

AGRICULTURAL 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	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	\$573,040	\$600,000	\$573,040	0.0	0.0	143.86	144.26	#DIV/0!	\$4,171	\$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	\$396,300	\$159,660	\$155,960	0.0	0.0	38.99	39.99	#DIV/0!	\$4,095	\$0.09	0.00	AGRI	2023R-00162			
006-010-006-00	DAY TOWNSHIP	01/29/24	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$27,600	32.28	\$55,200	\$85,500	\$55,200			17.56	18.72		\$4,869			AGRI	2024R-00714			
006-024-001-10	DAY TOWNSHIP	12/15/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000		0.00	\$0	\$292,000	\$292,000			72.49	73.39		\$4,028			AGRI	2022R-14117			
006-033-012-00	DAY TOWNSHIP	10/26/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000		0.00		\$389,000	\$389,000			75.03	75.67		\$5,185			AGRI	2023R-10518			
001-003-021-20	BELVIDERE TWP	11/20/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000		0.00		\$129,000	\$129,000			22.66	23.05		\$5,693			AGRI	2023R-11201			
001-009-005-01	BELVIDERE TWP	03/01/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000		0.00		\$120,000	\$120,000			29.66	29.66		\$4,046			AGRI	2023R-02592			
007-004-020-00	DOUGLASS TWP	11/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000				\$200,000	\$200,000			40.14	40.14		\$4,983			AGRI	2023R-11031			
007-016-035-00	DOUGLASS TWP	11/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000				\$350,000	\$350,000			76.66	77.65		\$4,566			AGRI	2023R-11317			
007-029-005-02/030-003-30	DOUGLASS TWP	12/11/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000				\$125,000	\$125,000			29.92	29.92		\$4,178			AGRI	2023R-11889			
Totals:			\$2,690,500			\$2,690,500	\$428,900		\$1,024,540	\$2,450,160	\$2,389,200	0.0		546.97	552.45									
								Sale. Ratio =>	15.94					Average			Average							
								Std. Dev. =>	20.18					per FF=>	#DIV/0!	Average	per Net Acre=>	4,479.51	Average	per SqFt=>	\$0.10			

2025 HOME TOWNSHIP/VILLAGE OF EDMORE

AGRICULTURAL LAND ANALYSIS

ANALYZED	4479
UTILIZED	4450
ROW/DRAIN	0

2024 UTILIZED BY TOWNSHIP	4000
2023 UTILIZED BY TOWNSHIP	3330
2022 UTILIZED BY TOWNSHIP	3400

2025 COUNTY UTILIZED	4400 PER ACRE
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 WAS 4,700/ACRE (2024); IN 2023 IT WAS 4,300 PER ACRE

001-018-002-00	BELVIDERE TWP	04/25/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500		0.00		\$235,500	\$235,500			78.71	80.76		\$2,992			AGRI		
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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	2023R-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	2022R-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 per FF=>

Average per Net Acre=>

4,069.89

Average per SqFt=>

\$0.09

Std. Dev. =>

10.34

2024 VALUES

2025 VALUES

ACRES	VALUATION SET	DIFFERENCES per increase	\$/ACRE	ANALYZED PER ACRE	ANALYZED TOTAL FOR ACREAGE TABLE	INPUT TABLE	UTILIZED PER ACRE
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					

