

**2024 NORWICH TOWNSHIP  
AG LAND STUDY**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acre	ROW	Residual Acre	Till Tot Acre	Till \$/Ac	Total Till \$	Residual Acre	Wood Tot Acre	Wood \$/Ac	residual Acre	Wet Tot Acre	Wet \$/Ac	Other Parcels in Sale	Land Table	Class
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Used \$1,250 Per Wet Acre 25% Increase To Meet with Wooded Increase

04-03-300-005	12/14/2022	\$465,000	\$414,268	58.9	1.50	3	54,400	28.40	\$2,600	\$73,840	\$340,428	26.00	\$2,840		0			AGRICULTURAL	101	
04-13-100-002	10/28/2021	\$230,000	\$230,000	145.5	0.00	4	141,500	65.00	\$2,600	\$169,000	\$61,000	76.50	\$2,209		0			AGRICULTURAL	102	
													<u>\$2,525</u>							

Used \$2,500 Per Wooded Acre 25% Increase

14-21-100-006	1/5/2023	\$60,000	\$60,000	29.500	0.00	0.500	29,000	29.00	\$2,069									AGRICULTURAL	102	
08-26-400-001	5/7/2021	\$229,900	\$221,718	78.740	0.00	1.000	77,740	77.74	\$2,852									AGRICULTURAL	101	
05-08-200-002	10/15/2021	\$97,500	\$97,500	40.000	0.00	1.000	39,000	39.00	\$2,500									AGRICULTURAL	102	
02-35-300-016	4/14/2021	\$30,000	\$30,000	10.010	0.00	0.250	9,760	9.76	\$3,074									AGRICULTURAL	102	
05-18-100-001	4/28/2021	\$500,000	\$500,000	198.440	0.00	0.870	197,570	197.57	\$2,531									AGRICULTURAL	102	
													<u>\$2,605</u>							

Used \$2,600 Per Tillable Acre

**BUILDING SITE TABLE #1**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i	Land Table	Class
08-22-100-008	7592 E 9 MILE RD	2/3/2023		\$23,000	\$13,000	56.52	\$32,038	\$275	\$9,313	1.00	\$275	RRMH			RESIDENTIAL	401
08-33-300-003	4838 N ELM AVE	6/17/2021		\$225,000	\$102,100	45.38	\$211,640	\$23,360	\$10,000	1.00	\$23,360	4001			RESIDENTIAL	401
04-30-400-003	5503 E 13 MILE RD	8/22/2022	\$75,000	\$75,000	\$29,900	39.87	\$53,769	\$21,231	\$0	0.83	\$25,580	RRMH			RURAL RESIDEN	401
								<b>\$44,866</b>	<b>\$19,313</b>	<b>2.83</b>						

per Net Acre=> \$15,853.71  
Average

1 Acre used \$15,000

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i	Land Table	Class
14-35-300-012		4/5/2021	\$14,900	\$14,900	\$5,500	36.91	\$12,015	\$14,900	\$12,015	1.38	\$10,821	RES			RESIDENTIAL AI	402
								<b>\$14,900</b>	<b>\$12,015</b>	<b>1.38</b>						

per Net Acre=> \$10,820.62  
Average

1.5 Acre used \$10,800

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i	Land Table	Class
													per Net Acre=> SEE CHART BELOW			
													Average			
													Using Trend, See Chart Below			
													2 Acre used \$10,700			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i	Land Table	Class
14-09-300-015	2892 W 12TH	12/9/2022	\$210,000	\$210,000	\$84,700	40.33	\$179,294	\$47,456	\$16,750	2.50	\$18,982	RES			RESIDENTIAL AI	401
14-10-200-001	872 S RANSOM AVE	5/3/2022	\$102,000	\$102,000	\$53,500	52.45	\$111,753	\$7,937	\$17,690	2.69	\$2,951	ROBLK			RESIDENTIAL AI	401
								<b>\$55,393</b>	<b>\$34,440</b>	<b>5.19</b>						

per Net Acre=> \$10,673.03  
Average

2.5 Acre used \$10,600

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i	Land Table	Class
14-05-200-021	VACANT BASELINE	11/11/2022	\$8,000	\$8,000	\$0	0.00	\$23,370	\$8,000	\$23,370	2.79	\$2,867	RES			RESIDENTIAL AI	402
14-25-400-027	CENTE	5/25/2022	\$22,000	\$22,000	\$14,300	65.00	\$28,620	\$22,000	\$28,620	3.32	\$6,627	RES		14-25-400-028	RESIDENTIAL AI	402
								<b>\$30,000</b>	<b>\$51,990</b>	<b>6.11</b>						

per Net Acre=> \$4,909.98  
Average

3 Acre used \$4,900

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i	Land Table	Class
14-10-280-022	1632 W WILLOW ST	5/25/2021	\$17,000	\$17,000	\$7,800	45.88	\$18,660	\$17,000	\$18,660	3.55	\$4,789	ROBLK			RESIDENTIAL AI	402
								<b>\$17,000</b>	<b>\$18,660</b>	<b>3.55</b>						

