

1-3 ACRES

Residential 4/1/2021 Thru 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Liber/Page
051-001-000-384-00	PRIVATE	07/27/21	\$5,000	WD	\$5,000	\$5,400	108.00	\$5,000	244.0	543/018
051-011-000-101-09	LAKE SHORE DRIVE	07/13/22	\$4,000	WD	\$4,000	\$1,700	42.50	\$4,000	97.9	548/707
052-006-000-339-00	M-65 SOUTH	06/27/22	\$5,000	WD	\$5,000	\$5,300	106.00	\$5,000	132.0	548/440
053-007-000-031-03	9121 BEAVER LAKE ROAD	08/23/22	\$4,400	WD	\$4,400	\$0	0.00	\$4,400	0.0	549/248
053-029-000-201-02	HAWKINS ROAD	02/13/23	\$2,500	WD	\$2,500	\$2,600	104.00	\$2,500	149.0	551/570
053-033-000-643-00	7722 W HUBERT ROAD	08/10/22	\$6,500	WD	\$6,500	\$6,800	104.62	\$6,500	170.0	549/058
054-063-000-001-14	W SCOTT ROAD	09/15/21	\$5,000	WD	\$5,000	\$8,000	160.00	\$5,000	200.0	543/852
Totals:			\$32,400		\$32,400	\$29,800		\$32,400	992.9	

Average
per Net Acre=: \$ 4,260.36

USE \$4200.00

4-9 ACRES

RESIDENTIAL LAND VALUE 4/1/21 THRU 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acre	Liber/Page
061-018-000-015-00	3389 GEHRKE RD	01/05/22	\$7,000	WD	\$7,000	\$7,000	5.00	545/676
081-010-000-501-07	12545 NAPPERS RD	10/21/21	\$11,600	WD	\$11,600	\$11,600	6.17	544/459
061-035-000-024-00	US 23 S	09/30/22	\$11,000	WD	\$11,000	\$11,000	7.17	549-819
053-015-000-620-00	W NICHOLSON HILL R	12/29/21	\$25,000	WD	\$25,000	\$25,000	9.20	545-595
061-022-000-032-00	E NICHOLSON HILL RD	04/27/21	\$40,000	WD	\$40,000	\$40,000	9.55	541-408

Totals:	\$94,600	\$94,600	\$94,600	37.09
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Average 3852.55
per Net Acre=>
USE \$3850

10-20 ACRES

RESIDENTIAL LAND VALUE 4/1/21 THRU 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acre	Liber/Page
023-021-000-430-00	CHABOT RD	04/14/22	\$15,000	WD	\$15,000	\$15,000	10.00	547/791
021-012-000-740-03	16649 JAKES RD	11/12/21	\$30,000	WD	\$30,000	\$30,000	10.20	544/848
021-001-000-558-00	FOX RUN LN	03/14/22	\$22,500	WD	\$22,500	\$22,500	10.40	546/599
031-016-000-010-02	ATKINSON RD	04/29/22	\$32,000	WD	\$32,000	\$32,000	13.78	547/581
022-019-000-591-00	M-32 W	09/01/21	\$40,000	WD	\$40,000	\$40,000	20.00	543/775

Totals: \$139,500 \$139,500 \$139,500 64.38

Average 2166.82 per Net Acre=>
USE \$2150

21-37 ACRES

RESIDENTIAL LAND VALUE 4/1/21 THRU 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
084-025-000-350-00	3981 M-32 W	04/12/22	\$95,000	WD	\$95,000	\$95,000	36.79	547/321
061-006-000-501-04	9733 MEGGERT RD	09/14/21	\$75,000	WD	\$75,000	\$75,000	37.51	543/913
081-010-000-501-03	STINSON RD	11/03/21	\$39,000	WD	\$39,000	\$39,000	22.11	544/711
061-006-000-260-10	N RUDE RD	04/26/22	\$35,000	WD	\$35,000	\$35,000	25.26	547/534
051-002-000-047-00	CLEWLEY RD	12/03/21	\$44,280	WD	\$44,280	\$44,280	29.60	545/226
061-030-000-520-00	W SCOTT RD	09/19/22	\$92,000	WD	\$92,000	\$92,000	35.00	549/642
081-023-000-760-01	WINTERLAND RD	04/20/22	\$48,000	WD	\$48,000	\$48,000	35.99	548/229

Totals: \$428,280 \$428,280 \$428,280 222.26

Average 1926.93
per Net Acre=>
USE \$2000

38-60 ACRES

RESIDENTIAL LAND VALUE 4/1/21 THRU 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
022-032-000-001-00	2000 PAUL RD	11/17/22	\$76,000	WD	\$76,000	\$76,000	40.00	550/641
061-009-000-765-00	1226 GEHRKE RD	10/31/22	\$56,000	WD	\$56,000	\$56,000	40.00	550/317
062-030-000-760-00	PRIVATE	10/11/21	\$62,500	WD	\$62,500	\$62,500	40.00	544/302
072-007-000-021-01	TRUAX RD	06/30/22	\$68,000	WD	\$68,000	\$68,000	40.00	548/523
023-018-000-851-00	15434 DUNCAN RD	07/08/21	\$75,000	WD	\$75,000	\$75,000	48.00	542/625
061-006-000-501-03	BEAVER LK RD	04/12/22	\$99,900	WD	\$99,900	\$99,900	51.82	547/364

Totals:	\$437,400	\$437,400	\$437,400	259.82
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Average 1683.47 per Net Acre=>
USE \$1700

60 ACRES AND UP

RESIDENTIAL LAND VALUE 4/1/21 THRU 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
042-034-000-490-00	DIETZ RD	05/28/21	\$150,000	WD	\$150,000	\$150,000	81.71	541/938
062-019-000-770-00	4528 WILDS RD	05/12/21	\$120,000	WD	\$120,000	\$120,000	80.00	541/764
023-029-000-051-00	PRIVATE	09/08/22	\$94,000	WD	\$94,000	\$94,000	80.00	549/641
021-023-000-351-00	6276 MEINZINGER RD	09/30/21	\$160,000	WD	\$160,000	\$160,000	80.00	544/113
022-031-000-301-00	JACKS LANDING RD	12/22/22	\$141,040	WD	\$141,040	\$141,040	88.15	551/82
083-022-000-485-03	M-32	03/30/23	\$200,000	WD	\$200,000	\$200,000	98.50	552/196
082-021-000-001-05	WERTH RD	12/20/21	\$211,000	WD	\$211,000	\$211,000	114.40	546/316
Totals:			\$1,076,040		\$1,076,040	\$1,076,040	622.76	

Average 1727.85 per Net Acre=>
USE \$1700