

4

2026 Palmyra Township Land Value Study

Agricultural Vacant Land

Parcel Number	Date of Sale	Sale Price	Tillable Acres	Cost per Acre
PA0-109-3025-00	5/19/2023	\$140,000.00	19.16	\$7,306.89
PA0-101-4400-00	8/30/2023	\$340,000.00	35.854	\$9,482.90
PA0-114-1055-00	11/3/2022	\$524,517.00	69.031	\$7,598.28
PA0-136-3350-00	4/17/2024	\$334,800.00	41.85	\$8,000.00
OG0-205-2600-00	1/20/2022	\$664,360.00	96.77	\$6,865.35
OG0-205-3000-00	1/29/2022	\$583,407.00	79.51	\$7,337.53
OG0-113-3825-00	1/12/2023	\$245,000.00	34.92	\$7,016.04
OG0-202-1530-00	4/29/2024	\$217,000.00	34.81	\$6,233.84
OG0-122-3050-00	7/2/2024	\$322,000.00	39.00	\$8,256.41

Total Cost: \$3,371,084.00

Total Acres: 450.905

Ave. Price/Ac \$7,476.26

2026 Till Value: \$7,400.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/03/2026 11:38 AM

Parcel:	OG0-113-3825-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	BEAGLE, MICHAEL L, TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 E WESTON RD BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2670-412	Prev. Taxable Stat	TAXABLE
Split:	09/23/2022	Gov. Unit:	OG0 OGDEN TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	101IM 101 AG PARCELS

Mailing Address:

BEAGLE, MICHAEL L, TRUST
9537 THOMPSON HWY
BLISSFIELD MI 49228

Description:

E1/2 OF E1/2 OF SW1/4 SEC 13 T8S R4E EXC LD DES AS BEG AT THE S1/4 COR OF SEC 13 T8S R4E TH S89^06'25"W 310.79 FT ALG THE S LI OF SD SEC (CNTRLI OF E WESTON RD) TH N00^04'37"W 329.83 FT TH N88^04'44"E 294.31 FT TO THE N-S 1/4 LI OF SD SEC TH S02^54'53"E 335.28 FT ALG SD LI TO THE POB (EXC - SURVEY 2.309 AC) SPLIT ON 09/23/2022 FROM OG0-113-3850-00

Most Recent Sale Information

Sold on 01/12/2023 for 245,000 by ROHRBACH-WHITEMAN LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2649-734

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	125,700	2025 Taxable:	125,700	Acreage:	35.18
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/03/2026 11:38 AM

Parcel:	OG0-122-3050-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	NEUROTH, PHILIP H & CHERYL L, TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	10000 NEUROTH HWY BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2683-150	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	OG0 OGDEN TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	101IM 101 AG PARCELS

Mailing Address:	Description:
NEUROTH, PHILIP H & CHERYL L, TRUST 10385 NEUROTH HWY BLISSFIELD MI 49228	NW 1/4 OF SW 1/4 SEC 22

Most Recent Sale Information

Sold on 07/02/2024 for 322,000 by HESED ACRES LLC.

Terms of Sale: 32-SPLIT VACANT

Liber/Page: 2671-209

Most Recent Permit Information

None Found

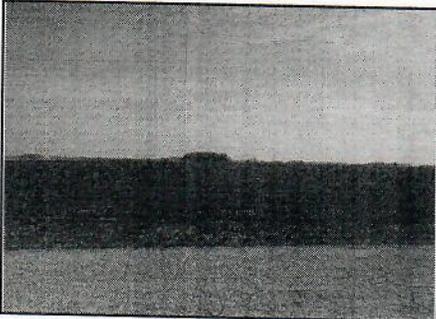
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	140,400	2025 Taxable:	140,400	Acreage:	40.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

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01/03/2026 11:38 AM

Parcel:	OG0-202-1530-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	GERTEN, JOSEPH R & TERESA K	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	13000 CROCKETT HWY BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2668-483	Prev. Taxable Stat	TAXABLE
Split:	09/24/2007	Gov. Unit:	OG0 OGDEN TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	101IM 101 AG PARCELS