per Net Acre=> \$4,788.73  
Average

4 Acre used \$4,800

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AG LAND STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
04-30-400-020	E 13 MILE RD	8/23/2021	\$30,000	\$30,000	\$0	0.00	\$25,540	\$30,000	\$25,540	5.36	\$5,597	RES		RURAL RESIDEN	402
08-19-300-004	6504 N PINE AVE	8/2/2022		\$15,000	\$7,300	48.67	\$25,000	\$15,000	\$25,000	5.00	\$3,000	4001		RESIDENTIAL	402
08-23-300-004	6572 N COTTONWO	8/2/2022		\$72,000	\$36,900	51.25	\$86,729	\$10,271	\$25,000	5.00	\$2,054	RRMH		RESIDENTIAL	401
04-24-200-006	11843 N NEWCOSTA	4/21/2023	\$150,000	\$150,000	\$63,500	42.33	\$126,930	\$47,108	\$25,000	5.00	\$9,614	RRMH			401
					\$5			\$102,379	\$100,540	20.36					
					\$5										
										per Net Acre=>	\$5,028.44			5 Acre used \$5,100	
										Average					

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
04-13-400-009	E 15 MILE RD	8/24/2022	\$18,000	\$18,000	\$0	0.00	\$26,500	\$18,000	\$26,500	6.00	\$3,000	RES		RURAL RESIDEN	402
14-11-200-008	914 S ALLEY LAKE	3/31/2023	\$35,000	\$35,000	\$24,200	69.14	\$76,191	\$16,309	\$57,500	8.00	\$2,039	RRMH		RESIDENTIAL AI	401
14-15-100-016		3/1/2023	\$17,000	\$17,000	\$11,600	68.24	\$39,500	\$17,000	\$39,500	8.35	\$2,036	RES		RESIDENTIAL AI	402
08-28-100-007	6328 N ELM AVE	3/19/2022		\$50,000	\$23,200	46.40	\$57,003	\$20,997	\$28,000	7.00	\$3,000	RRMH		RESIDENTIAL	401
08-29-400-013		5/5/2021	\$80,000	\$80,000	\$31,500	39.38	\$70,851	\$38,482	\$29,333	9	\$4,276	RRMH		RESIDENTIAL	401
14-33-300-008	2833 W 48TH	10/6/2021	\$225,000	\$225,000	\$73,500	32.67	\$154,810	\$92,436	\$22,246	7.904	\$11,695	RRMH		RESIDENTIAL AI	401
								\$203,224	\$203,079	46.25					
										per Net Acre=>	\$4,393.65			7 Acres used \$4,400	
										Average					

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
04-15-100-002	7200 E 16 MILE RD	7/27/2022	\$35,000	\$35,000	\$13,600	38.86	\$30,000	\$35,000	\$30,000	10.00	\$3,500	RES		RURAL RESIDEN	402
04-15-100-007	E 16 MILE RD	4/15/2022	\$37,500	\$37,500	\$13,600	36.27	\$30,000	\$37,500	\$30,000	10.00	\$3,750	RES		RURAL RESIDEN	402
04-15-100-008	7512 E 16 MILE RD	2/17/2022	\$35,000	\$35,000	\$0	0.00	\$30,000	\$35,000	\$30,000	10.00	\$3,500	RES		RURAL RESIDEN	402
04-15-100-009	7588 E 16 MILE RD	11/9/2021	\$38,900	\$38,900	\$0	0.00	\$30,000	\$38,900	\$30,000	10.00	\$3,890	RES		RURAL RESIDEN	402
								\$146,400	\$120,000	40.00					
										per Net Acre=>	\$3,660.00			10 Acres used \$3,700	
										Average					

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
										per Net Acre=>	SEE CHART BELOW			Using Trend, See Chart Below	
										Average				15 Acres used \$3,400	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
14-09-200-002		8/4/2022	\$65,000	\$65,000	\$22,800	35.08	\$45,622	\$65,000	\$45,622	20.00	\$3,250	RES		RESIDENTIAL AI	402
04-03-100-013	14321 N CHESTNUT	10/2/2018	78000	\$78,000	\$31,500	40.38	\$86,384	\$72,804	\$50,712	19.08	\$2,218	RRMH	\$3,814	RURAL RESIDEN	401
								\$137,804	\$96,334	39.08					
										per Net Acre=>	\$3,526.20			20 Acres used \$3,600	
										Average					

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class	
04-22-400-006		2/16/2022	\$95,000	\$95,000	\$32,800	34.53	\$89,116	\$80,181	\$74,297	24.47	\$3,277	RES		04-22-400-007	RURAL RESIDEN	401
04-30-400-019	E 13 MILE RD	8/21/2021	\$79,900	\$79,900	\$0	0.00	\$45,700	\$79,900	\$45,700	21.7	\$3,682	AG	WEIGHTED		AGRICULTURAL	102
								\$160,081	\$119,997	46.17						
										per Net Acre=>	\$3,467.21			25 Acres used \$3,600		
										Average						

