

RURAL RESIDENTIAL LAND ANALYSIS - HOME TOWNSHIP 2025

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	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
012-022-020-10	8042 N NEFF RD	01/18/23	\$121,750	WD	03-ARM'S LENGTH	\$121,750	\$29,200	23.98	\$106,749	\$20,041	\$5,040	0.48	0.58	\$159	\$41,752	\$0.96	126.00	RRP	2023R-00776		RURAL RESIDENTIAL PARCELS	401
012-025-027-50	7773 ACADEMY RD	09/13/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,400	35.33	\$108,604	\$33,646	\$5,250	0.50	0.50	#DIV/0!	\$67,292	\$1.54	0.00	RRP	2023R-09357		RURAL RESIDENTIAL PARCELS	401
012-101-004-00	11270 WYMAN RD	08/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200	38.13	\$128,934	\$26,421	\$5,355	0.51	0.51	#DIV/0!	\$51,806	\$1.19	0.00	RRP	2023R-08031		RURAL RESIDENTIAL PARCELS	402
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	\$73,559	\$27,846	\$6,405	0.61	0.61	#DIV/0!	\$45,649	\$1.05	0.00	RRP	2023R-00844		RURAL RESIDENTIAL PARCELS	101
012-020-001-20	8775 WYMAN RD	05/11/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$34,600	21.49	\$125,155	\$43,090	\$7,245	0.69	0.81	\$269	\$62,449	\$1.43	160.00	RRP	2022R-06194		RURAL RESIDENTIAL PARCELS	401
041-620-005-01	104 W MAIN ST	03/22/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$96,400	42.28	\$207,554	\$29,581	\$9,135	0.87	1.10	\$55	\$34,001	\$0.78	537.00	VRES	2024R-03363		RURAL RESIDENTIAL PARCELS	401
012-016-013-10	2445 EDGAR RD	07/31/22	\$119,000	MLC	04-BUYERS INTEREST IN A LC	\$119,000	\$21,100	17.73	\$98,406	\$29,834	\$9,240	0.88	1.00	\$184	\$33,902	\$0.78	162.00	RRP	2022R-09649		RURAL RESIDENTIAL PARCELS	101
012-027-024-40	7411 DEJA RD	10/05/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$75,400	46.83	\$158,645	\$11,595	\$9,240	0.88	0.98	\$89	\$13,176	\$0.30	130.00	RRP	2023R-09908		RURAL RESIDENTIAL PARCELS	401
012-031-010-01	6600 N SHERIDAN RD	06/03/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$48,300	42.00	\$122,819	\$1,841	\$9,660	0.92	0.92	#DIV/0!	\$2,001	\$0.05	0.00	RRP	2022R-07164		RURAL RESIDENTIAL PARCELS	401
012-031-010-01	6600 N SHERIDAN RD	12/08/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,700	40.52	\$122,819	\$21,841	\$9,660	0.92	0.92	#DIV/0!	\$23,740	\$0.55	0.00	RRP	2023R-11733		RURAL RESIDENTIAL PARCELS	401
012-030-021-11	7584 N SHERIDAN RD	08/03/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$60,600	33.67	\$152,573	\$37,297	\$9,870	0.94	0.94	\$186	\$39,678	\$0.91	200.00	RRP	2022R-09413		RURAL RESIDENTIAL PARCELS	401
012-011-009-10	4513 YANKEE RD	03/27/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,700	46.69	\$135,386	\$5,894	\$11,280	1.26	1.26	#DIV/0!	\$4,678	\$0.11	0.00	RRP	2024R-02971		RURAL RESIDENTIAL PARCELS	401
012-005-005-00	11855 WYMAN RD	10/12/23	\$79,400	WD	03-ARM'S LENGTH	\$79,400	\$39,700	50.00	\$76,503	\$15,137	\$12,240	1.56	1.56	#DIV/0!	\$9,703	\$0.22	0.00	RRP	2023R-10187		RURAL RESIDENTIAL PARCELS	401
012-001-001-10	11973 VICKERYVILLE RD	11/04/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$34,000	30.91	\$111,545	\$10,735	\$12,280	1.57	2.00	\$19	\$6,838	\$0.16	570.43	RRP	2022R-13067		RURAL RESIDENTIAL PARCELS	401
012-022-027-11	3363 HC - EDMORE RD	03/08/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,300	37.39	\$161,379	\$35,221	\$16,600	2.65	2.65	#DIV/0!	\$13,291	\$0.31	0.00	RRP	2024R-02700		RURAL RESIDENTIAL PARCELS	401
