

LAND VALUE ANALYSIS - AGRICULTURAL - HOME TOWNSHIP 2024																						
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
012-017-003-02	9593 WYMAN RD	04/27/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$243,500	40.58	\$477,056	\$600,000	\$477,056	0.0	0.0	144.26	144.26	#DIV/0!	\$4,159	\$0.10	0.00	AGRI	2020R-5800	
012-032-005-00	1500 DEANER RD	12/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,800	39.45	\$347,949	\$181,888	\$129,837	0.0	0.0	39.99	39.99	#DIV/0!	\$4,548	\$0.10	0.00	AGRI	2023R-00162	
001-009-005-01	BELVIDERE TOWNSHIP	03/01/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$120,000			\$120,000				29.66	29.66		\$4,046				2023R-02592	
001-026-004-10	BELVIDERE TOWNSHIP	11/18/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$180,000			\$180,000				54.86	54.86		\$3,281				2021R-16588	
007-004-010-00	DOUGLASS TOWNSHIP	12/07/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$155,000			\$155,000				37.95	37.95		\$4,084				2021R-17878	
007-006-008-00	DOUGLASS TOWNSHIP	09/22/21	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$94,500			\$94,500				19.41	19.41		\$4,869				2021R-13551	
011-034-010-00	FERRIS TOWNSHIP	09/07/22	\$167,700	WD	03-ARM'S LENGTH	\$167,700	\$167,700			\$167,700				35.75	35.75		\$4,691				2022R-10951	
011-028-022-00	FERRIS TOWNSHIP	02/03/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$140,000			\$140,000				39.29	39.29		\$3,563				2023R-01079	
011-018-004-10	FERRIS TOWNSHIP	05/07/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000			\$150,000				38.41	38.41		\$3,905				2022R-07429	
011-003-004-10	FERRIS TOWNSHIP	12/14/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$305,000			\$305,000				73.04	73.04		\$4,176				2021R-17596	
006-024-001-10	DAY TOWNSHIP	12/15/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$292,000			\$292,000				71.47	71.47		\$4,086				2022R-14117	
Totals:			\$2,604,200			\$2,604,200	\$2,005,500		\$825,005	\$2,386,088	\$606,893	0.0		584.09	584.09							
Sale. Ratio ==>								77.01	Average					Average			Average					
Std. Dev. ==>								0.80	per FF=>				\$0	Average			per SqFt=>					\$0.09

