

LAND VALUE - AGRICULTURAL - HOME TOWNSHIP 2023																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
012-003-002-00	N COUNTY LINE RD	01/22/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$28,600	40.86	\$64,518	\$70,000	\$64,518	0.0	0.0	20.02	20.02	#DIV/0!	\$3,497	\$0.08	0.00	AGRI	2021R-02224		AGRICULTURAL
018-035-016-01/032-00	RICHLAND TOWNSHIP	08/14/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000				\$245,000	\$64,518			68.48	70.48		\$3,578				2020R-09310		AGRICULTURAL
018-026-005-10/013-10	RICHLAND TOWNSHIP	06/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000				\$280,000				97.40	97.85		\$2,875				2021R-08573		AGRICULTURAL
001-003-021-20	BELVIDERE TOWNSHIP	10/21/20	\$69,900	WD	03-ARM'S LENGTH	\$69,900				\$69,900				22.12	22.50		\$3,160				2021R-1964		AGRICULTURAL
001-007-001-02/03	BELVIDERE TOWNSHIP	02/10/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000				\$115,000				36.99	37.17		\$3,109				2021R-05502		AGRICULTURAL
001-017-014-00	BELVIDERE TOWNSHIP	01/29/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000				\$115,000				38.48	40.00		\$2,989				2021R-01717		AGRICULTURAL
001-023-011-00	BELVIDERE TOWNSHIP	11/12/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000				\$185,000				65.48	66.17		\$2,825				2020R-12592		AGRICULTURAL
001-026-004-10	BELVIDERE TOWNSHIP	11/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000				\$180,000				54.86	60.53		\$3,281				2021R-16588		AGRICULTURAL
001-028-004-23 PT	BELVIDERE TOWNSHIP	06/12/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000				\$82,000				23.34	23.73		\$3,513				2020R-06599		AGRICULTURAL
011-003-004-10	FERRIS TOWNSHIP	12/14/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000				\$305,000				73.04	73.87		\$4,176				2021R-17596		AGRICULTURAL
011-012-013-00	FERRIS TOWNSHIP	12/01/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000				\$75,000				23.38	25.00		\$3,208				2020R-07121		AGRICULTURAL
011-018-004-10	FERRIS TOWNSHIP	05/07/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000				\$150,000				38.41	39.39		\$3,905				2022R-07429		AGRICULTURAL
Totals:			\$1,871,900			\$1,871,900	\$28,600		\$64,518	\$1,871,900	\$64,518	0.0		562.00	576.71								
								Sale. Ratio =>	1.53									Average					
								Std. Dev. =>	#DIV/0!									Average					
																		per FF=>					
																		#DIV/0!					
																		Average					
																		per Net Acre=>					
																		3,330.78					
																		Average					
																		per SqFt=>					
																		\$0.08					

2023 Agricultural Land Analysis - Home Township
Analyzed 3330 per acre
Utilized 3330 per acre; -70 per acre from last year
County Analyzed 3500 per acre
2022 Utilized 3400 per acre

Time Frame used: 4/1/2020-3/31/2022
Only 1 ag sale in Home Township during time frame, used surrounding township ag sales

