

**2025 HURON TWP RES ACREAGE LAND STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
12-002-114-00	7427 LAKESHORE R	10/13/22	\$92,000	LC	03-ARM'S LENGTH	\$92,000
12-009-008-65	4697 STODDARD	06/30/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000
12-008-001-50	NEW RIVER	06/15/23	\$755,000	WD	20-MULTI PARCEL SAL	\$755,000
12-015-002-00	STODDARD ROAD	10/18/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000
12-016-009-00	4656 STODDARD RC	12/29/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000
12-024-006-20	6107 KAUFMAN	01/05/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000
<b>Totals:</b>			<b>\$1,628,000</b>			<b>\$1,628,000</b>

Due to the lack of density of vacant land sales, improved parcel sales were used; the Extraction Method of Land Valuation was applied to determine the mean sale price/acre. The mean sale price/acre is \$7,424; the median sale price is \$8,130; 2025 RES Acreage applied is \$7,500/1 acre, which is rounded up from market value. 2025 Huron Twp Res Acreage is applied as reported in following table:

RATE	\$/Acre	LAST YR RATE
1ac = \$7,500	\$7,500	\$7,273
1.5ac = \$11,175	\$7,450	\$10,821
2ac = \$14,800	\$7,400	\$14,314
2.5ac = \$18,375	\$7,350	\$17,750
3ac = \$21,900	\$7,300	\$21,129
4ac = \$28,800	\$7,200	\$27,716
5ac = \$35,500	\$7,100	\$34,075
7ac = \$48,300	\$6,900	\$46,109
10ac = \$67,000	\$6,700	\$62,450
15ac = \$97,500	\$6,500	\$85,125
20ac = \$126,000	\$6,300	\$102,100
25ac = \$152,500	\$6,100	\$113,375
30ac = \$177,000	\$5,900	\$123,000
40ac = \$220,000	\$5,500	\$164,000
50ac = \$250,000	\$5,000	\$205,000
100ac = \$450,000	\$4,500	\$410,000

## 2025 HURON TWP RES ACREAGE LAND STUDY

### OUTLIERS/NOT USED:

12-025-009-00	5768 MINDEN ROAL	09/08/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000
12-009-008-60	4697 STODDARD RC	06/30/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000
12-008-001-60	MC GARDLE	06/15/23	\$755,000	WD	20-MULTI PARCEL SAL	\$755,000
12-033-006-60	HURON CITY ROAD	09/23/22	\$120,000	WD	19-MULTI PARCEL ARM	\$120,000

## 2025 HURON TWP RES ACREAGE LAND STUDY

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$21,100	22.93	\$44,550	\$60,883	\$13,433	0.0	0.0
\$67,300	50.98	\$132,861	\$7,164	\$8,025	0.0	0.0
\$3,600	0.48	\$511,659	\$755,000	\$511,659	0.0	0.0
\$134,300	37.31	\$268,600	\$360,000	\$268,600	0.0	0.0
\$55,300	37.11	\$120,119	\$36,141	\$7,260	0.0	0.0
\$71,900	51.36	\$160,870	\$13,205	\$34,075	0.0	0.0
<b>\$353,500</b>		<b>\$1,238,659</b>	<b>\$1,232,393</b>	<b>\$843,052</b>	<b>0.0</b>	
<b>Sale. Ratio =&gt;</b>	<b>21.71</b>			<b>Average</b>		
<b>Std. Dev. =&gt;</b>	<b>12.77</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>	

ermine vacant land values.

ean price and rounded down from median price. There is a diminishing return on values as they increase in size.

## 2025 HURON TWP RES ACREAGE LAND STUDY

\$46,300	77.17	\$95,359	(\$2,874)	\$32,485	0.0	0.0
\$67,300	50.98	\$132,861	\$7,164	\$8,025	0.0	0.0
\$7,200	0.95	\$511,659	\$755,000	\$511,659	0.0	0.0
\$26,800	22.33	\$61,752	\$76,105	\$17,857	0.0	0.0

**2025 HURON TWP RES ACREAGE LAND STUDY**

<b>Net Acres</b>	<b>Total Acres</b>	<b>Dollars/FF</b>	<b>Dollars/Acre</b>	<b>Dollars/SqFt</b>	<b>Actual Front</b>	<b>ECF Area</b>
1.90	1.43	#DIV/0!	\$32,044	\$0.74	0.00	C
1.11	1.11	#DIV/0!	\$6,454	\$0.15	0.00	C
76.99	1.00	#DIV/0!	\$9,806	\$0.23	0.00	C
80.00	80.00	#DIV/0!	\$4,500	\$0.10	0.00	C
1.00	1.00	#DIV/0!	\$36,141	\$0.83	0.00	C
5.00	5.00	#DIV/0!	\$2,641	\$0.06	0.00	C
<b>166.00</b>	<b>89.54</b>					
<b>Average per Net Acre=&gt;</b>	<b>7,424.05</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.17</b>		

## 2025 HURON TWP RES ACREAGE LAND STUDY

5.00	5.00	#DIV/0!	(\$575)	(\$0.01)	0.00	C
1.11	1.11	#DIV/0!	\$6,454	\$0.15	0.00	C
76.99	2.00	#DIV/0!	\$9,806	\$0.23	0.00	C
2.48	1.21	#DIV/0!	\$30,688	\$0.70	0.00	C

## 2025 HURON TWP RES ACREAGE LAND STUDY

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
1798/776		UPLAND	0	0	11/9/2022	
1788/533		UPLAND	0	0	12/7/2018	
1819/670	12-008-001-00, 12-	UPLAND	0	0	NOT INSPECTED	
1799/224		UPLAND	0	0	NOT INSPECTED	
1804/555		UPLAND	0	0	NOT INSPECTED	
1836/652		UPLAND	0	0	11/4/2024	

---