2024 HOME TOWNSHIP/VILLAGE OF EDMORE
AGRICULTURAL LAND ANALYSIS
ANALYZED 4085
UTILIZED 4000

2023 UTILIZED BY TOWNSHIP 3330
2022 UTILIZED BY TOWNSHIP 3400

2024 COUNTY ANALYZED 4200 PER ACRE
2024 COUNTY UTILIZED 4000 PER ACRE
2023 COUNTY UTILIZED 3500 PER ACRE

** NOTE THAT ROLAND TOWNSHIP, ISABELLA COUNTY TO THE NORTH IS 4,700/ACRE; IN 2023 IT WAS 4,300 PER ACRE

018-026-005-10/018-026-013-10	RICHLAND	06/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$280,000			\$280,000				97.40			\$2,875					
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LAND VALUE ANALYSIS - RESIDENTIAL ACREAGE - HOME TOWNSHIP 2024																						
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/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
041-629-016-00	1614 HC - EDMORE RD	01/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,600	28.83	\$86,475	\$36,906	\$3,381	0.0	0.0	0.32	0.32	\$114,615	\$2.63	0.00	VLS 2022R-00675			
041-629-009-00	1592 HC - EDMORE RD	06/08/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,100	34.06	\$90,037	\$19,638	\$3,675	91.5	0.0	0.35	0.35	\$56,109	\$1.29	91.50	VLS 2022R-07911			
012-022-020-10	8042 N NEFF RD	01/18/23	\$121,750	WD	03-ARM'S LENGTH	\$121,750	\$29,200	23.98	\$111,659	\$15,131	\$5,040	126.0	0.0	0.48	0.58	\$31,523	\$0.72	126.00	RRP 2023R-00776		RURAL RESIDENTIAL PARCELS	
012-025-053-00	5215 PINE RD	01/23/23	\$95,000	MLC	04-BUYERS INTEREST IN A LC	\$95,000	\$29,300	30.84	\$70,079	\$31,326	\$6,405	0.0	0.0	0.61	0.61	\$51,354	\$1.18	0.00	RRP 2023R-00844		RURAL RESIDENTIAL PARCELS	
012-031-010-01	6600 N SHERIDAN RD	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,300	42.00	\$116,339	\$8,321	\$9,660	0.0	0.0	0.92	0.92	\$9,045	\$0.21	0.00	RRP 2022R-07164		RURAL RESIDENTIAL PARCELS	
012-030-021-11	7584 N SHERIDAN RD	08/03/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$145,325	\$44,545	\$9,870	200.0	0.0	0.94	0.94	\$47,388	\$1.09	200.00	RRP 2022R-09413		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	\$121,617	\$21,383	\$10,500	187.0	0.0	1.00	1.00	\$21,383	\$0.49	187.01	RRP 2021R-11265		RURAL RESIDENTIAL PARCELS	
012-014-006-60	9870 DEJA RD	04/04/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$47,300	43.80	\$115,320	\$4,170	\$11,490	0.0	0.0	1.33	1.33	\$3,135	\$0.07	0.00	RRP 2022R-04832		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	\$63,053	\$7,467	\$11,520	0.0	0.0	1.49	1.49	\$5,011	\$0.12	0.00	RRP 2021R-12565		RURAL RESIDENTIAL PARCELS	
012-001-001-10	11973 VICKERYVILLE RD	11/04/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,000	30.91	\$107,803	\$14,477	\$12,280	570.4	0.0	1.57	2.00	\$9,221	\$0.21	570.43	RRP 2022R-13067		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	\$118,866	\$30,014	\$12,880	0.0	0.0	1.72	1.72	\$17,450	\$0.40	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	\$100,163	\$12,797	\$12,960	0.0	0.0	1.74	1.74	\$7,355	\$0.17	0.00	RRP 2022R-03926		RURAL RESIDENTIAL PARCELS	
012-026-004-11	7721 CEDAR LAKE RD	07/01/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,600	42.20	\$260,653	\$9,847	\$15,500	0.0	0.0	2.38	2.38	\$4,146	\$0.10	0.00	RRP 2022R-08193		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	\$132,080	\$51,600	\$16,680	0.0	0.0	2.67	2.67	\$19,326	\$0.44	0.00	VLS 2021R-14341			
012-017-016-11	1391 EDGAR RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$162,133	\$34,107	\$21,240	433.0	0.0	3.81	4.14	\$8,952	\$0.21	433.00	RRP 2022R-12948		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	\$22,870	935.0	0.0	5.00	5.00	\$3,000	\$0.07	935.00	RRP 2021R-10948		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	\$29,347	660.0	0.0	8.01	8.51	\$3,496	\$0.08	660.00	VLS 2021R-13152			
012-012-008-22	5490 YANKEE RD	12/20/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$69,300	41.50	\$180,177	\$17,770	\$30,947	0.0	0.0	9.21	9.83	\$1,929	\$0.04	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	\$31,667	0.0	0.0	10.00	10.00	\$2,800	\$0.06	0.00	RRP 2021R-05582		RURAL RESIDENTIAL PARCELS	