VILLAGE LAND ANALYSIS - HOME TOWNSHIP/VILLAGE OF EDMORE 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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Class	Rate Group 1
041-153-002-00	305 W MAIN ST	05/24/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$48,100	64.13	\$79,629	\$8,061	\$12,690	72.5	159.4	0.24	0.24	\$111	\$33,448	\$0.77	66.00	VRES	2023R-05212		401	VILLAGE LOT
041-080-269-00	417 E PINE ST	11/09/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$40,100	48.02	\$82,976	\$12,836	\$12,312	70.4	150.0	0.23	0.23	\$182	\$56,546	\$1.30	66.00	VRES	2023R-11168		401	VILLAGE LOT
041-500-011-00	503 W PINE ST	07/15/23	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$30,300	31.93	\$92,449	\$14,845	\$12,394	70.8	152.0	0.23	0.23	\$210	\$64,543	\$1.48	66.00	VRES	2023R-07163		401	VILLAGE LOT
041-450-066-01	123 N ELEVENTH ST	12/28/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$34,000	40.05	\$81,527	\$19,707	\$16,334	93.3	132.0	0.40	0.40	\$211	\$49,268	\$1.13	132.00	VRES	2024R-00026		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	\$152,314	\$21,214	\$17,528	100.2	152.0	0.46	0.46	\$212	\$46,017	\$1.06	132.00	VRES	2022R-08392		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	\$62,848	\$18,144	\$8,992	51.4	66.0	0.12	0.12	\$353	\$149,950	\$3.44	80.00	VRES	2022R-07231		401	VILLAGE LOT
041-400-056-02	117 CHARLOTTE ST	12/06/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$63,100	33.21	\$172,898	\$32,676	\$15,574	89.0	132.0	0.36	0.36	\$367	\$89,769	\$2.06	120.00	VRES	2023R-11838		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	\$154,282	\$36,162	\$15,444	88.2	118.0	0.36	0.36	\$410	\$101,011	\$2.32	132.00	VRES	2022R-09239		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	\$129,492	\$58,644	\$22,136	126.5	200.0	0.74	0.74	\$464	\$79,788	\$1.83	160.00	VRES	2022R-11050		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	\$87,238	\$45,156	\$12,394	70.8	152.0	0.23	0.23	\$638	\$196,330	\$4.51	66.00	VRES	2022R-14157		401	VILLAGE LOT
041-629-009-00	1592 HC - EDMORE RI	06/08/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,100	34.06	\$97,491	\$12,184	\$3,675	91.5	0.0	0.35	0.35	\$133	\$34,811	\$0.80	91.50	VLS	2022R-07911		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	\$115,883	\$46,733	\$12,716	72.7	160.0	0.24	0.24	\$643	\$193,112	\$4.43	66.00	VRES	2022R-08234		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	\$128,527	\$57,917	\$15,444	88.2	118.0	0.36	0.36	\$656	\$161,779	\$3.71	132.00	VRES	2022R-11444		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	\$67,171	\$38,882	\$10,053	57.4	132.0	0.15	0.15	\$677	\$255,803	\$5.87	50.00	VRES	2023R-03569		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	\$90,414	\$52,302	\$12,716	72.7	160.0	0.24	0.24	\$720	\$216,124	\$4.96	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	\$65,827	\$32,599	\$7,826	44.7	80.0	0.09	0.09	\$729	\$354,337	\$8.13	50.00	VRES	2022R-09157		401	VILLAGE LOT
041-080-262-00	226 S THIRD ST	09/29/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$31,700	25.67	\$83,984	\$51,828	\$12,312	70.4	150.0	0.23	0.23	\$737	\$228,317	\$5.24	66.00	VRES	2023R-09578		401	VILLAGE LOT
041-080-021-00	314 NORTH ST	09/15/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$42,600	25.06	\$116,629	\$69,705	\$16,334	93.3	132.0	0.40	0.40	\$747	\$174,263	\$4.00	132.00	VRES	2023R-08949		401	VILLAGE LOT
041-400-046-00	490 CHARLOTTE ST	04/20/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$53,100	27.51	\$150,305	\$55,411	\$12,716	72.7	132.0	0.24	0.24	\$763	\$228,971	\$5.26	80.00	VRES	2023R-04274		401	VILLAGE LOT
041-080-248-00	216 E GILSON ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,400	27.52	\$122,172	\$54,378	\$11,550	66.0	132.0	0.20	0.20	\$824	\$271,890	\$6.24	66.00	VRES	2024R-01073		401	VILLAGE LOT
041-400-023-00	126 JOHNSON ST	09/23/23	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$52,300	24.90	\$161,836	\$59,570	\$11,406	71.3	132.0	0.23	0.23	\$836	\$255,665	\$5.87	77.00	VRES	2023R-09405	041-400-024-00	401	VILLAGE LOT
041-080-263-50	225 S THIRD ST	09/13/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$46,100	21.44	\$174,633	\$50,101	\$9,734	55.6	82.5	0.14	0.14	\$901	\$352,824	\$8.10	75.00	VRES	2023R-08904		401	VILLAGE LOT