LAND ANALYSIS - COMMERCIAL/INDUSTRIAL - VILLAGE OF EDMORE/HOME TOWNSHIP 2023

Parcel Number	Address	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
002-011-021-13	Vacant Garlock	4/23/2020	\$40,000	2020-05492	10.103	440,086		15,609	0	\$40,000	N/A	9.745	424,477	\$4,105	\$0.09	11	0.00%	\$40,000	\$4,105	\$0.09	N/A		
042-715-001-30	N Greenville Rd	7/16/2020	\$300,000	2020-07937	38.630	1,682,722		4,224	168156	\$131,844	0.4395	38.533	1,678,498	\$3,422	\$0.08	9	0.00%	\$131,844	\$3,422	\$0.08	N/A		
018-509-151-00	Third St	8/12/2020	\$40,000	2020-08778	0.400	17,424		0	32919	\$7,081	0.1770	0.400	17,424	\$17,703	\$0.41	8	0.00%	\$7,081	\$17,703	\$0.41	N/A		
018-509-151-00	Third St	8/12/2020	\$40,000	2020-08778	0.400	17,424		0	0	\$2,400	0.0600	0.400	17,424	\$6,000	\$0.14	8	0.00%	\$2,400	\$6,000	\$0.14	N/A		
053-141-001-00	302 E Main St	8/18/2020	\$225,000	2020-08898	0.654	28,488		0	209206	\$15,794	0.0702	0.654	28,488	\$24,150	\$0.55	7	0.00%	\$15,794	\$24,150	\$0.55	N/A		
053-141-001-00	302 E Main St	8/18/2020	\$225,000	2020-08898	0.654	28,488		0	0	\$13,500	0.0600	0.654	28,488	\$20,642	\$0.47	7	0.00%	\$13,500	\$20,642	\$0.47	N/A		
018-028-007-25	Vacant Edmore Rd	9/29/2020	\$38,770	2020-10963	3.080	134,165		0	0	\$38,770	N/A	3.080	134,165	\$12,588	\$0.29	6	0.00%	\$38,770	\$12,588	\$0.29	N/A		
041-621-001-00	1459 E Main Street	9/29/2020	\$285,000	2020-11311	9.300	401,051		0	187892	\$97,108	0.3407	9.207	401,051	\$10,547	\$0.24	6	0.00%	\$97,108	\$10,547	\$0.24	N/A		
013-170-001-30	128 W Second St	10/26/2020	\$31,000	2020-12131	0.069	3,006		0	19386	\$11,614	0.3746	0.069	3,006	\$168,319	\$3.86	5	0.00%	\$11,614	\$168,319	\$3.86	N/A		
013-170-001-30	128 W Second St	10/26/2020	\$31,000	2020-12131	0.069	3,006		0	0	\$1,860	0.0600	0.069	3,006	\$26,957	\$0.62	5	0.00%	\$1,860	\$26,957	\$0.62	N/A		
041-450-016-00	1111 E Main	11/19/2020	\$275,000	2020-13054	2.250	98,010		0	258466	\$16,534	0.0601	2.250	98,010	\$7,348	\$0.17	4	0.00%	\$16,534	\$7,348	\$0.17	N/A		
053-550-012-20	Vacant Vine St	11/30/2020	\$13,000	2020-13209	0.720	31,363		0	0	\$13,000	N/A	0.720	31,363	\$18,056	\$0.41	4	0.00%	\$13,000	\$18,056	\$0.41	N/A		
042-715-001-03	8690 HC Edmore Rd	12/18/2020	\$50,000	2020-14358	3.150	137,214		0	0	\$50,000	N/A	3.150	137,214	\$15,873	\$0.36	3	0.00%	\$50,000	\$15,873	\$0.36	N/A		
001-102-000-30	116 Railroad	12/24/2020	\$40,000	2020-00010	1.540	67,082		0	25304	\$14,696	0.3674	1.540	67,082	\$9,543	\$0.22	3	0.00%	\$14,696	\$9,543	\$0.22	N/A		
