

## 2025 HURON COM ACREAGE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14-001-003-00	KINDE	03/08/24	\$19,000	WD	03-ARM'S LENGT†	\$19,000	\$19,900
12-015-002-00	STODDARD ROAD	10/18/22	\$360,000	WD	03-ARM'S LENGT†	\$360,000	\$134,300
27-004-006-30	1831 E RICHARDS	09/02/23	\$42,000	WD	03-ARM'S LENGT†	\$42,000	\$27,200
27-028-016-00	1515 THOMPSON	04/15/22	\$255,000	WD	03-ARM'S LENGT†	\$255,000	\$122,300
<b>Totals:</b>			<b>\$676,000</b>			<b>\$676,000</b>	<b>\$303,700</b>
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of vacant land sales, improved parcels were used and the extraction method of land value was applied. Huron Town:

Sale prices ranged from \$3,025 to \$4,849 per acre. Mean sale price is \$4,430/ac ; median sale price is \$4,329/ac. Commercial acreage is applied. Most weight was given to mean and median prices, as it reflects the market reaction. The reconciled price per acre was extracted from the market unit. As parcels increase in size, there are diminishing prices paid per acre.

### 2025 Lincoln Twp COM Acreage applied:

<i>acreage table:</i>	<i>\$/ac:</i>	<i>2024 Values</i>
1 ac = \$4400	\$4,400	\$3,700
5 ac = \$20,900	\$4,180	\$18,500
10 ac = \$39,600	\$3,960	\$37,000
40 ac = \$149,600	\$3,740	\$148,000
80 ac = \$281,600	\$3,520	\$296,000

### OUTLIERS/NOT USED:

14-017-016-00	3790 CROCKARD	10/14/22	\$50,000	WD	03-ARM'S LENGT†	\$50,000	\$44,000
14-025-002-50	2917 N VERONA	12/22/23	\$95,500	WD	03-ARM'S LENGT†	\$95,500	\$54,800
14-035-003-10	2780 MINNICK RC	11/17/22	\$50,000	WD	03-ARM'S LENGT†	\$50,000	\$68,200
14-004-006-00	1696 KINDE ROAD	10/12/22	\$305,000	WD	03-ARM'S LENGT†	\$305,000	\$87,700
14-005-001-00	1400 KINDE	06/13/23	\$254,500	WD	03-ARM'S LENGT†	\$254,500	\$78,300
14-016-009-50	1551 E FILION	03/07/24	\$186,000	WD	03-ARM'S LENGT†	\$186,000	\$50,300
14-017-014-00	3699 HELLEMS RC	09/02/22	\$130,000	WD	03-ARM'S LENGT†	\$130,000	\$29,000
14-031-005-00	2334 N VAN DYKE	05/20/22	\$244,500	WD	03-ARM'S LENGT†	\$244,500	\$76,400
14-036-014-55	3433 RAPSON ROAD	02/14/23	\$85,500	WD	03-ARM'S LENGT†	\$85,500	\$19,500
07-028-006-00	HELLEMS	04/10/23	\$7,000	QC	03-ARM'S LENGT†	\$7,000	\$7,100
07-029-002-00	5865 HELLEMS	06/23/23	\$142,900	WD	03-ARM'S LENGT†	\$142,900	\$63,800

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14-033-009-40	1929 RAPSON RO	09/26/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,700
14-021-015-00	1851 CHURCH	10/13/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$50,600
14-014-003-10	2601 E FILION	07/18/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000
14-010-005-50	4400 CARPENTER	07/14/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,600
14-028-013-51	1707 MINNICK	07/21/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$0
14-036-015-00	2047 N VERONA	03/08/24	\$182,800	WD	03-ARM'S LENGTH	\$182,800	\$80,400
14-030-011-00	2684 N VAN DYKE	04/05/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$56,200
14-031-001-50	MINNICK	01/22/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$17,000

## 2025 HURON COM ACREAGE LAND STUDY

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
104.74	\$40,216	\$19,000	\$40,216	0.0	0.0	6.28	6.28
37.31	\$268,600	\$360,000	\$268,600	0.0	0.0	80.00	80.00
64.76	\$55,180	\$20,579	\$33,759	0.0	0.0	4.95	4.95
47.96	\$262,670	\$53,337	\$61,007	0.0	0.0	11.00	1.24
	<b>\$626,666</b>	<b>\$452,916</b>	<b>\$403,582</b>	<b>0.0</b>		<b>102.23</b>	<b>92.47</b>
<b>44.93</b>			<b>Average</b>			<b>Average</b>	
<b>26.93</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	<b>4,430.36</b>

ship has two commercial parcels located in rural areas; residential properties in similar rural areas were used in study.

ed at \$4,400 per acre, which is rounded up from median sale price and rounded down from mean sale price.

sing relevant sales data, peer discussions, education, and typical market reaction observed through the assessor's familiarity with the market.