Totals:	\$3,037,300		\$3,037,300	\$879,400		\$2,470,525	\$849,055	\$282,280	1,689.6		6.25	6.25				Average	Average	Average						
						Sale. Ratio =>	28.95	Average			Average	per FF=>	\$503	Average	per Net Acre=>	135,914.04	Average	per SqFt=>	\$3.12					
						Std. Dev. =>	9.65																	

2025 VILLAGE OF EDMORE, HOME TOWNSHIP

VILLAGE LAND ANALYZED 503 PER FRONT FOOT
UTILIZED 225 PER FRONT FOOT

2024 VILLAGE OF EDMORE, HOME TOWNSHIP

VILLAGE LAND ANALYZED 468 PER FRONT FOOT
UTILIZED 175 PER FRONT FOOT

OUTLIERS

041-080-245-00	310 E GILSON ST	08/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$33,900	17.84	\$138,990	\$62,560	\$11,550	66.0	132.0	0.20	0.20	\$948	\$312,800	\$7.18	66.00	VRES	2023R-08536		401	VILLAGE LOT
041-190-004-00		09/12/23	\$6,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,000	\$9,800	163.33	\$19,650	\$6,000	\$19,650	122.8	177.0	0.35	0.17	\$49	\$17,291	\$0.40	171.00	VRES	2023R-08814	041-190-003-00	402	VILLAGE LOT
041-400-024-00	JOHNSON ST	03/23/23	\$85,000	WD	20-MULTI PARCEL SALE REF	\$85,000	\$6,800	8.00	\$11,406	\$85,000	\$11,406	85.2	132.0	0.23	0.33	\$998	\$364,807	\$8.37	110.00	VRES	2023R-03084	041-400-023-00	402	VILLAGE LOT
041-540-037-00	201 CENTER ST	08/14/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$41,900	19.49	\$147,037	\$84,297	\$16,334	93.3	132.0	0.40	0.40	\$903	\$210,743	\$4.84	132.00	VRES	2023R-07972		401	VILLAGE LOT
041-164-003-00	215 W FORREST ST	11/17/23	\$65,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$65,000	\$48,900	75.23	\$89,359	\$3,971	\$28,330	177.1	326.0	0.74	0.25	\$22	\$5,359	\$0.12	198.00	VRES	2023R-11422	041-164-001-00	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	\$168,910	\$4,014	\$17,924	102.4	111.5	0.55	0.55	\$39	\$7,352	\$0.17	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	\$57,679	\$4,633	\$12,312	70.4	150.0	0.23	0.23	\$66	\$20,410	\$0.47	66.00	VRES	2023R-01656		401	VILLAGE LOT
041-162-001-00	403 W PINE ST	09/22/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,900	27.52	\$87,238	\$70,156	\$12,394	70.8	152.0	0.23	0.23	\$991	\$305,026	\$7.00	66.00	VRES	2023R-09305		401	VILLAGE LOT
041-080-267-50	227 S FOURTH ST	11/17/23	\$151,003	WD	03-ARM'S LENGTH	\$151,003	\$38,500	25.50	\$93,234	\$70,081	\$12,312	70.4	132.0	0.23	0.23	\$996	\$308,727	\$7.09	75.00	VRES	2023R-11353		401	VILLAGE LOT