

**LAND ANALYSIS - RURAL RESIDENTIAL ACREAGE - HOME TOWNSHIP 2026**

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
012-025-027-50	7773 ACADEMY RD	09/13/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,400	35.33	\$116,124	\$26,376	\$5,500	0.0	0.0	0.50	0.50	#DIV/0!	\$52,752	\$1.21	0.00	RRP	2023R-09357	RURAL RESIDENTIAL PARCELS	
012-101-004-00	11270 WYMAN RD	08/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$140,730	\$14,880	\$5,610	0.0	0.0	0.51	0.51	#DIV/0!	\$29,176	\$0.67	0.00	RRP	2023R-08031	RURAL RESIDENTIAL PARCELS	
012-027-022-00	7066 NEFF RD	07/30/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,300	31.03	\$152,139	\$32,321	\$9,460	283.0	0.0	0.86	1.07	\$114	\$37,583	\$0.86	283.00	RRP	2024R-08488	RURAL RESIDENTIAL PARCELS	
012-033-006-00	6456 WYMAN RD	09/03/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$78,400	41.26	\$169,230	\$29,460	\$8,690	0.0	0.0	0.90	0.90	#DIV/0!	\$32,733	\$0.75	0.00	RRP	2024R-08014	RURAL RESIDENTIAL PARCELS	
012-031-010-01	6600 N SHERIDAN RD	12/08/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,700	40.52	\$138,439	\$6,681	\$10,120	0.0	0.0	0.92	0.92	#DIV/0!	\$7,262	\$0.17	0.00	RRP	2023R-11733	RURAL RESIDENTIAL PARCELS	
012-025-007-50	5700 HC - EDMORE RD	02/14/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,800	37.11	\$178,106	\$12,894	\$11,000	187.0	0.0	1.00	1.00	\$69	\$12,894	\$0.30	187.01	RRP	2025R-01631	RURAL RESIDENTIAL PARCELS	
012-025-071-00	7120 CEDAR LAKE RD	01/24/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,300	48.67	\$169,302	\$7,058	\$11,360	0.0	0.0	1.12	1.12	#DIV/0!	\$6,302	\$0.14	0.00	RRP	2024R-00727	RURAL RESIDENTIAL PARCELS	
012-004-009-60	11446 WYMAN RD	09/06/24	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,900	38.06	\$129,836	\$20,644	\$11,480	536.0	0.0	1.16	1.57	\$39	\$17,797	\$0.41	536.00	RRP	2024R-08291	RURAL RESIDENTIAL PARCELS	
012-011-009-10	4513 YANKEE RD	03/27/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,700	46.69	\$137,191	\$4,589	\$11,780	0.0	0.0	1.26	1.26	#DIV/0!	\$3,642	\$0.08	0.00	RRP	2024R-02971	RURAL RESIDENTIAL PARCELS	
012-020-010-30	1567 HC - EDMORE RD	01/13/25	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$93,400	42.65	\$217,763	\$13,937	\$12,700	0.0	0.0	1.55	1.55	#DIV/0!	\$8,992	\$0.21	0.00	VRES	2025R-00599	RURAL RESIDENTIAL PARCELS	
012-005-005-00	11855 WYMAN RD	02/27/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,000	33.91	\$79,006	\$48,734	\$12,740	0.0	0.0	1.56	1.56	#DIV/0!	\$31,240	\$0.72	0.00	RRP	2025R-01732	RURAL RESIDENTIAL PARCELS	
012-005-005-00	11855 WYMAN RD	10/12/23	\$79,400	WD	03-ARM'S LENGTH	\$79,400	\$39,700	50.00	\$79,006	\$13,134	\$12,740	0.0	0.0	1.56	1.56	#DIV/0!	\$8,419	\$0.19	0.00	RRP	2023R-10187	RURAL RESIDENTIAL PARCELS	
012-033-002-00	2980 DEANER RD	09/16/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$83,300	47.60	\$175,018	\$12,882	\$12,900	0.0	0.0	1.81	1.81	#DIV/0!	\$7,117	\$0.16	0.00	RRP	2024R-10486	RURAL RESIDENTIAL PARCELS	
<b>041-628-050-00</b>		<b>11/04/24</b>	<b>\$13,000</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$13,000</b>	<b>\$7,000</b>	<b>53.85</b>	<b>\$14,460</b>	<b>\$13,000</b>	<b>\$14,460</b>	<b>198.0</b>	<b>438.0</b>	<b>1.99</b>	<b>1.99</b>	<b>\$66</b>	<b>\$6,533</b>	<b>\$0.15</b>	<b>198.00</b>			<b>2024R-10072</b>	
012-004-011-02	2020 N COUNTY LINE RD	07/09/24	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$44,600	26.95	\$128,843	\$51,157	\$14,500	186.0	0.0	2.00	2.14	\$275	\$25,579	\$0.59	186.00	RRP	2024R-06293	RURAL RESIDENTIAL PARCELS	
012-030-001-20	872 HC - EDMORE RD	04/22/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$111,600	59.05	\$196,789	\$6,711	\$14,500	0.0	0.0	2.00	2.00	#DIV/0!	\$3,356	\$0.08	0.00	RRP	2024R-04105	RURAL RESIDENTIAL PARCELS	
012-013-009-02	5440 TAMARACK RD	07/24/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,400	32.18	\$182,462	\$58,508	\$15,970	0.0	0.0	2.21	2.21	#DIV/0!	\$26,474	\$0.61	0.00	AGRI	2024R-06875	RURAL RESIDENTIAL PARCELS	
012-003-006-12	11685 DEJA RD	09/30/24	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$62,200	42.60	\$141,036	\$22,194	\$17,230	250.0	0.0	2.39	2.58	\$89	\$9,286	\$0.21	250.00	RRP	2024R-08838	RURAL RESIDENTIAL PARCELS	
012-021-001-50	2784 EDGAR RD	04/25/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,300	35.12	\$213,615	\$64,385	\$18,000	0.0	0.0	2.50	2.50	#DIV/0!	\$25,754	\$0.59	0.00	RRP	2024R-04064	RURAL RESIDENTIAL PARCELS	
012-022-027-11	3363 HC - EDMORE RD	03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,300	37.39	\$175,784	\$23,116	\$18,900	0.0	0.0	2.65	2.65	#DIV/0!	\$8,723	\$0.20	0.00	RRP	2024R-02700	RURAL RESIDENTIAL PARCELS	
012-026-009-10	4680 HC - EDMORE RD	05/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,300	38.05	\$179,959	\$30,681	\$20,640	0.0	0.0	3.31	3.31	#DIV/0!	\$9,269	\$0.21	0.00	RRP	2023R-05487	RURAL RESIDENTIAL PARCELS	