Mailing Address:

GERTEN, JOSEPH R & TERESA K
13115 LOAR HWY
BLISSFIELD MI 49228

Description:

S 17 ACRES OF N-1/2 OF NW FRL-1/4 ALSO N 23 ACRES OF S-1/2 OF NW FRL- 1/4 SEC 2 T9S R4E EXC LD DES AS BEG ON THE W LI OF SD SEC 1158 FT N01^16'30"W FROM THE W1/4 COR OF SD SEC TH N01^16'30"W 411.90 FT ALG SD W LI OF SD SEC TH N89^24'17"E 532.90 FT ALG THE N LI OF THE S 17 AC OF THE N1/2 NW FRL 1/4 OF SD SEC TH S01^16'30"E 405.58 FT TH S88^43'30"W 532.86 FT TO THE POB (SURVEY 5 AC)
SPLIT ON 09/24/2007 FROM OG0-202-1525-00;

Most Recent Sale Information

Sold on 04/29/2024 for 217,000 by TIPTON, JAMES A, TRUST, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2668-483

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	125,300	2025 Taxable:	42,661	Acreage:	35.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/03/2026 11:38 AM

Parcel:	OG0-205-2600-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	VANDENBUSCHE, TROY N, TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	13000 PENCE HWY BLK JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2633-402	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	OG0 OGDEN TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	101IM 101 AG PARCELS

Mailing Address:

VANDENBUSCHE, TROY N, TRUST
13481 PENCE HWY
JASPER MI 49248

Description:

W 1/4 OF N 1/2 OF SE FRL 1/4-20 ACRES ALSO S-1/2 OF NE-1/4 EX LD BEG 432.96 FT N FROM E-1/4 POST SEC 5 RUNN TH W 432 FT TH N 225 FT TH E 432 FT TH S 225 FT TO POB CONT 2.23 ACRES SEC 5

Most Recent Sale Information

Sold on 10/26/2004 for 0 by HINKLIN, JEAN M.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 2414-236

Most Recent Permit Information

None Found

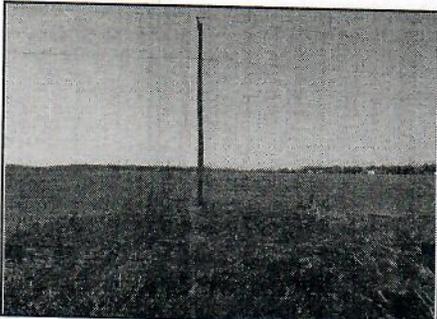
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	348,400	2025 Taxable:	144,854	Acres:	97.77
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

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01/03/2026 11:38 AM

Parcel:	OGO-205-3000-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	O'NEIL, JOSEPH P, TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	13000 HODGES HWY BLK JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2633-479	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	OGO OGDEN TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	101IM 101 AG PARCELS

Mailing Address:

O'NEIL, JOSEPH P, TRUST
PAULA A O'NEIL TRUST
10430 COUNTRY RD U
LYONS OH 43533

Description:

LD DES AS BEG AT THE W1/4 COR OF SEC 5 T9S R4E TH S89^19'18"E 2614.97 FT ALG THE N LI OF SD SEC TH S 1270.46 FT ALG THE E LI OF SD SW1/4 OF SD SEC TH N89^42'33"W 1307.29 FT ALG THE S LI OF N1/2 SW1/4 TH S 169.75 FT ALG THE E LI OF SW1/4 OF SD SW1/4 TH S88^38'24"W 1287.50 FT ALG THE MICHIGAN-OHIO BORDER TO STATE LINE MARKER NO 41 TH S88^44'02"W 19.81 FT ALG THE MICHIGAN-OHIO BORDER TH N 700.03 FT ALG THE W LI OF SD SW1/4 OF SD SEC 5 TH N89^29'39"E 372 FT TH N 230.50 FT TH S89^29'39"W 372 FT TH N 565 FT ALG THE SD W LI OF SW1/4 OF SD SEC TO POB (SURVEY 80.47 AC)

Most Recent Sale Information

Sold on 01/29/2022 for 583,408 by SIMON, LARRY L & JUDY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2633-431