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
										per Net Acre=>	SEE CHART BELOW			Using Trend, See Chart Below	
										Average				30 Acres used \$3,500	

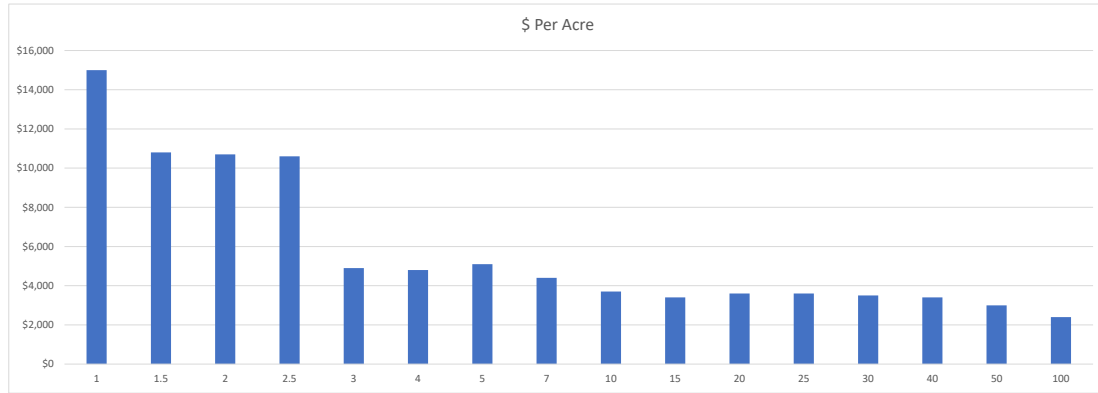
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class	
08-27-200-006	6263 N COTTONWO	3/10/2023		\$329,900	\$135,600	41.10	\$291,817	\$130,189	\$92,106	40.00	\$3,255	4001	WEIGHTED		RESIDENTIAL	401
14-07-300-011	1372 S LUCE	12/10/2021	\$356,990	\$356,990	\$110,600	30.98	\$357,298	\$156,451	\$156,759	38.355	\$4,079	RES		14-07-300-010	RESIDENTIAL AI	401
14-05-100-005	VACANT BASELINE	10/25/2021	\$169,900	\$169,900	\$44,100	25.96	\$96,998	\$169,900	\$96,998	45.3	\$3,751	RES			RESIDENTIAL AI	001
								\$456,540	\$345,863	123.66						
										per Net Acre=>	\$3,692.05			40 Acres used \$3,400		
										Average						

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
04-21-200-007	11871 N CYPRESS A	2/10/2023		\$210,000	\$63,500	30.24	\$156,000	\$210,000	\$156,000	68.00	\$3,088	RES		RURAL RESIDEN	402
04-15-100-010	12575 N CYPRESS A	5/19/2022	\$220,000	\$220,000	\$67,500	30.68	\$166,658	\$220,000	\$166,658	73.33	\$3,000	RES		RURAL RESIDEN	402
								\$430,000	\$322,658	141.33					
										per Net Acre=>	\$3,042.55			50 Acres used \$3,000	
										Average					

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residua	Est. Land Va	Net Acres	Dollars/Acre	ECF Area	Time Adj \$/Acre	Other Parcels i Land Table	Class
04-18-400-006	N LOCUST AVE	10/18/2021	\$175,000	\$175,000	\$69,300	39.60	\$180,000	\$175,000	\$180,000	80.00	\$2,188	RES		RURAL RESIDEN	402
04-36-100-004	8810 E 13 MILE RD	3/25/2022	\$80,000	\$80,000	\$69,300	86.63	\$180,000	\$80,000	\$180,000	80.00	\$1,000	RES		RURAL RESIDEN	402
14-07-200-001	4268 W 8TH ST	5/27/2021	\$285,000	\$285,000	\$197,100	69.16	\$427,814	\$177,006	\$319,820	97.90	\$1,808	RRMH		RESIDENTIAL AI	401
08-01-100-001	9000 E 12 MILE RD	5/31/2022		\$634,900	\$186,100	29.31	\$448,684	\$524,686	\$338,470	153.85	\$3,410	4001		RESIDENTIAL	401
								\$956,692	\$1,018,290	411.75					

										per Net Acre=>	\$2,323.48			100 Acres used \$2,400	
										Average					

# 2024 NORWICH TOWNSHIP AG LAND STUDY



<u>Acres</u>	<u>\$ Per Acre</u>
1	\$15,000
1.5	\$10,800
2	\$10,700
2.5	\$10,600
3	\$4,900
4	\$4,800
5	\$5,100
7	\$4,400
10	\$3,700
15	\$3,400
20	\$3,600
25	\$3,600
30	\$3,500
40	\$3,400
50	\$3,000
100	\$2,400