001-102-000-22	303 N Railroad	1/7/2021	\$30,000	2021-00875	2.390	104,108		0	3209	\$26,791	0.8930	2.390	104,108	\$11,210	\$0.26	3	0.00%	\$26,791	\$11,210	\$0.26	N/A		
047-112-007-00	225 E Edgerton	1/13/2021	\$375,000	2021-00652	0.160	6,970		0	317003	\$57,997	0.1547	0.160	6,970	\$362,481	\$8.32	3	0.00%	\$57,997	\$362,481	\$8.32	N/A		
047-112-007-00	225 E Edgerton	1/13/2021	\$375,000	2021-00652	0.160	6,970		0	0	\$22,500	0.0600	0.160	6,970	\$140,625	\$3.23	3	0.00%	\$22,500	\$140,625	\$3.23	N/A		
041-628-001-60	1379 Industrial Park	1/26/2021	\$135,000	2021-01188	2.890	125,888		0	100547	\$34,453	0.2552	2.890	125,888	\$11,921	\$0.27	2	0.00%	\$34,453	\$11,921	\$0.27	N/A		
041-628-001-60	1379 Industrial Park	1/26/2021	\$135,000	2021R-01188	2.840	123,710		0	111121	\$34,453	0.2552	2.890	125,888	\$11,921	\$0.27	2	0.00%	\$34,453	\$11,921	\$0.27	N/A		
041-628-001-60	1379 Industrial Park	1/26/2021	\$135,000	2021R-01188	2.840	123,710		0	0	\$8,100	0.0600	2.890	125,888	\$2,803	\$0.06	2	0.00%	\$8,100	\$2,803	\$0.06	N/A		
053-112-005-00	224 W Main St	1/29/2021	\$46,000	2021-02044	0.090	3,920		0	43611	\$2,389	0.0519	0.090	3,920	\$26,544	\$0.61	2	0.00%	\$2,389	\$26,544	\$0.61	N/A		
053-112-005-00	224 W Main St	1/29/2021	\$46,000	2021-02044	0.090	3,920		0	0	\$2,760	0.0600	0.090	3,920	\$30,667	\$0.70	2	0.00%	\$2,760	\$30,667	\$0.70	N/A		
014-104-013-00	11468 Pine	2/3/2021	\$50,000	2021-02613	0.301	13,112		0	38281	\$11,719	0.2344	0.301	13,112	\$38,934	\$0.89	2	0.00%	\$11,719	\$38,934	\$0.89	N/A		
014-104-013-00	11468 Pine	2/3/2021	\$50,000	2021-02613	0.301	13,112		0	0	\$3,000	0.0600	0.301	13,112	\$9,967	\$0.23	2	0.00%	\$3,000	\$9,967	\$0.23	N/A		
051-700-042-00	N Williams St	2/17/2021	\$445,000	2021R-02640	6.962	303,265		0	415650	\$29,350	0.0660	6.962	303,265	\$4,216	\$0.10	1	0.00%	\$29,350	\$4,216	\$0.10	N/A		
041-628-001-70	1398 Industrial Park	2/18/2021	\$115,000	2021R-02630	5.105	222,373		0	91819	\$23,181	0.2016	5.105	222,373	\$4,541	\$0.10	1	0.00%	\$23,181	\$4,541	\$0.10	N/A		
041-600-052-00	E MAIN ST	3/3/2021	\$30,000	2021-04874	0.320	13,939		0	0	\$30,000	N/A	0.320	13,939	\$93,750	\$2.15	1	0.00%	\$30,000	\$93,750	\$2.15	N/A		
041-600-088-00	614 E Gilson	3/5/2021	\$150,000	2021-04875	1.020	44,431		0	111308	\$38,692	0.2579	1.020	44,431	\$37,933	\$0.87	1	0.00%	\$38,692	\$37,933	\$0.87	N/A		
041-600-088-00	614 E Gilson	3/5/2021	\$150,000	2021-04875	1.020	44,431		0	0	\$9,000	0.0600	1.020	44,431	\$8,824	\$0.20	1	0.00%	\$9,000	\$8,824	\$0.20	N/A		
046-400-045-00	215 Center	3/26/2021	\$180,000	2021-05085	0.690	30,056		0	178281	\$1,719	0.0096	0.690	30,056	\$2,491	\$0.06	0	0.00%	\$1,719	\$2,491	\$0.06	N/A		
