

4

2025 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
PA0-113-1525-00	4/6/2021	\$162,300.00	27.05	\$6,000.00
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
PA0-136-3550-00	4/12/2022	\$500,000.00	76.59	\$6,528.27
PA0-134-1550-00	5/20/2022	\$341,248.00	79.9	\$4,270.94
PA0-123-4055-00	7/23/2021	\$833,000.00	119.6	\$6,964.88
PA0-136-3350-00	4/17/2024	\$334,800.00	41.85	\$8,000.00

Total Cost: \$3,175,865.00

Total Acres: 469.035

Ave. Price/Ac \$6,771.06

Not Used

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2025 3:35 PM

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
Liber/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:	Description:
PRIELIPP,, DANIEL ANDREW PRIELIPP 4651 DOWNING HWY BRITTON MI 49229	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

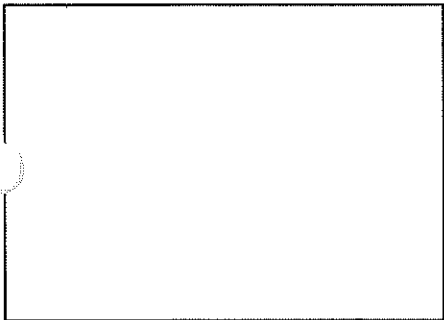
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	118,800	2024 Taxable:	67,615	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

01/16/2025 3:35 PM

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

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	67,100	2024 Taxable:	15,225	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

01/16/2025 3:35 PM

Parcel:	PA0-113-1525-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	DAVID STAHL LLC	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	3000 GROSVENOR HWY BLK PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2640-156	Prev. Taxable Stat	TAXABLE
Split:	08/27/2013	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:

DAVID STAHL LLC
4998 IFFLAND RD
BLISSFIELD MI 49228

Description:

LD DES AS BEG ON THE W LI OF SEC 13 T7S R4E 596.22 FT N00°25'53"E FROM THE W1/4 COR OF SD SEC TH N00°25'53"E 194.93 FT CONT ALG THE SD W LI OF SD SEC TH S89°39'04"E 493.50 FT TH N00°25'53"E 530 FT TO THE N LI OF THE S1/2 OF THE NW1/4 OF SD SEC TH S89°39'04"E 1483.71 FT ALG THE SD N LI OF THE S1/2 OF THE NW1/4 OF SD SEC TO THE E LI OF THE W3/4 OF THE S1/2 OF THE NW1/4 OF SD SEC TH S00°28'57"W 731.82 FT ALG THE SD E LI OF THE W3/4 OF THE S1/2 OF THE NW1/4 OF SD SEC TH N89°27'05"W 1976.56 FT TO THE POB (SURVEY 27.05 AC)
SPLIT ON 08/27/2013 FROM PA0-113-1550-00

Most Recent Sale Information

Sold on 10/04/2018 for 0 by LOAR, DONALD M & LINDA KAY.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2569-943

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	94,200	2024 Taxable:	91,176	Acreage:	27.05
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

01/16/2025 3:35 PM

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:	Description:
FISHER TRUST 9175 DEERFIELD RD BLISSFIELD MI 49228	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

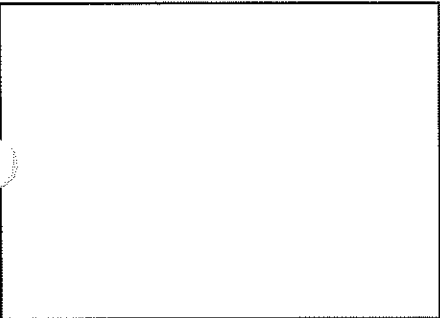
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	241,600	2024 Taxable:	104,993	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

01/16/2025 3:35 PM

Parcel:	PA0-123-4055-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	ISLEY, JACOB & LEEANN	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	7000 DRIGGS RD BLK PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2673-952	Prev. Taxable Stat	TAXABLE
Split:	05/16/2008	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:

ISLEY, JACOB & LEEANN
429 NORTH ST
BLISSFIELD MI 49228

Description:

LD DES AS COMM AT THE S1/4 COR OF SEC 23 T7S R4E TH N01°15'49"W 1756.79 FT ALG THE N-S 1/4 LI OF SD SEC TO THE N LI OF THE ADRIAN & BLISSFIELD R/R FOR A POB TH CONT ALG SD LI N01°15'49"W 883.82 FT TO THE CENTER OF SD SEC TH CONT ALG SD LI N01°15'49"W 2314.49 FT TO AN INTERMEDIATE TRAV LI TH DOWNSTREAM M/L ALG THE S TOP OF BANK OF THE HILL DR ALG AN INTERMEDIATE TRAV LI THE FOLLOWING SIX COURSES: S58°15'22"E 47.66 FT TH S82°49'08"E 308.13 FT TH N87°55'43"E 533.10 FT TH N80°55'30"E 178.19 FT TH N85°51'20"E 228.21 FT TH S89°49'55"E 47.15 FTO TO THE E LI OF THE W1/2 OF THE NE1/4 OF SD SEC TH S01°13'30"E 2278.02 FT ALG SD LI TO THE SE COR OF THE W1/2 OF THE NE1/4 OF SD SEC TH S01°10'33"E 1348.17 FT ALG THE E LI OF THE W1/2 OF THE SE1/4 OF SD SEC TH S88°50'55"W 132.37 FT (REC AS 132 FT) TH S01°05'46"E 179.19 FT TO THE N LI OF THE ADRIAN & BLISSFIELD R/R TH N63°11'59"W 671.22 FT ALG SD LI TH N00°42'06"W 397.98 FT TH N63°13'02"W 134.00 FT TH S22°35'54"W 353.92 FT TO THE N LI OF THE ADRIAN & BLISSFIELD R/R TH N63°11'59"W 388.78 FT ALG SD LI TO THE POB - CONT 104.311 AC ML TO THE INTERMEDIATE TRAV LI PARCEL EXTENDS N TO THE CNTRLI OF THE HILL DRAIN TO CONTAIN A GROSS AREA OF 104.

Most Recent Sale Information

Sold on 07/23/2021 for 833,000 by EISENMANN, K & B, TRUST, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2623-161

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	413,500	2024 Taxable:	148,949	Acreage:	119.60
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

01/16/2025 3:35 PM

Parcel:	PA0-134-1550-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	REED, MICHAEL K & CANDACE L	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	6000 E GORMAN RD BLK PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2639-963	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:	Description:
REED, MICHAEL K & CANDACE L WILLIAM B REED 6676 ROBB HWY BLISSFIELD MI 49228	THE S 120 ACRES OF NW 1/4 SEC 34 EX E 30 ACRES ALSO EX LD LYING E OF HWY ALSO EX LD BEG AT W 1/4 POST RUNN TH N 388.42 FT TH S 46^10'E 322.27 FT TH S TO E AND W 1/4 LI TH W TO POB ALSO EX LD BEG 648.08 FT N OF W 1/4 POST RUNN TH N 471.05 FT E 450 FT S 760 FT W 40.45 FT TH N 39^10'W 153 FT TH N 59^34'W 309.03 FT TH N 73^43'W 48.60 FT TO POB CONT 6.2 ACRES SEC 34

Most Recent Sale Information

Sold on 08/01/2017 for 0 by DONALD B REED & H FAY REED TRUST.

Terms of Sale:	21-NOT USED/OTHER	Liber/Page:	2549-403
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Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	272,700	2024 Taxable:	104,488	Acreage:	79.90
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

01/16/2025 3:35 PM

Parcel:	PA0-136-3350-00	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	LIEVENS, CHARLES F	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	8225 E GORMAN RD BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2668-135	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
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
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Most Recent Permit Information

None Found

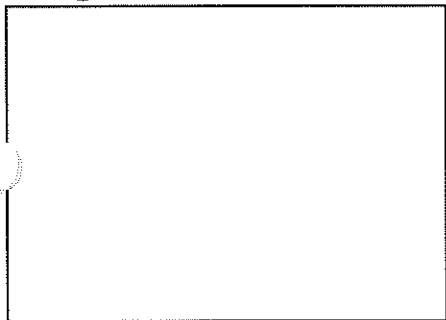
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	140,600	2024 Taxable:	64,320	Acreage:	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



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/16/2025 3:35 PM

Parcel:	PA0-136-3550-00	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	ISLEY, JACOB A & LEEANN (RINEHART)	Previous Class:	102.AGRICULTURAL-VACANT
Property Address:	8000 E GORMAN RD BLK BLISSFIELD, MI 49228	Taxable Status	TAXABLE
Liber/Page:	2673-951	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46040 BLISSFIELD COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	P101 AGRICULTURAL

Mailing Address:	Description:
ISLEY, JACOB A & LEEANN (RINEHART) 429 NORTH ST BLISSFIELD MI 49228	W 13.42 CHS OF SW FRL 1/4 SEC 36 T7S R4E LYING N OF THE N'ERLY BANK OF THE RIVER RAISIN EX LD BEG 422.94 FT E FROM W 1/4 POST SEC 36 TH E 225 FT S 387 FT W 225 FT N 387 FT TO POB CONT 2 ACRES 51.72 ACRES ALSO W 25 ACRES OF SW 1/4 OF NW 1/4 EX N 2 RDS OF W 10 RDS CONT 0.1252 ACRES SEC 36

