

**LAND ANALYSIS - AGRICULTURAL - 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	Liber/Page	Other Parcels in Sale	Land Table	Class
001-003-021-20	BELVIDERE TWP W SCHMEID RD	11/20/2023	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$36,000	27.91	\$72,000	\$129,000	\$72,000	0.0	0.0	22.50	22.50	#DIV/0!	\$5,733	\$0.13	0.00	2023R-11201		4000 AG LAND	102
001-032-009-00	BELVIDERE TWP W LAKE MONTCALM RD	8/30/2024	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$78,000	42.16	\$156,000	\$185,000	\$156,000	0.0	0.0	40.00	40.00	#DIV/0!	\$4,625	\$0.11	0.00	2024R-08370		4000 AG LAND	102
004-017-009-00	CATO TWP	1/13/2025	\$220,000		03-ARM'S LENGTH	\$220,000				\$220,000		0.0	0.0	39.15	39.15					2025R-00561			
006-010-006-00	DAY TWP N NEFF RD	1/29/2024	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$27,600	32.28	\$78,320	\$85,500	\$78,320	0.0	0.0	19.00	19.00	#DIV/0!	\$4,500	\$0.10	0.00	2024R-00714		1001 AG LAND	102
006-010-005-00	DAY TWP N NEFF RD	1/29/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000	33.68	\$180,887	\$173,673	\$164,560	0.0	0.0	39.00	39.00	#DIV/0!	\$4,453	\$0.10	0.00	2024R-00718		1001 AG LAND	101
006-033-012-00	DAY TWP E STANTON RD	11/1/2023	\$389,000	CD	03-ARM'S LENGTH	\$389,000	\$112,200	28.84	\$287,400	\$389,000	\$287,400	0.0	0.0	76.10	76.10	#DIV/0!	\$5,112	\$0.12	0.00	2023R-10518		1001 AG LAND	102
007-004-015-01	N GROW RD	9/18/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0	0.00	\$76,896	\$80,000	\$76,896	0.0	0.0	17.68	17.68	#DIV/0!	\$4,525	\$0.10	0.00	2024R-08625		1001 AGRICULTU	102
007-004-020-00	DOUGLASS TWP GROW/KENDAVILLE	11/14/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,500	33.75	\$169,100	\$200,000	\$169,100	0.0	0.0	40.00	40.00	#DIV/0!	\$5,000	\$0.11	75.00	2023R-11031		1001 AGRICULTU	102
007-016-035-00	DOUGLASS TWP NEVINS RD	11/17/2023	\$350,000	WD	03-ARM'S LENGTH	\$320,000	\$135,500	42.34	\$339,050	\$320,000	\$339,050	0.0	0.0	80.00	80.00	#DIV/0!	\$4,000	\$0.09	0.00	2023R-11317		1001 AGRICULTU	102
012-034-002-01	HOME TWP DEANER RD	07/10/24	\$663,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$663,500	\$314,300	47.37	\$699,165	\$663,500	\$691,519	0.0	0.0	131.53	72.36	#DIV/0!	\$5,044	\$0.12	47.90	2024R-06328	012-034-003-10, 012-034-002-10, 012-034-003-00	AGRICULTURAL	102
<b>Totals:</b>			<b>\$2,492,000</b>			<b>\$2,462,000</b>	<b>\$835,100</b>		<b>\$2,058,818</b>	<b>\$2,445,673</b>	<b>\$2,034,845</b>	<b>0.0</b>		<b>504.96</b>	<b>445.79</b>								
							<b>Sale. Ratio =&gt;</b>	<b>33.92</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>						
							<b>Std. Dev. =&gt;</b>	<b>13.71</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>4,843.30</b>		<b>per SqFt=&gt;</b>	<b>\$0.11</b>					

LAND ANALYSIS  
 AGRICULTURAL  
 HOME TOWNSHIP 2026

ONLY 1 SALE IN HOME TOWNSHIP DURING TIME FRAME  
 UTILIZED SURROUNDING TOWNSHIP SALES

2026 ANALYZED 4843 PER ACRE  
**2026 UTILIZED 4800 PER ACRE \$350 INCREASE PER ACRE FROM 2025**

2026 COUNTY 5000 PER ACRE

2025 USED 4450