88.00	\$93,832	(\$8,162)	\$35,670	0.0	0.0	1.00	5.00
57.38	\$129,405	(\$21,065)	\$12,840	0.0	0.0	1.53	1.53
136.40	\$147,001	(\$71,138)	\$25,863	0.0	0.0	3.47	3.47
28.75	\$191,583	\$130,882	\$17,465	0.0	0.0	2.27	2.27
30.77	\$156,609	\$118,301	\$20,410	0.0	0.0	2.64	2.64
27.04	\$116,933	\$82,147	\$13,080	0.0	0.0	1.56	1.56
22.31	\$62,350	\$76,474	\$8,824	0.0	0.0	1.10	1.10
31.25	\$165,409	\$101,493	\$22,402	0.0	0.0	2.97	2.97
22.81	\$47,149	\$47,663	\$9,312	0.0	0.0	1.12	1.12
101.43	\$14,264	(\$2,264)	\$5,000	0.0	0.0	0.50	0.50
44.65	\$127,549	\$29,001	\$13,650	0.0	0.0	0.91	0.91

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33.54	\$127,406	\$70,208	\$22,614	0.0	0.0	3.00	3.00
44.78	\$106,003	\$15,337	\$8,340	0.0	0.0	1.00	1.00
36.00	\$106,921	\$41,411	\$23,332	0.0	0.0	3.04	3.04
42.08	\$106,961	\$92,035	\$73,996	0.0	0.0	10.00	10.00
0.00	\$399,986	\$185,334	\$120,320	0.0	0.0	24.13	24.13
43.98	\$184,601	\$6,455	\$8,256	0.0	0.0	0.96	0.96
48.45	\$116,984	\$46,017	\$47,001	0.0	0.0	7.50	7.50
56.67	\$34,600	\$30,000	\$34,600	0.0	0.0	5.00	5.00

## 2025 HURON COM ACREAGE LAND STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
#DIV/0!	\$3,025	\$0.07	0.00	400	1840/692		RESIDENTIAL
#DIV/0!	\$4,500	\$0.10	0.00		C 1799/224		UPLAND
#DIV/0!	\$4,157	\$0.10	0.00	NRUR	1826/798		
#DIV/0!	\$4,849	\$0.11	0.00	SCITY	1781/402		

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**Average  
per SqFt=>                    \$0.10**

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#DIV/0!	(\$8,162)	(\$0.19)	0.00	400	1798/373		RESIDENTIAL
#DIV/0!	(\$13,768)	(\$0.32)	0.00	400	1836/231		RESIDENTIAL
#DIV/0!	(\$20,501)	(\$0.47)	0.00	400	1801/339		RESIDENTIAL
#DIV/0!	\$57,657	\$1.32	0.00	400	1798/071		RESIDENTIAL
#DIV/0!	\$44,811	\$1.03	0.00	400	1818/322		RESIDENTIAL
#DIV/0!	\$52,658	\$1.21	0.00	400	1840/701		RESIDENTIAL
#DIV/0!	\$69,522	\$1.60	0.00	400	1794/712		RESIDENTIAL
#DIV/0!	\$34,173	\$0.78	0.00	400	1784/708		RESIDENTIAL
#DIV/0!	\$42,556	\$0.98	0.00	400	1807/477		RESIDENTIAL
#DIV/0!	(\$4,528)	(\$0.10)	0.00	RESR	1812/45		RURAL RESIDENTI
#DIV/0!	\$31,869	\$0.73	0.00	RESR	1820/721		RURAL RESIDENTI

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#DIV/0!	\$23,403	\$0.54	0.00	400 1796/621	RESIDENTIAL
#DIV/0!	\$15,337	\$0.35	0.00	400 1829/689	RESIDENTIAL
#DIV/0!	\$13,622	\$0.31	0.00	400 1822/772	RESIDENTIAL
#DIV/0!	\$9,204	\$0.21	0.00	400 1822/611	RESIDENTIAL
#DIV/0!	\$7,681	\$0.18	0.00	400 1823/176	RESIDENTIAL
#DIV/0!	\$6,724	\$0.15	0.00	400 1840/668	RESIDENTIAL
#DIV/0!	\$6,136	\$0.14	0.00	400 1811/760	RESIDENTIAL
#DIV/0!	\$6,000	\$0.14	0.00	400 1837/765	RESIDENTIAL

## 2025 HURON COM ACREAGE LAND STUDY

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0		0 NOT INSPECTED		402			
0		0 NOT INSPECTED		402			
0		0 NOT INSPECTED		401			
0		0 10/5/2022		401			

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0	0	10/30/2022		401			
0	0	10/8/2024		401			
0	0	12/29/2022		401			
0	0	10/30/2022		401			
0	0	9/8/2018		401			
0	0	10/3/2024		401			
0	0	10/30/2022		401			
0	0	8/5/2024		401			
0	0	8/5/2024		401			
0	0	9/15/2023		401			
0	0	9/13/2023		401			

## 2025 HURON COM ACREAGE LAND STUDY

0	0	12/11/2020	401
0	0	10/23/2024	401
0	0	10/2/2024	401
0	0	NOT INSPECTED	401
0	0	NOT INSPECTED	401
0	0	NOT INSPECTED	401
0	0	10/2/2024	401
0	0	11/13/2024	402