046-400-045-00	215 Center	3/26/2021	\$180,000	2021-05085	0.690	30,056		0	0	\$10,800	0.0600	0.690	30,056	\$15,652	\$0.36	0	0.00%	\$10,800	\$15,652	\$0.36	N/A		
047-427-001-01	840 Shaw	4/29/2021	\$55,000	2021R-07455	7.040	322,344		0	0	\$55,000	N/A	7.400	322,344	\$7,432	\$0.17	-1	0.00%	\$55,000	\$7,432	\$0.17	N/A		
042-102-003-30	320 S Lincoln Ave	7/19/2021	\$75,000	2021R-10917	0.080	3,485		0	71658	\$3,342	0.0446	0.080	3,485	\$41,775	\$0.96	-4	0.00%	\$3,342	\$41,775	\$0.96	N/A		
042-102-003-30	320 S Lincoln Ave	7/19/2021	\$75,000	2021R-10917	0.080	3,485		0	0	\$4,500	0.0600	0.080	3,485	\$56,250	\$1.29	-4	0.00%	\$4,500	\$56,250	\$1.29	N/A		
041-627-044-01	SUNRISE ST	7/22/2021	\$20,000	2021R-10669	1.420	61,855		0	0	\$20,000	N/A	1.420	61,855	\$14,085	\$0.32	-4	0.00%	\$20,000	\$14,085	\$0.32	N/A		
005-610-030-10	119 Myers St	8/18/2021	\$150,000	2021R-12006	1.290	56,192		0	131631	\$18,369	0.1225	1.290	56,192	\$14,240	\$0.33	-5	0.00%	\$18,369	\$14,240	\$0.33	N/A		
005-610-030-10	119 Myers St	8/18/2021	\$150,000	2021R-12006	1.290	56,192		0	131631	\$9,000	0.0600	1.290	56,192	\$6,977	\$0.16	-5	0.00%	\$9,000	\$6,977	\$0.16	N/A		
042-103-001-90	412 S Lincoln St	10/29/2021	\$250,000	2021R-15487	0.050	2,178		0	220959	\$29,041	0.1162	0.050	2,178	\$580,820	\$13.33	-7	0.00%	\$29,041	\$580,820	\$13.33	N/A		
042-103-001-90	412 S Lincoln St	10/29/2021	\$250,000	2021R-15487	0.050	2,178		0	0	\$15,000	0.0600	0.050	2,178	\$300,000	\$6.89	-7	0.00%	\$15,000	\$300,000	\$6.89	N/A		
049-127-012-21	100 S Fourth St	11/2/2021	\$50,000	Prop Trans	0.970	42,253		0	37397	\$12,603	0.2521	0.970	42,253	\$12,993	\$0.30	-7	0.00%	\$12,603	\$12,993	\$0.30	N/A		
041-450-002-00	E MAIN ST	11/17/2021	\$52,000	2021R-16145	15.140	659,498		0	0	\$52,000	N/A	15.140	659,498	\$3,435	\$0.08	-8	0.00%	\$52,000	\$3,435	\$0.08	N/A		
001-110-001-00	100 W Bridge St	1/20/2022	\$222,000	2022R-00986	0.470	20,473		0	210091	\$11,909	0.0536	0.470	20,473	\$25,338	\$0.58	-10	0.00%	\$11,909	\$25,338	\$0.58	N/A		
001-110-001-00	100 W Bridge St	1/20/2022	\$222,000	2022R-00986	0.470	20,473		0	0	\$13,320	0.0600	0.470	20,473	\$28,340	\$0.65	-10	0.00%	\$13,320	\$28,340	\$0.65	N/A		
018-509-164-10	8934 3rd St	2/3/2022	\$18,000	2022R-01518	0.420	18,295		0	12431	\$5,569	0.3094	0.420	18,295	\$13,260	\$0.30	-10	0.00%	\$5,569	\$13,260	\$0.30	N/A		
018-509-164-10	8934 3rd St	2/3/2022	\$18,000	2022R-01518	0.420	18,259		0	12431	\$1,080	0.0600	0.419	18,259	\$2,578	\$0.06	-10	0.00%	\$1,080	\$2,578	\$0.06	N/A		