012-017-022-00	1529 EDGAR RD	07/30/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$37,100	92.75	\$46,269	\$25,731	\$32,000	0.0	0.0	10.00	10.00	\$2,573	\$0.06	0.00	RRP 2021R-11958		RURAL RESIDENTIAL PARCELS	
012-017-013-00	9628 N PEOPLES RD	10/24/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33	\$31,667	\$60,000	\$31,667	0.0	0.0	10.00	10.00	\$6,000	\$0.14	0.00	RRP 2022R-12419		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	\$49,103	\$39,507	\$38,610	0.0	0.0	10.10	10.10	\$3,912	\$0.09	0.00	VLS 2021R-03092	041-628-038-20		
041-628-036-01	621 S FIFTH ST	11/02/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$19,200	34.29	\$42,693	\$45,507	\$32,200	0.0	0.0	10.10	10.10	\$4,506	\$0.10	0.00	VLS 2022R-13062			
012-017-008-00	1236 TAMARACK RD	04/13/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,800	21.40	\$161,867	\$75,011	\$36,878	1,447.0	0.0	13.44	13.44	\$5,582	\$0.13	1,447.00	RRP 2022R-05179		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	\$39,400	404.3	0.0	13.70	13.70	\$2,847	\$0.07	404.30	VRES 2022R-04064			
012-024-025-00	8393 VICKERYVILLE RD	01/28/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,900	34.70	\$117,563	\$41,217	\$43,780	330.0	0.0	15.89	16.14	\$2,594	\$0.06	330.00	RRP 2022R-01330		RURAL RESIDENTIAL PARCELS	
012-015-009-01	3114 FLECK RD	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,000	27.27	\$278,711	\$56,137	\$59,848	857.3	0.0	23.27	23.68	\$2,412	\$0.06	857.30	RRP 2022R-14099		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	\$77,500	0.0	0.0	30.88	30.88	\$2,008	\$0.05	0.00	RRP 2021R-07414		RURAL RESIDENTIAL PARCELS	
012-005-010-01	N COUNTY LINE RD	09/06/22	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$38,800	42.64	\$77,500	\$91,000	\$77,500	0.0	0.0	30.88	30.88	\$2,947	\$0.07	0.00	RRP 2022R-10649		RURAL RESIDENTIAL PARCELS	
012-005-010-10	1196 N COUNTY LINE RD	10/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$187,400	41.64	\$435,522	\$93,598	\$79,120	0.0	0.0	31.04	31.04	\$3,015	\$0.07	0.00	RRP 2022R-12279		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	\$214,850	\$76,150	\$91,000	845.0	0.0	31.36	35.00	\$2,428	\$0.06	845.00	RRP 2021R-08608		RURAL RESIDENTIAL PARCELS	
012-010-001-00	3700 CUTLER RD	04/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,000	45.33	\$151,142	\$87,458	\$88,600	1,056.0	0.0	34.20	35.00	\$2,557	\$0.06	1,056.00	AGRI 2020R-5391		RURAL RESIDENTIAL PARCELS	
012-030-029-10	DEANER RD	07/08/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$53,000	58.89	\$106,000	\$90,000	\$106,000	0.0	0.0	40.00	40.00	\$2,250	\$0.05	0.00	RRP 2022R-08594		RURAL RESIDENTIAL PARCELS	
012-030-029-20	737 DEANER RD	06/02/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$136,700	46.66	\$303,216	\$95,784	\$106,000	0.0	0.0	40.00	40.00	\$2,395	\$0.05	0.00	RRP 2022R-07262		RURAL RESIDENTIAL PARCELS	
012-013-014-01	5591 EDGAR RD	07/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,300	32.77	\$244,808	\$159,692	\$104,500	0.0	0.0	40.00	40.00	\$3,992	\$0.09	0.00	RRP 2022R-08888		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	\$339,105	\$196,794	\$115,899	0.0	0.0	45.21	45.21	\$4,353	\$0.10	0.00	RRP 2021R-11328		RURAL RESIDENTIAL PARCELS	
012-026-009-01	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	\$138,855	0.0	0.0	61.15	38.75	\$3,205	\$0.07	0.00	RRP 2021R-08022	012-026-009-20	RURAL RESIDENTIAL PARCELS	
012-009-013-00	10122 WYMAN RD	11/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,500	30.88	\$267,094	\$289,205	\$156,299	820.0	0.0	74.26	74.26	\$3,894	\$0.09	820.00	RRP 2022R-13497		RURAL RESIDENTIAL PARCELS	
Totals:			\$5,705,250			\$5,705,250	\$2,076,500		\$5,188,528	\$2,250,290	\$1,733,568	8,962.5		619.03	603.71							
Sale. Ratio ==>								36.40	Average								Average					
Std. Dev. ==>								15.22	per FF==>								per Net Acre==>					
																	3,635.21 per SqFt==>					
																	\$0.08					