012-026-009-10	4680 HC - EDMORE RD	05/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,300	38.05	\$164,732	\$43,028	\$17,760	3.31	3.31	#DIV/0!	\$12,999	\$0.30	0.00	RRP	2023R-05487		RURAL RESIDENTIAL PARCELS	401
012-004-008-20	11778 WYMAN RD	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$49,200	28.11	\$108,616	\$86,864	\$20,480	3.62	3.86	\$271	\$23,996	\$0.55	320.00	RRP	2023R-07807		RURAL RESIDENTIAL PARCELS	401
012-022-024-01	3141 HC - EDMORE RD	03/27/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,400	41.13	\$294,566	\$26,394	\$20,960	3.74	3.74	#DIV/0!	\$7,057	\$0.16	0.00	RRP	2024R-03079		RURAL RESIDENTIAL PARCELS	401
012-017-016-11	1391 EDGAR RD	11/10/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700	33.54	\$169,901	\$26,339	\$21,240	3.81	4.14	\$61	\$6,913	\$0.16	433.00	RRP	2022R-12948		RURAL RESIDENTIAL PARCELS	401
012-007-003-10	520 CUTLER RD	06/20/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,300	50.81	\$159,191	\$25,059	\$24,250	4.75	5.00	#DIV/0!	\$5,276	\$0.12	0.00	RRP	2023R-06187		RURAL RESIDENTIAL PARCELS	401
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	\$202,749	\$22,416	\$25,165	5.11	5.53	\$40	\$4,387	\$0.10	560.00	RRP	2023R-04826		RURAL RESIDENTIAL PARCELS	401
012-025-072-00	5043 JAMES HUNT DR	08/04/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,900	46.75	\$255,367	\$34,813	\$25,180	5.12	5.12	#DIV/0!	\$6,799	\$0.16	0.00	RRP	2023R-07706		RURAL RESIDENTIAL PARCELS	401
012-036-016-00	5669 LAKE MONTCALM RD	01/22/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,600	39.44	\$233,313	\$42,047	\$25,360	5.70	5.70	#DIV/0!	\$7,377	\$0.17	0.00	RRP	2024R-00625		RURAL RESIDENTIAL PARCELS	401
012-017-013-00	9628 N PEOPLES RD	10/24/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$15,800	26.33	\$35,659	\$60,000	\$31,667	10.00	10.00	#DIV/0!	\$6,000	\$0.14	0.00	RRP	2022R-12419		RURAL RESIDENTIAL PARCELS	401
041-628-036-01	621 S FIFTH ST	11/02/22	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$19,200	34.29	\$44,499	\$43,701	\$32,200	10.10	10.10	#DIV/0!	\$4,327	\$0.10	0.00	VLS	2022R-13062		RURAL RESIDENTIAL PARCELS	401
012-025-008-00	5599 HC - EDMORE RD	03/13/23	\$191,200	WD	03-ARM'S LENGTH	\$191,200	\$110,100	57.58	\$194,292	\$18,548	\$21,640	11.93	11.93	\$29	\$1,555	\$0.04	640.00	RRP	2023R-03029		RURAL RESIDENTIAL PARCELS	401
012-017-008-00	1236 TAMARACK RD	04/13/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$42,800	21.40	\$169,997	\$66,881	\$36,878	13.44	13.44	\$46	\$4,977	\$0.11	1,447.00	RRP	2022R-05179		RURAL RESIDENTIAL PARCELS	401
012-012-002-40	5751 YANKEE RD	08/16/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$82,400	29.43	\$201,242	\$129,758	\$51,000	19.50	20.00	\$197	\$6,654	\$0.15	660.00	RRP	2023R-08236		RURAL RESIDENTIAL PARCELS	402
012-032-007-00	6890 PEOPLES RD	08/11/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,700	54.62	\$216,000	\$45,000	\$51,000	19.50	20.00	\$68	\$2,308	\$0.05	660.00	RRP	2023R-07894		RURAL RESIDENTIAL PARCELS	401
012-017-014-00	9550 PEOPLES RD	06/13/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,000	42.11	\$172,634	\$68,226	\$50,860	19.93	19.93	\$103	\$3,423	\$0.08	660.00	RRP	2023R-06017		RURAL RESIDENTIAL PARCELS	401