SQUARE FOOT TABLE

SQFT	ACRES	\$/SF	\$/AC	CONCLUSION
2,500	0.057	\$ 1.82	\$ 79,090	\$ 4,539
5,000	0.115	\$ 1.23	\$ 53,376	\$ 6,127
7,500	0.172	\$ 0.97	\$ 42,409	\$ 7,302
10,000	0.230	\$ 0.83	\$ 36,023	\$ 8,270
12,500	0.287	\$ 0.73	\$ 31,740	\$ 9,108
15,000	0.344	\$ 0.66	\$ 28,621	\$ 9,856
20,000	0.459	\$ 0.56	\$ 24,311	\$ 11,162
25,000	0.574	\$ 0.49	\$ 21,420	\$ 12,294
30,000	0.689	\$ 0.44	\$ 19,316	\$ 13,303
40,000	0.918	\$ 0.38	\$ 16,407	\$ 15,066
50,000	1.148	\$ 0.33	\$ 14,456	\$ 16,593
60,000	1.377	\$ 0.30	\$ 13,036	\$ 17,956
87,120	2.000	\$ 0.24	\$ 10,550	\$ 21,100
130,680	3.000	\$ 0.19	\$ 8,382	\$ 25,147
174,240	4.000	\$ 0.16	\$ 7,120	\$ 28,480
217,800	5.000	\$ 0.14	\$ 6,273	\$ 31,367
435,600	10.000	\$ 0.10	\$ 4,234	\$ 42,338
653,400	15.000	\$ 0.08	\$ 3,364	\$ 50,458
871,200	20.000	\$ 0.07	\$ 2,857	\$ 57,146
108,900	2.500	\$ 0.06	\$ 2,518	\$ 62,939