Most Recent Permit Information

None Found

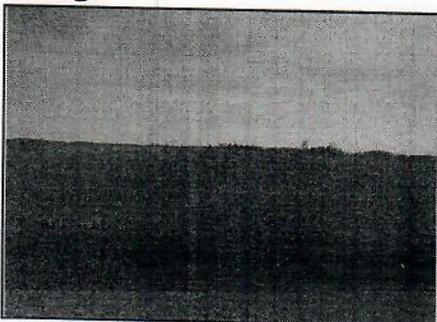
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	286,200	2025 Taxable:	180,021	Acreage:	80.47
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

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01/03/2026 11:38 AM

Parcel:	PA0-101-4400-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	PRIELIPP,, DANIEL	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 PIXLEY RD BLK PALMYRA, MI 49268	Taxable Status	TAXABLE
Libor/Page:	2663-907	Prev. Taxable Stat	TAXABLE
Split:	08/10/2023	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:

PRIELIPP,, DANIEL
ANDREW PRIELIPP
4651 DOWNING HWY
BRITTON MI 49229

Description:

LD DES AS COMM AT THE E1/4 COR OF SEC 1 T7S R4E TH S00^57'19"E 420.46 FT ALG THE E LI OF SD SEC (CNTRLI OF WELLSVILLE HWY) TO CNTRLI PIXLEY RD FOR A POB TH CONT S00^57'19"E 1231.31 FT ALG SD LI & SD HWY TH S89^43'11"W (RECORDED AS S89^55'10"W) 1306.62 FT TH N00^57'13"W 1158.61 FT TO CNTRLI PIXLEY RD TH N86^26'49"E 591.97 FT ALG SD RD TH N 86^36'18"E 715.78 FT TO THE POB (SURVEY 35.854 AC)

SPLIT ON 08/10/2023 FROM PA0-101-4355-00;

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

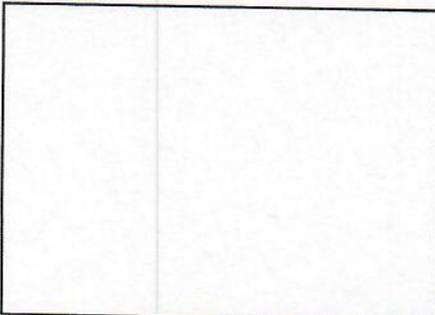
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	118,800	2025 Taxable:	69,711	Acreage:	35.85
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/03/2026 11:38 AM

Parcel:	PA0-109-3025-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	STAHL FARMS LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	5000 PALMYRA RD BLK PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2655-39	Prev. Taxable Stat	TAXABLE
Split:	03/07/2023	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:

STAHL FARMS LLC
4998 IFFLAND RD
BLISSFIELD MI 49228

Description:

LD DES AS BEG ON THE W LI OF SEC 9 T7S R4E 384.63 FT (384.43 FT REC) N00°14'00"E FROM T HE W1/4 COR OF SD SEC TH N00°14'00"E 40.12 FT CONT ALG SD W LI OF SD SEC TH S78°56'41"E 1364.71 FT ALG THE S'ERLY R/O/W LI OF THE ADRIAN-BLISSFIELD R/R TO THE E LI OF THE W1/2 OF THE NW1/4 OF SD SEC TH S00°18'00"W 166.74 FT ALG SD E LI OF THE W1/2 OF THE NW1/4 OF SD SEC TH S00°33'24"W 1153.04 FT ALG THE E LI OF THE W1/2 OF THE SW1/4 OF SD SEC TO THE CNTRLI OF PALMYRA RD (66 FT WD) TH N44°02'41"W 980.26 FT ALG SD CNTRLI OF PALMYRA RD TH N29°25'04"W 949.55 FT CONT ALG SD CNTRLI OF PALMYRA RD TH N86°56'59"W 179.84 FT (N87°02'30"W 179.92 FT REC) TO THE POB (SURVEY 20.62 AC)
SPLIT ON 03/07/2023 FROM PA0-109-3050-00