<b>012-027-024-24</b>	<b>7077 DEJA RD</b>	<b>09/04/24</b>	<b>\$16,500</b>	<b>WD</b>	<b>32-SPLIT VACANT</b>	<b>\$16,500</b>	<b>\$0</b>	<b>0.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,500</b>	<b>0.0</b>	<b>0.0</b>	<b>3.44</b>	<b>3.44</b>	<b>#DIV/0!</b>	<b>\$4,797</b>	<b>\$0.00</b>	<b>0.00</b>	<b>RRP</b>	<b>2024R-08267</b>	<b>RURAL RESIDENTIAL PARCELS</b>	
012-004-008-20	11778 WYMAN RD	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$49,200	28.11	\$129,214	\$69,266	\$23,480	320.0	0.0	3.62	3.86	\$216	\$19,134	\$0.44	320.00	RRP	2023R-07807	RURAL RESIDENTIAL PARCELS	
012-022-024-01	3141 HC - EDMORE RD	03/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,400	41.13	\$306,927	\$17,033	\$23,960	0.0	0.0	3.74	3.74	#DIV/0!	\$4,554	\$0.10	0.00	RRP	2024R-03079	RURAL RESIDENTIAL PARCELS	
012-017-016-11	1391 EDGAR RD	02/14/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$87,700	38.13	\$184,292	\$69,948	\$24,240	433.0	0.0	3.81	4.14	\$162	\$18,359	\$0.42	433.00	RRP	2025R-01573	RURAL RESIDENTIAL PARCELS	
012-007-003-10	520 CUTLER RD	06/20/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$174,236	\$13,764	\$28,000	0.0	0.0	4.75	5.00	#DIV/0!	\$2,898	\$0.07	0.00	RRP	2023R-06187	RURAL RESIDENTIAL PARCELS	
012-016-020-01	9391 NEFF RD	03/18/25	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$164,100	52.94	\$299,857	\$38,143	\$28,000	330.0	0.0	4.75	5.00	\$116	\$8,030	\$0.18	330.00	RRP	2025R-03242	RURAL RESIDENTIAL PARCELS	
012-005-002-00	1964 N COUNTY LINE RD	05/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,100	55.05	\$221,749	\$7,471	\$29,220	560.0	0.0	5.11	5.53	\$13	\$1,462	\$0.03	560.00	RRP	2023R-04826	RURAL RESIDENTIAL PARCELS	
012-025-072-00	5043 JAMES HUNT DR	08/04/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,900	46.75	\$279,559	\$14,681	\$29,240	0.0	0.0	5.12	5.12	#DIV/0!	\$2,867	\$0.07	0.00	RRP	2023R-07706	RURAL RESIDENTIAL PARCELS	
012-015-006-50	3387 FLECK RD	09/13/24	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$126,700	57.07	\$227,089	\$24,651	\$29,740	835.0	0.0	5.37	6.00	\$30	\$4,591	\$0.11	835.00	RRP	2024R-08447	RURAL RESIDENTIAL PARCELS	
012-036-016-00	5669 LAKE MONTCALM RD	01/22/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,600	39.44	\$253,003	\$26,477	\$29,480	0.0	0.0	5.70	5.70	#DIV/0!	\$4,645	\$0.11	0.00	RRP	2024R-00625	RURAL RESIDENTIAL PARCELS	
012-027-025-00	7201 DEJA RD	03/10/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$186,300	51.04	\$371,929	\$33,571	\$40,500	660.0	0.0	9.50	10.00	\$51	\$3,534	\$0.08	660.00	RRP	2025R-02939	RURAL RESIDENTIAL PARCELS	
<b>012-025-045-20</b>	<b>5162 PINE</b>	<b>06/12/24</b>	<b>\$37,500</b>	<b>WD</b>	<b>03-ARM'S LENGTH</b>	<b>\$37,500</b>	<b>\$16,000</b>	<b>42.67</b>	<b>\$42,000</b>	<b>\$37,500</b>	<b>\$42,000</b>	<b>0.0</b>	<b>0.0</b>	<b>10.00</b>	<b>10.00</b>	<b>#DIV/0!</b>	<b>\$3,750</b>	<b>\$0.09</b>	<b>0.00</b>	<b>RRP</b>	<b>2024R-05675</b>	<b>RURAL RESIDENTIAL PARCELS</b>	
012-021-011-03	2098 E EDGAR	06/05/24	\$64,500	WD	03-ARM'S LENGTH	\$64,500	\$19,400	30.08	\$46,116	\$64,500	\$46,116	0.0	0.0	13.43	13.43	#DIV/0!	\$4,803	\$0.11	0.00	RRP	2024R-05261	RURAL RESIDENTIAL PARCELS	
012-012-002-40	5751 YANKEE RD	08/16/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,400	29.43	\$243,374	\$99,026	\$62,400	660.0	0.0	19.50	20.00	\$150	\$5,078	\$0.12	660.00	RRP	2023R-08236	RURAL RESIDENTIAL PARCELS	
012-032-007-00	6890 PEOPLES RD	08/11/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,700	54.62	\$240,785	\$31,615	\$62,400	660.0	0.0	19.50	20.00	\$48	\$1,621	\$0.04	660.00	RRP	2023R-07894	RURAL RESIDENTIAL PARCELS	
012-017-014-00	9550 PEOPLES RD	06/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,000	42.11	\$206,454	\$45,722	\$62,176	660.0	0.0	19.93	19.93	\$69	\$2,294	\$0.05	660.00	RRP	2023R-06017	RURAL RESIDENTIAL PARCELS	
012-018-002-01	743 EDGAR RD	09/06/24	\$75,600	WD	03-ARM'S LENGTH	\$75,600	\$34,600	45.77	\$78,048	\$75,600	\$78,048	0.0	0.0	28.00	28.00	#DIV/0!	\$2,700	\$0.06	0.00	RRP	2024R-08416	RURAL RESIDENTIAL PARCELS	
012-005-010-10	1196 N COUNTY LINE RD	06/25/24	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$234,000	45.00	\$509,737	\$98,343	\$88,080	0.0	0.0	31.04	31.04	#DIV/0!	\$3,168	\$0.07	0.00	RRP	2024R-05845	RURAL RESIDENTIAL PARCELS	
012-026-013-00	DEJA RD	05/17/24	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$46,300	40.09	\$97,000	\$115,500	\$97,000	0.0	0.0	35.50	35.50	#DIV/0!	\$3,254	\$0.07	0.00	RRP	2024R-04859	RURAL RESIDENTIAL PARCELS	
012-013-013-02	5401 EDGAR RD	10/16/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$97,200	28.59	\$263,652	\$291,244	\$214,896	1,339.7	0.0	80.19	81.20	\$217	\$3,632	\$0.08	1,339.68	RRP	2023R-10306	RURAL RESIDENTIAL PARCELS	