ACREAGE TABLE

SQFT	ACRES		\$/SF	\$/AC	CONCLUSION
43,560	1.0	\$	0.36	15632	\$ 15,632
65,340	1.5	\$	0.29	12420	\$ 18,630
87,120	2.0	\$	0.24	10550	\$ 21,100
108,900	2.5	\$	0.21	9296	\$ 23,239
130,680	3.0	\$	0.19	8382	\$ 25,147
174,240	4.0	\$	0.16	7120	\$ 8,480
217,800	5.0	\$	0.14	6273	\$ 31,367
304,920	7.0	\$	0.12	5183	\$ 36,283
435,600	10.0	\$	0.10	4234	\$ 42,338
653,400	15.0	\$	0.08	3364	\$ 50,458
871,200	20.0	\$	0.07	2857	\$ 57,146
1,089,000	25.0	\$	0.06	2518	\$ 62,939
1,306,800	30.0	\$	0.05	2270	\$ 68,106
1,742,400	40.0	\$	0.04	1928	\$ 77,134
2,178,000	50.0	\$	0.04	1699	\$ 84,953
4,356,000	100.0	\$	0.03	1147	\$ 114,667

LAND ANALYSIS - RURAL RESIDENTIAL - HOME TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
012-030-003-00		10/09/20	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$54,400	29.18	\$167,604	\$28,141	0.89	0.89	#DIV/0!	\$31,619	\$0.73	0.00	RRP	2020R-11318		RURAL RESIDENTIAL PARCELS
041-629-001-00	410 S MAPLE ST	10/09/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$50,300	26.47	\$167,002	\$53,199	0.99	5.00	#DIV/0!	\$53,845	\$1.24	0.00	VLS	2020R-14013	041-166-001-01	RURAL RESIDENTIAL PARCELS
012-025-007-50	5700 HC - EDMORE RD	08/03/21	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$28,900	21.81	\$80,442	\$62,558	1.00	1.00	\$335	\$62,558	\$1.44	187.01	RRP	2021R-11265		RURAL RESIDENTIAL PARCELS
012-030-003-01	7905 PEOPLES RD	10/09/20	\$186,400	WD	03-ARM'S LENGTH	\$186,400	\$0	0.00	\$169,659	\$28,141	1.30	1.30	#DIV/0!	\$21,647	\$0.50	0.00	RRP	2020R-11318		RURAL RESIDENTIAL PARCELS
012-019-007-00	8492 N SHERIDAN RD	09/02/21	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$24,500	41.53	\$63,863	\$6,657	1.49	1.49	#DIV/0!	\$4,468	\$0.10	0.00	RRP	2021R-12565		RURAL RESIDENTIAL PARCELS
012-016-014-00	2315 EDGAR RD	09/03/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$32,200	23.68	\$109,764	\$39,116	1.72	1.72	#DIV/0!	\$22,742	\$0.52	0.00	RRP	2021R-13050		RURAL RESIDENTIAL PARCELS
012-025-032-01	7743 ACADEMY RD	03/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$33,500	33.50	\$90,542	\$22,418	1.74	1.74	#DIV/0!	\$12,884	\$0.30	0.00	RRP	2022R-03926		RURAL RESIDENTIAL PARCELS
012-022-024-01	3141 HC - EDMORE RD	07/12/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$0	0.00	\$229,920	\$84,770	1.93	3.74	#DIV/0!	\$43,922	\$1.01	0.00	RRP	2021R-10377	012-022-019-11	RURAL RESIDENTIAL PARCELS
012-036-017-10	5505 LAKE MONTCALM RD	11/20/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$50,400	27.24	\$157,609	\$42,911	2.38	2.38	#DIV/0!	\$18,030	\$0.41	0.00	RRP	2020R-13141		RURAL RESIDENTIAL PARCELS
012-022-027-11	3363 HC - EDMORE RD	04/16/21	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$46,700	34.72	\$129,039	\$22,061	2.65	2.65	#DIV/0!	\$8,325	\$0.19	0.00	RRP	2021R-06459		RURAL RESIDENTIAL PARCELS
041-628-030-01	501 S FIFTH ST	10/06/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$54,400	32.57	\$116,180	\$67,500	2.67	2.67	#DIV/0!	\$25,281	\$0.58	0.00	VLS	2021R-14341		RURAL RESIDENTIAL PARCELS
012-011-005-11	4500 CUTLER RD	11/18/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$65,700	27.38	\$174,329	\$82,671	2.75	3.00	#DIV/0!	\$30,062	\$0.69	330.00	RRP	2021R-17098		RURAL RESIDENTIAL PARCELS
041-629-013-00	1500 HC - EDMORE RD	01/12/21	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$121,000	48.59	\$259,655	\$7,425	3.02	3.02	#DIV/0!	\$2,459	\$0.06	0.00	VRES	2021R-00705		RURAL RESIDENTIAL PARCELS
012-004-008-20	11778 WYMAN RD	07/29/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$80,712	\$69,768	3.62	3.86	\$218	\$19,273	\$0.44	320.00	RRP	2020R-08482		RURAL RESIDENTIAL PARCELS
041-628-011-01	521 S FIFTH ST	06/30/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$0	0.00	\$21,760	\$30,000	3.94	4.14	\$114	\$7,614	\$0.17	264.00	VLS	2021R-09672		RURAL RESIDENTIAL PARCELS
012-007-003-10	520 CUTLER RD	07/08/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$42,800	30.57	\$156,143	\$8,107	4.75	5.00	#DIV/0!	\$1,707	\$0.04	0.00	RRP	2020R-07769		RURAL RESIDENTIAL PARCELS