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

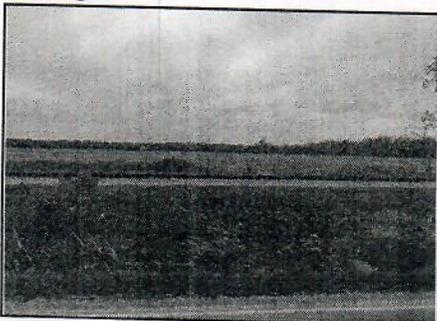
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	67,100	2025 Taxable:	15,696	Acreage:	20.62
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/03/2026 11:38 AM

Parcel:	PA0-114-1055-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	FISHER TRUST	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	7000 POPE RD BLK PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2647-458	Prev. Taxable Stat	TAXABLE
Split:	07/08/2022	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:

FISHER TRUST
9175 DEERFIELD RD
BLISSFIELD MI 49228

Description:

LD DES AS BEG AT THE NW COR OF SEC 14 T7S R4E TH N88^32'51"E 1329.59 FT ALG THE N LI OF SD SEC TO THE E LI OF THE W1/2 OF THE NW1/4 OF SD SEC TH S01^04'45"E 2644.29 FT ALG SD LI TO THE E-W 1/4 LI OF SD SEC TH S88^33'45"W 1326.27 FT ALG SD LI TO THE W1/4 COR OF SD SEC TH N01^09'04"W 1518.12 FT ALG THE W LI OF SD SEC (CNTRLI OF ROGERS HWY) TH S85^59'55"E 545.59 FT TH N01^03'24"W 508.13 FT TH S82^43'51"W 547.33 FT TO THE W LI OF SDS EC (CNTRLI OF ROGERS HWY) TH N01^09'04"W 725 FT ALG SD LI & SD HWY TO TH EPOB (SURVEY 74.931 AC) SPLIT ON 07/08/2022 FROM PA0-114-1050-00

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

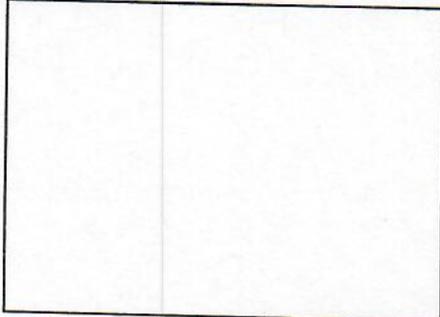
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	241,600	2025 Taxable:	108,247	Acreage:	74.93
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/03/2026 11:38 AM

Parcel:	PA0-136-3350-00	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	LIEVENS, CHARLES F, LIVING TRUST	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	8225 E GORMAN RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2689-438	Prev. Taxable Stat	TAXABLE
Split:	02/06/2024	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:

LIEVENS, CHARLES F, LIVING TRUST
LYNETTE S LIEVENS LIVING TRUST
1391 BEAMER RD
BLISSFIELD MI 49228

Description:

PART OF SW FRL 1/4 SEC 36 T7S R4E BEG ON S LI SEC 28 AT A POINT 28.29 CHS E OF W LI SEC 36 RUNN TH N 40.27 CHS TO E AND W 1/4 LI TH W 13.42 CHS TH S TO RIVER RAISIN TH ALG SD RIVER EASTWARD TO POB EXC LD DES AS BEG ON N LI OF SW FRL 1/4 SEC 36 1067.14 FT N 89°32'00"E FROM W 1/4 COR SEC 36 TH N 89°32'00"E 400 FT TH S 00°32'30"E 452 FT TH S 89°32'00"W 400 FT TH N 00°32'30"W 452 FT TO POB (EXCEPTION CONTAINS 4.15 ACRES)

SPLIT ON 05/09/2016 FROM PA0-136-3300-00

SPLIT ON 02/06/2024 FROM PA0-136-3305-00;

Most Recent Sale Information

Sold on 04/17/2024 for 334,800 by VAN LOOCKE, RICHARD B & SHARON E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2668-135