Most Recent Sale Information

Sold on 04/12/2022 for 500,000 by NOVAK, FRANK & MARY, TRUST.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2637-951
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Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	254,900	2024 Taxable:	103,128	Acreage:	76.59
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

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Palmyra Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
PA0-102-1560-00	1367 S ROGERS HWY	11/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$98,300	31.71	\$214,680
PA0-105-4750-00	1924 S WILMOTH HWY	05/16/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$66,200	56.10	\$145,339
PA0-107-2850-00	3909 DEERFIELD RD	11/01/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$89,800	30.97	\$235,514
PA0-107-3050-00	3308 PARR HWY	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,400	50.55	\$183,518
PA0-108-1950-00	2431 HUMPHREY HWY	10/05/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$166,000	35.32	\$415,033
PA0-115-4600-00	6584 ROUGET RD	05/11/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,800	46.44	\$120,929
PA0-115-4650-00	6600 ROUGET RD	05/26/22	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$89,400	39.75	\$243,633
PA0-116-2050-00	5708 PALMYRA RD	07/15/22	\$163,600	WD	03-ARM'S LENGTH	\$163,600	\$44,100	26.96	\$116,710
PA0-116-2200-00	5641 PALMYRA RD	06/09/22	\$145,900	WD	03-ARM'S LENGTH	\$145,900	\$59,800	40.99	\$156,340
PA0-117-4450-00	4912 E US-223	01/12/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,900	38.39	\$161,056
PA0-118-1725-00	3361 E US-223	10/11/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$174,400	46.51	\$438,126
PA0-118-2240-00	3720 E US-223	05/12/22	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$87,700	58.47	\$225,118
PA0-118-3580-00	2922 E CARLETON RD	10/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,400	42.47	\$280,397
PA0-119-1080-00	3047 E CARLETON RD	11/14/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$48,100	20.05	\$198,152
PA0-119-4490-00	3770 SHARP RD	11/14/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,400	46.31	\$363,912
PA0-119-4630-00	4905 OGDEN HWY	11/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,000	41.14	\$161,203
PA0-120-1025-00	4021 E CARLETON RD	12/22/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$135,800	41.80	\$298,342
PA0-122-2090-00	6583 ROUGET RD	08/02/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,600	45.76	\$140,515
PA0-122-3650-00	4974 ROBB HWY	08/03/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$85,900	32.66	\$224,132
PA0-126-2580-00	7887 E US-223	04/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900	43.79	\$230,034
PA0-126-2820-00	7980 E US-223	07/19/22	\$183,600	WD	03-ARM'S LENGTH	\$183,600	\$85,600	46.62	\$226,130
PA0-126-3800-00	7446 CRAIG RD	11/20/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,400	52.97	\$191,620
PA0-126-4550-00	7820 CRAIG RD	09/20/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,900	42.68	\$207,366
PA0-128-4855-00	5756 ENGLE RD	10/25/22	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$183,900	36.06	\$475,224
PA0-129-3425-00	4423 RAU HWY	03/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,800	24.49	\$301,073
PA0-129-4580-00	5922 RAU HWY	01/06/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,000	33.13	\$137,567
PA0-130-2390-00	3909 SHARP RD	06/10/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$64,000	30.48	\$166,661
PA0-133-1950-00	5472 E GORMAN RD	01/05/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$81,300	41.48	\$179,523
PA0-134-3550-00	6867 SCOTT HWY	03/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$64,000	33.68	\$171,573
PA0-136-1100-00	6259 S GROSVENOR HWY	09/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,400	32.11	\$131,102
Totals:			\$7,056,700			\$7,056,700	\$2,729,200	38.68	\$6,740,522
							Sale. Ratio =>	38.68	
							Std. Dev. =>	9.11	

Due to no 101 class improved sales, the Palmyra Township M & B ECF was utilized for the 2025 Agricultural ECF. ECF of 1.062 utilized for 2025 year.