012-025-084-00	DEANER RD	07/07/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,600	77.33	\$22,870	\$15,000	5.00	5.00	\$16	\$3,000	\$0.07	935.00	RRP	2021R-10948		RURAL RESIDENTIAL PARCELS
012-033-016-60	LAKE MONTCALM RD	09/24/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,500	62.50	\$25,000	\$20,000	5.00	5.00	#DIV/0!	\$4,000	\$0.09	0.00	RRP	2020R-10461		RURAL RESIDENTIAL PARCELS
012-026-010-00	4540 E HC - EDMORE RD	05/26/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$76,900	33.00	\$232,775	\$26,725	6.00	6.00	#DIV/0!	\$4,454	\$0.10	0.00	RRP	2021R-08042		RURAL RESIDENTIAL PARCELS
012-019-013-10	483 HC - EDMORE RD	02/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$0	0.00	\$298,378	\$50,875	7.94	7.94	\$39	\$6,407	\$0.15	1,320.00	RRP	2022R-02060		RURAL RESIDENTIAL PARCELS
041-628-039-01	S THIRD ST	09/13/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$16,100	57.50	\$29,347	\$28,000	8.01	8.51	\$42	\$3,496	\$0.08	660.00	VLS	2021R-13152		RURAL RESIDENTIAL PARCELS
012-012-008-22	5490 YANKEE RD	12/20/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$69,300	41.50	\$164,457	\$33,490	9.21	9.83	#DIV/0!	\$3,636	\$0.08	0.00	RRP	2021R-17658		RURAL RESIDENTIAL PARCELS
012-017-013-00	9628 N PEOPLES RD	03/23/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$17,500	62.50	\$31,667	\$28,000	10.00	10.00	#DIV/0!	\$2,800	\$0.06	0.00	RRP	2021R-05582		RURAL RESIDENTIAL PARCELS
041-628-036-01	621 S FIFTH ST	03/05/21	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$20,900	41.80	\$45,537	\$43,073	10.10	10.10	#DIV/0!	\$4,265	\$0.10	0.00	VLS	2021R-03092	041-628-038-20	RURAL RESIDENTIAL PARCELS
012-017-008-00	1236 TAMARACK RD	01/07/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$45,300	43.14	\$123,910	\$17,968	13.44	13.44	\$12	\$1,337	\$0.03	1,447.00	RRP	2022R-00454		RURAL RESIDENTIAL PARCELS
041-210-013-10	500 W HOME ST	03/17/22	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$21,300	54.62	\$39,400	\$39,000	13.70	13.70	\$96	\$2,847	\$0.07	404.30	VLS	2022R-04064		RURAL RESIDENTIAL PARCELS
012-024-025-00	8393 VICKERYVILLE RD	01/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,900	34.70	\$86,368	\$72,412	15.89	16.14	\$219	\$4,557	\$0.10	330.00	RRP	2022R-01330		RURAL RESIDENTIAL PARCELS
012-025-056-30	ACADEMY RD	05/25/21	\$43,025	WD	03-ARM'S LENGTH	\$43,025	\$0	0.00	\$46,420	\$43,025	17.21	17.21	#DIV/0!	\$2,500	\$0.06	0.00	RRP	2021R-08002		RURAL RESIDENTIAL PARCELS
012-017-014-00	9550 PEOPLES RD	12/16/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$55,200	49.07	\$127,887	\$35,473	19.93	19.93	\$54	\$1,780	\$0.04	660.00	RRP	2021R-00037		RURAL RESIDENTIAL PARCELS
012-029-016-01		10/27/20	\$72,900	WD	03-ARM'S LENGTH	\$72,900	\$25,000	34.29	\$50,000	\$72,900	20.00	20.00	#DIV/0!	\$3,645	\$0.08	0.00	RRP	2020R-13659	041-629-011-13	RURAL RESIDENTIAL PARCELS
012-005-010-01	N COUNTY LINE RD	05/03/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$39,200	63.23	\$77,500	\$62,000	30.88	30.88	#DIV/0!	\$2,008	\$0.05	0.00	RRP	2021R-07414		RURAL RESIDENTIAL PARCELS
012-005-013-01	1443 CUTLER RD	05/21/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,700	43.85	\$202,257	\$88,743	31.36	35.00	\$105	\$2,830	\$0.06	845.00	RRP	2021R-08608		RURAL RESIDENTIAL PARCELS
012-026-012-00	4260 HC - EDMORE RD	07/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$128,800	30.67	\$314,582	\$221,317	45.21	45.21	#DIV/0!	\$4,895	\$0.11	0.00	RRP	2021R-11328		RURAL RESIDENTIAL PARCELS
012-026-009-20	HC - EDMORE RD	05/27/21	\$196,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$196,000	\$69,400	35.41	\$138,855	\$196,000	61.15	22.40	#DIV/0!	\$3,205	\$0.07	0.00	RRP	2021R-08022	012-026-009-01	RURAL RESIDENTIAL PARCELS
012-024-017-02	5500 ALMY RD	02/10/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$264,752	\$228,420	81.64	79.64	\$3,807	\$2,798	\$0.06	60.00	RRP	2021R-05461		RURAL RESIDENTIAL PARCELS
Totals:			\$5,092,125			\$5,092,125	\$1,378,500		\$4,496,185	\$1,977,864	448.51	419.53								
								Sale. Ratio ==>	27.07			Average		Average						
								Std. Dev. ==>	19.95			per Net Acre==>	4,409.88	per SqFt==>	\$0.10					