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 140,700

2025 Taxable: 66,313

Acres: 41.85

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

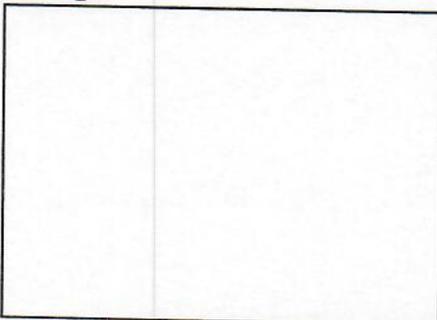
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Palmyra Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PAO-102-1560-00	1367 S ROGERS HWY	11/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$98,300	31.71
PAO-105-4750-00	1924 S WILLMOTH HWY	05/16/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$66,200	56.10
PAO-106-2000-00	1599 ACADEMY RD	04/19/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$124,900	67.51
PAO-107-3050-00	3308 PARR HWY	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,400	50.55
PAO-107-3300-00	2536 OGDEN HWY	07/03/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$122,300	58.24
PAO-108-1900-00	2389 HUMPHREY HWY	01/03/25	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$86,200	56.16
PAO-109-4400-00	2358 LENAWEE HWY	06/27/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,500	47.75
PAO-115-4600-00	6584 ROUGET RD	05/11/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,800	46.44
PAO-116-2350-00	5798 PALMYRA RD	10/25/24	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$88,700	46.81
PAO-117-4450-00	4912 E US-223	01/12/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,900	38.39
PAO-118-3580-00	2922 E CARLETON RD	10/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,400	42.47
PAO-119-3800-00	4810 OGDEN HWY	06/05/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$198,200	54.30
PAO-119-4100-00	4653 OGDEN HWY	05/17/24	\$231,005	WD	03-ARM'S LENGTH	\$231,005	\$95,900	41.51
PAO-119-4490-00	3770 SHARP RD	11/14/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,400	46.31
PAO-119-4595-00	4847 OGDEN HWY	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,700	40.53
PAO-119-4630-00	4905 OGDEN HWY	11/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,000	41.14
PAO-120-1025-00	4021 E CARLETON RD	12/22/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$135,800	41.80
PAO-121-2250-00	5555 E CARLETON RD	06/14/24	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$122,400	40.60
PAO-121-2310-00	5897 E US-223	07/02/24	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$53,000	44.73
PAO-122-2090-00	6583 ROUGET RD	08/02/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,600	45.76
PAO-122-4200-00	6805 E US-223	06/26/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$90,500	37.72
PAO-125-4375-00	8700 E US-223	02/14/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,100	48.88
PAO-126-2580-00	7887 E US-223	04/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900	43.79
PAO-126-3800-00	7446 CRAIG RD	11/20/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,400	52.97
PAO-126-4550-00	7820 CRAIG RD	09/20/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,900	42.68
PAO-128-4855-00	5756 ENGLE RD	09/26/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$239,700	45.23
PAO-130-2140-00	5021 OGDEN HWY	04/26/24	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$72,300	48.20
PAO-133-1950-00	5472 E GORMAN RD	01/05/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$81,300	41.48
PAO-136-1100-00	6259 S GROSVENOR HWY	09/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,400	32.11
Totals:						\$6,604,705	\$2,988,100	45.24
							Sale. Ratio =>	7.72
							Std. Dev. =>	