<b>Totals:</b>	<b>\$7,684,500</b>		<b>\$7,684,500</b>		<b>\$3,213,700</b>		<b>\$7,289,859</b>		<b>\$1,687,397</b>		<b>\$1,325,756</b>		<b>8,097.7</b>		<b>345.76</b>		<b>351.34</b>						
					<b>Sale. Ratio =&gt;</b>		<b>41.82</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>						
					<b>Std. Dev. =&gt;</b>		<b>10.70</b>		<b>per FF=&gt;</b>		<b>\$208</b>		<b>per Net Acre=&gt;</b>		<b>4,880.33</b>		<b>per SqFt=&gt;</b>		<b>\$0.11</b>				

HOME TOWNSHIP 2026 RURAL RESIDENTIAL LAND ANALYSIS

2026 CONCLUSION		UTILIZED PER ACRE		ANALYZED per acre
ACRES	INPUT TABLE	ACRE		
1	\$11,000	\$11,000		15,347.03
1.5	\$12,500	\$8,333		7,207.44
2	\$14,500	\$7,250		5,619.48
2.5	\$18,000	\$7,200		8,990.08
3	\$21,000	\$7,000		5723
4	\$25,000	\$6,250		
5	\$29,000	\$5,800		3953
7	\$33,000	\$4,714		
10	\$42,000	\$4,200		\$3,750
15	\$48,000	\$3,200		
20	\$64,000	\$3,200		2,992.75
25	\$72,000	\$2,880		
30	\$86,000			