LAND VALUE ANALYSIS - RURAL RESIDENTIAL - VILLAGE OF EDMORE/HOME TOWNSHIP

CONDO

041-280-102-00	102 GATEHOUSE DR	11/18/20	\$98,900	WD	03-ARM'S LENGTH	\$98,900	\$29,700	30.03	\$76,115	\$22,785	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	VRES	2020R-13180		RURAL RESIDENTIAL PARCELS
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2022			
ACRES VALUATION SET		DIFFERENCES per	
		increase	\$/ACRE
1	\$10,500.00	\$1,500	\$10,500
1.5	\$12,000.00	\$2,000	\$8,000
2	\$14,000.00	\$2,000	\$7,000
2.5	\$16,000.00	\$2,000	\$6,400
3	\$18,000.00	\$4,000	\$6,000
4	\$22,000.00	\$3,000	\$5,500
5	\$25,000.00	\$3,000	\$5,000
7	\$28,000.00	\$4,000	\$4,000
10	\$32,000.00	\$10,000	\$3,200
15	\$42,000.00	\$10,000	\$2,800
20	\$52,000.00	\$12,000	\$2,600
25	\$64,000.00	\$12,000	\$2,560
30	\$76,000.00	\$30,000	\$2,533
40	\$106,000.00	\$19,000	\$2,650
50	\$125,000.00	\$115,000	\$2,500
100	\$240,000.00	(\$240,000)	\$2,400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
041-080-063-00	211 E HOME ST	07/01/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$41,100	42.37	\$92,522	\$15,735	\$11,257	70.4	150.0	0.23	0.23	\$224	\$69,317	\$1.59	66.00	VRES	2020R-07555		VILLAGE PLATS
041-080-090-00	119 N FIFTH ST	03/22/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,900	35.14	\$88,067	\$27,002	\$10,069	62.9	132.0	0.18	0.18	\$429	\$148,363	\$3.41	60.00	VRES	2021R-05288		VILLAGE PLATS
041-080-168-00	655 E MAIN ST	03/18/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$30,900	64.38	\$58,024	\$4,450	\$14,474	90.5	248.0	0.74	0.74	\$49	\$6,046	\$0.14	66.00	VRES	2022R-03964		VILLAGE PLATS
041-080-211-00	120 E MAIN ST	05/18/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$49,400	41.17	\$107,984	\$26,314	\$14,298	89.4	132.0	0.37	0.37	\$294	\$71,700	\$1.65	121.00	VRES	2020R-06018		VILLAGE PLATS
041-080-223-50	121 S FIRST ST	12/08/20	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$22,300	31.41	\$50,256	\$29,679	\$8,935	55.8	99.0	0.14	0.14	\$531	\$210,489	\$4.83	63.00	VRES	2020R-13811		VILLAGE PLATS
041-080-225-00	117 E GILSON ST	08/31/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$33,800	43.33	\$74,987	\$13,573	\$10,560	66.0	132.0	0.20	0.20	\$206	\$67,865	\$1.56	66.00	VRES	2020R-09509		VILLAGE PLATS
041-080-282-00	602 E PINE ST	03/31/21	\$76,500	WD	03-ARM'S LENGTH	\$76,500	\$32,400	42.35	\$70,682	\$17,444	\$11,626	72.7	160.0	0.24	0.24	\$240	\$72,083	\$1.65	66.00	VRES	2021R-05278		VILLAGE PLATS
041-080-283-00	312 S SECOND ST	04/07/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,100	34.66	\$48,149	\$18,072	\$8,221	51.4	66.0	0.12	0.12	\$352	\$149,355	\$3.43	80.00	VRES	2021R-05845		VILLAGE PLATS
041-080-305-00	404 E FORREST ST	04/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$108,886	\$57,861	\$16,747	104.7	166.0	0.50	0.50	\$553	\$115,032	\$2.64	132.00	VRES	2021R-05819		VILLAGE PLATS
041-080-312-00	218 E FORREST ST	03/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,100	44.56	\$76,735	\$30,012	\$16,747	104.7	166.0	0.50	0.50	\$287	\$59,666	\$1.37	132.00	VRES	2022R-02879		VILLAGE PLATS
041-100-006-00	618 W MAIN ST	08/20/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$50,500	39.30	\$122,512	\$22,845	\$16,857	105.4	200.0	0.51	0.51	\$217	\$44,794	\$1.03	111.00	VRES	2020R-09074		VILLAGE PLATS
041-100-008-00	607 W HOME ST	11/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,800	51.00	\$77,473	\$20,416	\$17,889	111.8	200.0	0.57	0.57	\$183	\$35,568	\$0.82	125.00	VRES	2021R-17224		VILLAGE PLATS
041-100-014-00	510 W HOME ST	08/25/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$48,700	37.46	\$108,140	\$39,749	\$17,889	111.8	200.0	0.57	0.57	\$356	\$69,249	\$1.59	125.00	VRES	2020R-09274		VILLAGE PLATS
041-100-017-00	606 W HOME ST	08/28/20	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$42,700	35.73	\$100,228	\$39,511	\$20,239	126.5	200.0	0.74	0.74	\$312	\$53,756	\$1.23	160.00	VRES	2020R-09725		VILLAGE PLATS
041-155-003-00	123 W GILSON ST	08/14/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$41,100	35.13	\$95,160	\$36,661	\$14,821	92.6	130.0	0.39	0.39	\$396	\$93,048	\$2.14	132.00	VRES	2020R-08868		VILLAGE PLATS
041-155-005-00	218 S FIRST ST	01/29/21	\$145,000																				

APPLIED 160

2022 APPLIED 160

MARKET INDICATES VALUE INCREASE; NO INCREASE APPLIED FOR 2023