2024 HOME TOWNSHIP/VILLAGE OF EDMORE
RURAL RESIDENTIAL LAND ANALYSIS

NO CHANGE FROM 2023

LAKE ACRES: \$3,000/ACRE *SEE CEDAR LAKE PARCELS

ACRES	VALUATION SET	DIFFERENCES per increase	\$/ACRE
1	\$10,500	\$1,500	10500.00
1.5	\$12,000	\$2,000	8000.00
2	\$14,000	\$2,000	7000.00
2.5	\$16,000	\$2,000	6400.00
3	\$18,000	\$4,000	6000.00
4	\$22,000	\$3,000	5500.00
5	\$25,000	\$3,000	5000.00
7	\$28,000	\$4,000	4000.00
10	\$32,000	\$10,000	3200.00
15	\$42,000	\$10,000	2800.00
20	\$52,000	\$12,000	2600.00
25	\$64,000	\$12,000	2560.00
30	\$76,000	\$30,000	2533.00
40	\$106,000	\$19,000	2650.00
50	\$125,000	\$115,000	2500.00
100	\$240,000	(\$240,000)	2400.00

LAND VALUE ANALYSIS - VILLAGE FRONT FEET - HOME TOWNSHIP 2024

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	Class	Rate Group 1						
041-155-004-00	124 W PINE ST	04/28/22	\$89,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$89,000	\$0	0.00	\$92,974	\$6,817	\$11,085	69.3	120.0	0.22	0.22	\$98	\$30,986	\$0.71	80.00	VRES 2022R-06240	041-155-002-00		401	VILLAGE LOT							
041-100-008-00	607 W HOME ST	11/04/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$40,800	51.00	\$86,809	\$11,080	\$17,889	111.8	200.0	0.57	0.57	\$99	\$19,303	\$0.44	125.00	VRES 2021R-17224			401	VILLAGE LOT							
041-163-001-01	410 S FIRST ST	03/23/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,100	42.00	\$160,342	\$11,046	\$16,388	102.4	111.5	0.55	0.55	\$108	\$20,231	\$0.46	213.50	VRES 2023R-03069			401	VILLAGE LOT							
041-080-270-00	230 S FIFTH ST	02/28/23	\$50,000	MLC	04-BUYERS INTEREST IN A LC	\$50,000	\$21,500	43.00	\$50,901	\$10,356	\$11,257	70.4	150.0	0.23	0.23	\$147	\$45,621	\$1.05	66.00	VRES 2023R-01656			401	VILLAGE LOT							
041-080-312-00	218 E FORREST ST	03/09/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$40,100	44.56	\$86,200	\$20,547	\$16,747	104.7	166.0	0.50	0.50	\$196	\$40,849	\$0.94	132.00	VRES 2022R-02879			401	VILLAGE LOT							
041-080-283-00	312 S SECOND ST	04/07/21	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$20,100	34.66	\$55,486	\$10,735	\$8,221	51.4	66.0	0.12	0.12	\$209	\$88,719	\$2.04	80.00	VRES 2021R-05845			401	VILLAGE LOT							
041-080-318-00	405 S FIRST ST	06/17/22	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$58,900	32.19	\$178,190	\$17,204	\$12,394	77.5	120.0	0.28	0.28	\$222	\$62,560	\$1.44	100.00	VRES 2022R-07728			401	VILLAGE LOT							
041-600-043-00	518 E FORREST ST	11/30/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$30,000	42.86	\$65,092	\$16,534	\$11,626	72.7	160.0	0.24	0.24	\$228	\$68,322	\$1.57	66.00	VRES 2021R-16961			401	VILLAGE LOT							
041-190-006-00	417 S FIRST ST	07/06/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$64,300	43.45	\$139,234	\$21,722	\$12,956	81.0	134.7	0.30	0.30	\$268	\$72,166	\$1.66	97.34	VRES 2021R-09824			401	VILLAGE LOT							
041-600-026-50	219 S FIFTH ST	03/01/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$24,100	33.47	\$58,216	\$22,975	\$9,191	57.4	132.0	0.15	0.15	\$400	\$151,151	\$3.47	50.00	VRES 2022R-02459			401	VILLAGE LOT							
041-080-305-00	404 E FORREST ST	04/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$123,422	\$43,325	\$16,747	104.7	166.0	0.50	0.50	\$414	\$86,133	\$1.98	132.00	VRES 2021R-05819			401	VILLAGE LOT							
041-162-001-00	403 W PINE ST	11/10/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,300	33.91	\$91,275	\$30,057	\$11,332	70.8	152.0	0.23	0.23	\$424	\$130,683	\$3.00	66.00	VRES 2021R-16370			401	VILLAGE LOT							
041-080-283-00	312 S SECOND ST	06/03/22	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$18,900	26.25	\$55,486	\$24,735	\$8,221	51.4	66.0	0.12	0.12	\$481	\$204,421	\$4.69	80.00	VRES 2022R-07231			401	VILLAGE LOT							