Due to no improved Agricultural sales, sales from the Palmyra M & B neighborhood were utilized to develop the 2026 Agricultural ECF.
ECF of 1.039 used for the 2026 year.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value
\$231,204	\$53,101	\$256,899	\$167,705	1.532	1,615	\$159.07	PM&B	49.1614	TWO-STORY	\$50,005
\$155,735	\$27,750	\$90,250	\$120,513	0.749	1,227	\$73.55	PM&B	29.1354	CONVENTIONAL	\$27,750
\$273,279	\$34,770	\$150,230	\$224,585	0.669	2,352	\$63.87	PM&B	37.1311	TWO-STORY	\$33,740
\$198,345	\$32,133	\$132,867	\$156,508	0.849	1,729	\$76.85	PM&B	19.1290	SINGLE STORY	\$31,286
\$258,057	\$59,880	\$150,120	\$186,607	0.804	1,911	\$78.56	PM&B	23.5764	TWO-STORY	\$54,600
\$188,295	\$30,469	\$123,031	\$148,612	0.828	1,573	\$78.21	PM&B	21.2367	TWO-STORY	\$28,030
\$200,925	\$34,704	\$165,296	\$156,517	1.056	1,092	\$151.37	PM&B	1.5856	SINGLE STORY	\$31,994
\$128,888	\$8,046	\$109,954	\$113,787	0.966	860	\$127.85	PM&B	7.3922	SINGLE STORY	\$7,020
\$187,749	\$15,531	\$173,969	\$162,164	1.073	1,396	\$124.62	PM&B	3.2563	SINGLE STORY	\$10,920
\$172,544	\$21,972	\$167,928	\$141,782	1.184	1,122	\$149.67	PM&B	14.4179	RANCH	\$19,968
\$298,683	\$29,912	\$270,088	\$253,080	1.067	1,625	\$166.21	PM&B	2.6970	RANCH	\$28,450
\$416,386	\$126,604	\$238,396	\$272,864	0.874	2,553	\$93.38	PM&B	16.6555	SINGLE STORY	\$125,538
\$199,109	\$32,897	\$198,108	\$156,508	1.266	1,619	\$122.36	PM&B	22.5563	CONVENTIONAL	\$31,000
\$389,491	\$27,652	\$327,348	\$340,715	0.961	2,718	\$120.44	PM&B	7.9466	TWO-STORY	\$26,190
\$274,750	\$31,901	\$288,099	\$228,671	1.260	1,373	\$209.83	PM&B	21.9648	RANCH	\$26,470
\$174,483	\$17,836	\$157,164	\$147,502	1.066	1,296	\$121.27	PM&B	2.5271	RANCH	\$16,770
\$315,807	\$32,035	\$292,865	\$267,205	1.096	2,972	\$98.54	PM&B	5.5796	TWO-STORY	\$31,045
\$260,334	\$27,462	\$274,038	\$219,277	1.250	2,280	\$120.19	PM&B	20.9501	TRI - LEVEL	\$26,000
\$111,435	\$18,414	\$100,086	\$87,590	1.143	873	\$114.65	PM&B	10.2425	RANCH	\$16,250
\$151,510	\$9,870	\$129,130	\$133,371	0.968	1,446	\$89.30	PM&B	7.2033	CONVENTIONAL	\$8,840
\$192,275	\$27,176	\$212,724	\$155,460	1.368	1,748	\$121.70	PM&B	32.8114	TWO-STORY	\$26,186
\$225,307	\$34,604	\$180,396	\$179,570	1.005	2,119	\$85.13	PM&B	3.5633	TWO-STORY	\$29,680
\$252,242	\$27,413	\$207,587	\$211,703	0.981	2,866	\$72.43	PM&B	5.9678	TWO-STORY	\$26,140
\$206,032	\$34,520	\$130,480	\$161,499	0.808	1,635	\$79.80	PM&B	23.2304	TWO-STORY	\$33,530
\$222,273	\$27,340	\$192,660	\$183,553	1.050	1,975	\$97.55	PM&B	0.9382	TWO-STORY	\$26,310
\$515,250	\$31,374	\$498,626	\$455,627	1.094	2,160	\$230.85	PM&B	5.4139	TWO-STORY	\$30,200
\$165,564	\$29,146	\$120,854	\$116,213	1.040	1,040	\$116.21	PM&B	0.0297	RANCH	\$28,080
\$189,649	\$27,990	\$168,010	\$152,221	1.104	1,766	\$95.14	PM&B	6.3488	TWO-STORY	\$27,000
\$185,705	\$11,670	\$173,330	\$163,875	1.058	1,172	\$147.89	PM&B	1.7464	TWO-STORY	\$9,620
\$6,741,306		\$5,680,533	\$5,465,286			\$116.78		0.0850		

E.C.F. => 1.039 Std. Deviation=> 0.189013
Ave. E.C.F. => 1.040 Ave. Variance=> 13.9446 Coefficient of Var=> 13.40528685