012-015-009-01	3114 FLECK RD	12/16/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$75,000	27.27	\$290,335	\$44,513	\$59,848	23.27	23.68	\$52	\$1,913	\$0.04	857.30	RRP	2022R-14099		RURAL RESIDENTIAL PARCELS	401
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	30.88	30.88	#DIV/0!	\$2,947	\$0.07	0.00	RRP	2022R-10649		RURAL RESIDENTIAL PARCELS	401
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	\$470,165	\$58,955	\$79,120	31.04	31.04	#DIV/0!	\$1,899	\$0.04	0.00	RRP	2022R-12279		RURAL RESIDENTIAL PARCELS	401
012-010-001-00	3700 CUTLER RD	04/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$68,000	45.33	\$186,665	\$51,935	\$88,600	34.20	35.00	\$49	\$1,519	\$0.03	1,056.00	AGRI	2020R-5391		RURAL RESIDENTIAL PARCELS	401
012-013-014-01	5591 EDGAR RD	07/18/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$98,300	32.77	\$255,990	\$148,510	\$104,500	40.00	40.00	#DIV/0!	\$3,713	\$0.09	0.00	RRP	2022R-08888		RURAL RESIDENTIAL PARCELS	401
012-030-029-10	DEANER RD	07/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$53,000	58.89	\$106,000	\$90,000	\$106,000	40.00	40.00	#DIV/0!	\$2,250	\$0.05	0.00	RRP	2022R-08594		RURAL RESIDENTIAL PARCELS	401
012-030-029-20	737 DEANER RD	06/02/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$136,700	46.66	\$314,719	\$84,281	\$106,000	40.00	40.00	#DIV/0!	\$2,107	\$0.05	0.00	RRP	2022R-07262		RURAL RESIDENTIAL PARCELS	401
012-009-013-00	10122 WYMAN RD	11/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$123,500	30.88	\$273,343	\$282,956	\$156,299	74.26	74.26	\$345	\$3,810	\$0.09	820.00	RRP	2022R-13497		RURAL RESIDENTIAL PARCELS	401
012-013-013-02	5401 EDGAR RD	10/16/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$97,200	28.59	\$242,788	\$291,638	\$194,426	80.19	81.20	\$218	\$3,637	\$0.08	1,339.68	RRP	2023R-10306		RURAL RESIDENTIAL PARCELS	401

Totals:	\$7,393,350	\$7,393,350	\$2,817,300	\$6,730,893	\$2,232,882	\$1,566,433	548.63	554.19		
			Sale. Ratio =>	38.11		Average	Average		Average	
			Std. Dev. =>	10.34		per FF=>	per Net Acre=>	4,069.89	per SqFt=>	\$0.09

2024 VALUES						2025 VALUES		
ACRES	VALUATION	DIFFERENCES			ANALYZED	ANALYZED TOTAL FOR	INPUT TABLE	UTILIZED PER ACRE
	SET	per increase	\$/ACRE		PER ACRE	ACREAGE TABLE		
	1	\$10,500	\$1,500	\$ 10,500	\$ 34,516	\$34,516	\$11,000	\$11,000
	1.5	\$12,000	\$2,000	\$ 8,000	\$ 7,236	\$10,854	\$12,500	\$8,333
	2	\$14,000	\$2,500	\$ 7,000	\$ -	\$0	\$14,500	\$7,250
	2.5	\$16,500	\$3,000	\$ 6,600	\$ 13,291	\$33,228	\$18,000	\$7,200
	3	\$19,500	\$2,500	\$ 6,500	\$ 13,129	\$39,387	\$21,000	\$7,000
	4	\$22,000	\$3,000	\$ 5,500	\$ 6,984	\$27,936	\$25,000	\$6,250
	5	\$25,000	\$3,000	\$ 5,000	\$ 6,012	\$30,060	\$29,000	\$5,800
	7	\$28,000	\$4,000	\$ 4,000		\$0	\$33,000	\$4,714
	10	\$32,000	\$10,000	\$ 3,200	\$ 5,159	\$51,590	\$42,000	\$4,200
	15	\$42,000	\$10,000	\$ 2,800	\$ 3,367	\$50,505	\$48,000	\$3,200
	20	\$52,000	\$12,000	\$ 2,600	\$ 4,123	\$82,460	\$64,000	\$3,200
	25	\$64,000	\$12,000	\$ 2,560	\$ 1,912	\$47,800	\$72,000	\$2,880
	30	\$76,000	\$30,000	\$ 2,533	\$ 2,100	\$63,000	\$86,000	\$2,867
	40	\$106,000	\$19,000	\$ 2,650	\$ 2,430	\$97,200	\$106,000	\$2,650
	50	\$125,000	\$115,000	\$ 2,500	\$ -	\$0	\$130,000	\$2,600
	80				\$ 3,720	\$297,600		\$0
	100	\$240,000	(\$240,000)	\$ 2,400		\$372,000	\$275,000	\$2,750