041-600-013-00	519 E GILSON ST	05/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,400	32.00	\$88,822	\$44,176	\$12,998	81.2	132.0	0.30	0.30	\$544	\$145,795	\$3.35	100.00	VRES 2021R-08359			401	VILLAGE LOT							
041-400-053-01	251 CHARLOTTE ST	05/27/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$57,000	30.16	\$148,435	\$56,852	\$16,287	101.8	132.0	0.48	0.48	\$559	\$119,437	\$2.74	157.00	VRES 2021R-08351			401	VILLAGE LOT							
041-161-005-01	320 W FORREST ST	06/30/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$47,300	30.32	\$115,422	\$56,604	\$16,026	100.2	152.0	0.46	0.46	\$565	\$122,785	\$2.82	132.00	VRES 2022R-08392			401	VILLAGE LOT							
041-162-001-00	403 W PINE ST	12/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00	\$91,275	\$40,057	\$11,332	70.8	152.0	0.23	0.23	\$566	\$174,161	\$4.00	66.00	VRES 2022R-14157			401	VILLAGE LOT							
041-100-017-00	606 W HOME ST	09/12/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$41,500	25.00	\$112,549	\$73,690	\$20,239	126.5	200.0	0.74	0.74	\$583	\$100,259	\$2.30	160.00	VRES 2022R-11050			401	VILLAGE LOT							
041-300-012-00	416 CRESCENT DR	07/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$54,200	30.97	\$135,543	\$53,577	\$14,120	88.2	118.0	0.36	0.36	\$607	\$149,656	\$3.44	132.00	VRES 2022R-09239			401	VILLAGE LOT							
041-400-057-00	111 CHARLOTTE ST	12/13/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,700	33.35	\$156,145	\$58,094	\$14,239	89.0	132.0	0.36	0.36	\$653	\$159,599	\$3.66	120.00	VRES 2021R-17246			401	VILLAGE LOT							
041-153-008-00	302 W GILSON ST	07/22/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,500	28.85	\$92,696	\$47,864	\$10,560	66.0	132.0	0.20	0.20	\$725	\$239,320	\$5.49	66.00	VRES 2021R-11992			401	VILLAGE LOT							
041-160-005-00	228 W FORREST ST	06/27/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$35,800	23.88	\$103,000	\$58,526	\$11,626	72.7	160.0	0.24	0.24	\$805	\$241,843	\$5.55	66.00	VRES 2022R-08234			401	VILLAGE LOT							
041-600-026-50	219 S FIFTH ST	03/29/23	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$21,800	22.71	\$58,216	\$46,975	\$9,191	57.4	132.0	0.15	0.15	\$818	\$309,046	\$7.09	50.00	VRES 2023R-03569			401	VILLAGE LOT							
041-160-001-00	203 W PINE ST	05/24/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$28,600	26.00	\$77,038	\$40,975	\$8,013	50.1	76.0	0.12	0.12	\$818	\$356,304	\$8.18	66.00	VRES 2021R-08810			401	VILLAGE LOT							
041-300-002-00	415 CRESCENT DR	09/27/22	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$46,100	26.96	\$112,431	\$72,689	\$14,120	88.2	118.0	0.36	0.36	\$824	\$203,042	\$4.66	132.00	VRES 2022R-11444			401	VILLAGE LOT							
041-080-286-00	305 S FIRST ST	12/09/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$32,800	25.23	\$79,304	\$62,322	\$11,626	72.7	160.0	0.24	0.24	\$858	\$257,529	\$5.91	66.00	VRES 2022R-13883			401	VILLAGE LOT							
041-600-041-50	502 E FORREST ST	07/18/22	\$90,600	WD	03-ARM'S LENGTH	\$90,600	\$23,300	25.72	\$57,611	\$40,144	\$7,155	44.7	80.0	0.09	0.09	\$898	\$436,348	\$10.02	50.00	VRES 2022R-09157			401	VILLAGE LOT							
Totals:			\$3,330,500			\$3,330,500	\$1,041,700		\$2,672,114	\$999,678	\$341,586	2,134.9		8.34	8.34																
								Sale. Ratio =>	31.28					Average						Average											
								Std. Dev. =>	9.71					per FF=>	\$468					per Net Acre=>	119,822.37					Average					
																										per SqFt=>	\$2.75				

2024 VILLAGE OF EDMORE, HOME TOWNSHIP
VILLAGE LAND
ANALYZED 468 PER FRONT FOOT
UTILIZED 175 PER FRONT FOOT