

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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