Land + Yard	Bldg.	Residual	Cost Man.\$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$53,085		\$256,915	\$160,927	1.596	1,615	\$159.08	PM&B	51.9648	TWO-STORY	\$50,005	
\$27,750		\$90,250	\$116,902	0.772	1,227	\$73.55	PM&B	30.4808	CONVENTIONAL	\$27,750	
\$51,103		\$238,897	\$183,320	1.303	1,980	\$120.66	PM&B	22.6352	SINGLE STORY	\$49,750	
\$32,130		\$132,870	\$150,575	0.882	1,729	\$76.85	PM&B	19.4403	SINGLE STORY	\$31,286	
\$79,969		\$390,031	\$333,534	1.169	1,884	\$207.02	PM&B	9.2570	LOG HOME	\$78,570	
\$8,086		\$109,914	\$112,231	0.979	860	\$127.81	PM&B	9.7466	SINGLE STORY	\$7,020	
\$14,127		\$210,773	\$228,137	0.924	2,095	\$100.61	PM&B	15.2933	RANCH	\$9,828	
\$19,405		\$144,195	\$96,725	1.491	1,054	\$136.81	PM&B	41.3958	SINGLE STORY	\$16,692	
\$17,053		\$128,847	\$138,456	0.931	1,349	\$95.51	PM&B	14.6223	SINGLE STORY	\$15,600	
\$21,960		\$167,940	\$138,266	1.215	1,122	\$149.68	PM&B	13.7791	RANCH	\$19,968	
\$233,101		\$141,899	\$203,835	0.696	1,260	\$112.62	PM&B	38.0673	RANCH	\$232,062	PAO-118-1705-00
\$31,326		\$118,674	\$192,666	0.616	1,671	\$71.02	PM&B	46.0862	SINGLE STORY	\$30,260	
\$29,903		\$270,097	\$249,000	1.085	1,625	\$166.21	PM&B	0.7907	RANCH	\$28,450	
\$34,407		\$205,493	\$162,768	1.262	1,201	\$171.10	PM&B	18.5667	CONVENTIONAL	\$31,545	
\$27,643		\$327,357	\$334,263	0.979	2,718	\$120.44	PM&B	9.7482	TWO-STORY	\$26,190	
\$17,836		\$157,164	\$142,512	1.103	1,296	\$121.27	PM&B	2.5993	RANCH	\$16,770	
\$32,039		\$292,861	\$264,849	1.106	2,972	\$98.54	PM&B	2.8944	TWO-STORY	\$31,045	
\$9,866		\$129,134	\$129,870	0.994	1,446	\$89.30	PM&B	8.2486	CONVENTIONAL	\$8,840	
\$33,082		\$229,918	\$189,911	1.211	1,794	\$128.16	PM&B	13.3844	TWO-STORY	\$29,000	
\$27,404		\$207,596	\$201,513	1.030	2,866	\$72.43	PM&B	4.6633	TWO-STORY	\$26,140	
\$25,879		\$157,721	\$199,084	0.792	1,856	\$84.98	PM&B	28.4588	RANCH	\$21,580	
\$34,524		\$130,476	\$156,204	0.835	1,579	\$82.63	PM&B	24.1527	TWO-STORY	\$33,530	
\$27,336		\$192,664	\$179,018	1.076	1,975	\$97.55	PM&B	0.0592	TWO-STORY	\$26,310	
\$31,365		\$478,635	\$441,395	1.084	2,160	\$221.59	PM&B	0.7549	TWO-STORY	\$30,200	
\$34,686		\$250,314	\$264,838	0.945	2,047	\$122.28	PM&B	13.1662	TWO-STORY	\$33,620	
\$34,026		\$125,974	\$102,923	1.224	1,152	\$109.35	PM&B	14.7138	RANCH	\$33,000	
\$18,011		\$191,989	\$147,807	1.299	1,056	\$181.81	PM&B	22.2093	RANCH	\$14,924	
\$27,994		\$168,006	\$150,718	1.115	1,766	\$95.13	PM&B	3.7881	TWO-STORY	\$27,000	
\$20,440		\$169,560	\$150,232	1.129	1,702	\$99.62	PM&B	5.1837	RANCH	\$16,822	
\$11,668		\$173,332	\$118,722	1.460	1,172	\$147.89	PM&B	38.3166	TWO-STORY	\$9,620	
\$5,989,496		\$5,641,201				\$121.38	0.228453		1.5079		
E.C.F. =>		1.062		Std. Deviation=>		0.228453					
Ave. E.C.F. =>		1.077		Ave. Variance=>		17.4823		Coefficient of Var=>		16.23507482	

Land Table	Property Class	Building Depr.
PALMYRA RESIDENTIAL M & B	401	54
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	59
PALMYRA RESIDENTIAL M & B	401	59
PALMYRA RESIDENTIAL M & B	401	64
PALMYRA RESIDENTIAL M & B	401	54
PALMYRA RESIDENTIAL M & B	401	59
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	64
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	75
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	89
PALMYRA RESIDENTIAL M & B	401	74
PALMYRA RESIDENTIAL M & B	401	59
PALMYRA RESIDENTIAL M & B	401	67
PALMYRA RESIDENTIAL M & B	401	64
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	54
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	54
PALMYRA RESIDENTIAL M & B	401	64
PALMYRA RESIDENTIAL M & B	401	93
PALMYRA RESIDENTIAL M & B	401	88
PALMYRA RESIDENTIAL M & B	401	59
PALMYRA RESIDENTIAL M & B	401	64
PALMYRA RESIDENTIAL M & B	401	64
PALMYRA RESIDENTIAL M & B	401	63
PALMYRA RESIDENTIAL M & B	401	63