100	50.50	\$762,230	\$695,235	\$702,782	0.0	0.0	159.47	159.47	\$4,360	\$0.10	0.00	AGRI 2774 570		AGRICULTURAL	101		
080-014-400-020-03	DIMONDALE HWY	01/15/20	0.0015	04/01/22	\$160,000	WD	03-ARM'S LENGTH	\$166,240	\$85,300	51.31	\$170,676	\$166,240	\$170,676	0.0	0.0	39.60	39.60	\$4,198	\$0.10	0.00	AGRI 2826/0107		AGRICULTURAL	102		
080-021-300-080-00	8309 E VERMONTVILLE HWY	04/11/20	0.0015	04/01/22	\$220,000	WD	03-ARM'S LENGTH	\$227,590	\$159,600	70.13	\$319,158	\$128,872	\$220,440	0.0	0.0	40.00	40.00	\$3,222	\$0.07	0.00	AGRI 2846 0131		AGRICULTURAL	101		
080-007-100-012-00	BILLWOOD HWY	09/29/20	0.0015	04/01/22	\$258,000	WD	03-ARM'S LENGTH	\$264,966	\$150,500	56.80	\$300,916	\$264,966	\$300,916	0.0	0.0	57.53	57.53	\$4,606	\$0.11	0.00	AGRI 2873 0230		AGRICULTURAL	102		
080-029-300-057-01	ROSSMAN HWY	11/17/20	0.0015	04/01/22	\$350,000	LC	03-ARM'S LENGTH	\$358,400	\$179,900	50.20	\$359,884	\$358,400	\$359,884	0.0	0.0	74.54	74.54	\$4,808	\$0.11	0.00	AGRI 2886 0094		AGRICULTURAL	101		
080-033-400-022-02	2373 N CANAL RD	12/16/20	0.0015	04/01/22	\$165,000	WD	03-ARM'S LENGTH	\$168,713	\$105,000	62.24	\$209,925	\$168,713	\$209,925	0.0	0.0	40.62	40.62	\$4,153	\$0.10	0.00	AGRI 2892 0454		AGRICULTURAL	102		
080-014-100-131-01	DIMONDALE HWY	12/23/20	0.0015	04/01/22	\$1,310,400	WD	03-ARM'S LENGTH	\$1,339,884	\$718,200	53.60	\$1,436,477	\$1,339,884	\$1,436,477	0.0	0.0	311.17	94.25	\$4,306	\$0.10	0.00	AGRI 2895 1061	080-014-200-002-00, 080-014-300-201-01	AGRICULTURAL	102		
080-019-400-010-00	6667 E VERMONTVILLE HWY	06/04/21			\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,300	46.09	\$322,514	\$231,836	\$204,350	0.0	0.0	40.00	40.00	\$5,796	\$0.13	0.00	AGRI 2932 0470		AGRICULTURAL	101		
080-032-100-050-00	7346 ROSSMAN HWY	07/27/23			\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$151,000	54.93	\$302,041	\$153,391	\$180,532	0.0	0.0	35.00	35.00	\$4,383	\$0.10	0.00	AGRI 3060/1134		AGRICULTURAL	101		
Totals:					\$6,313,143			\$6,654,147	\$3,059,300		\$6,118,273	\$6,168,319	\$5,632,445	0.0		1,226.91	925.53									
								Sale. Ratio ==>		45.98			Average				Average									
								Std. Dev. ==>		10.25			per FF==>	#DIV/0!			Average									
																	per Net Acre==>	5,027.53	Average							
																		per SqFt==>	\$0.12							

TILLABLE- ABOVE TABLE	
PRIOR YEAR:	\$4,400
USED:	\$5,200

PIN	Sale Date	Time Difference	Per Acre	Value Difference	% Increase/ Decrease By Month
080-036-100-002-00	12/11/15		\$3,667		
080-014-400-020-03	1/15/20	49.00	\$4,040	\$374	0.21%

SITE VALUE- SEE RURAL RES 1-AC	
PRIOR YEAR:	\$36,000
USED:	\$36,000

PIN	Sale Date	Time Difference	Sale Price	Value Difference	% Increase/ Decrease By Month
080-020-400-023-02	11/10/16		\$4,250		
080-033-400-022-02	9/29/20	46.00	\$4,485	\$235	0.12%

WOODED/WASTE- RES EXTRA AVG	
PRIOR YEAR:	3,800.00
USED:	4,000.00

AVERAGES	48	8,525	608	0.15%
AVERAGE PER MONTH (USING AVG SUMS)				