

2025 FORK TWP RES ACREAGE LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
04 012 004 200	531 TRUMAN	02/29/24	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$74,700
04 036 003 160	18902 N CHIPPEW	12/06/22	\$17,900	WD	03-ARM'S LENGTH	\$17,900	\$6,300
04 015 005 400	21794 30TH AVE	06/13/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,400
04 036 003 150	19 MILE RD	05/11/22	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$6,300
04 029 002 600	19930 45TH AVE	06/26/23	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$11,000
04 029 002 501	19884 45TH	01/30/24	\$144,500	WD	03-ARM'S LENGTH	\$144,500	\$55,400
Totals:			\$474,800			\$474,800	\$185,100
							Sale. Ratio =>
							Std. Dev. =>

2025 Fork Township Res Acreage Sale Land Study

Due to the lack of density of vacant land sales within the township, sales of improved parcels were used and the extraction method of land valuation was a

Prices paid for properties ranged from \$7,024 to \$19,302 per acre. Median price per acre is \$8,826; mean price per acre is \$9,286.

2025 Res Acreage was applied at \$9,000/acre, which is rounded down from mean price and rounded up from median price.

There is a diminishing price paid per acre as parcel sizes increase; therefore, Land Value Rates were applied at the following rates:

Size	\$ paid	\$/acre
1 acre	\$9,000	\$9000/ac
1.5 acre	\$12,500	\$8333/ac
2 acre	\$14,000	\$7000/ac
2.5 acre	\$15,000	\$6000/ac
3 acre	\$16,500	\$5500/ac
4 acre	\$18,000	\$4500/ac
5 acre	\$20,000	\$4000/ac
7 acre	\$24,500	\$3500/ac
10 acre	\$33,000	\$3300/ac
15 acre	\$45,000	\$3000/ac
20 acre	\$50,000	\$2500/ac
25 acre	\$60,000	\$2400/ac
30 acre	\$70,500	\$2350/ac

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40 acre	\$90,000	\$2250/ac
50 acre	\$111,250	\$2225/ac
100 acre	\$221,000	\$2210/ac

Outliers/Not Used

04 032 013 700	50TH AVE	11/16/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$20,400
04 036 003 140	19 MILE RD	05/17/22	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$6,300
03 033 009 000	100TH AVE	10/03/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	
03 030 042 100	W CHIPPEWA DR	02/09/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	
03 010 012 011	90TH AVE	11/21/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	
04 011 010 120	1864 22 MILE	07/27/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$70,200
08 019 005 600	14147 55TH AVE	01/26/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	
04 011 010 120	1864 22 MILE	07/27/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$70,700
04 891 023 000	20 MILE RD	09/29/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$8,900
04 016 031 000	21163 30TH	10/12/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$75,500
04 021 007 900	20634 40TH	10/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,100
04 024 008 000	656 20 MILE	10/11/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,900
04 025 008 500	19358 10TH	03/14/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$42,300
04 028 003 500	3737 20 MILE	04/20/23	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$25,500
03 020 010 003	N CHIPPEWA RD	10/18/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	
08 063 002 000	SWISTIER RD	05/23/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	
04 030 003 000	5345 20 MILE	05/02/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,300
04 033 013 000	3240 18 MILE RD	08/04/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$96,400
04 034 008 800	18300 30TH	11/27/23	\$190,800	WD	03-ARM'S LENGTH	\$190,800	\$81,200
04 035 011 000	1250 18 MILE RD	04/28/22	\$619,500	WD	03-ARM'S LENGTH	\$619,500	\$313,600
04 891 021 000	2815 20 MILE	02/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$101,800

2025 FORK TWP RES ACREAGE LAND STUDY

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
42.71	\$149,453	\$44,773	\$19,326	0.0	0.0	5.00	5.00
35.20	\$12,600	\$17,900	\$12,600	0.0	0.0	1.80	1.80
31.40	\$62,761	\$70,239	\$33,000	0.0	0.0	10.00	10.00
39.38	\$12,680	\$16,000	\$12,680	0.0	0.0	1.84	1.84
51.16	\$22,073	\$8,427	\$9,000	0.0	0.0	1.00	1.00
38.34	\$110,746	\$48,254	\$14,500	0.0	0.0	2.50	2.50
\$370,313		\$205,593	\$101,106	0.0		22.14	22.14
38.98			Average			Average	
9.87			per FF=>	#DIV/0!		per Net Acre=>	9,286.04

applied.

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35.79	\$40,827	\$57,000	\$40,827	0.0	0.0	17.09	17.09
39.38	\$12,680	\$16,000	\$12,680	0.0	0.0	1.84	1.84
		\$70,000	\$70,000			19.50	20.00
		\$40,000	\$40,000			9.06	9.30
		\$25,000	\$25,000			5.45	5.75
23.80	\$140,337	\$295,000	\$135,806	0.0	0.0	61.73	61.73
		\$50,000	\$50,000			8.84	9.09
23.97	\$141,418	\$295,000	\$136,997	0.0	0.0	61.73	61.73
22.25	\$17,773	\$40,000	\$17,773	0.0	0.0	6.19	6.19
54.32	\$150,932	\$4,568	\$16,500	0.0	0.0	3.00	3.00
56.55	\$62,243	\$42,757	\$50,000	0.0	0.0	20.00	20.00
54.51	\$299,759	\$45,741	\$70,500	0.0	0.0	30.00	30.00
41.07	\$84,591	\$47,159	\$28,750	0.0	0.0	8.50	8.50
61.45	\$51,059	\$23,441	\$33,000	0.0	0.0	10.00	10.00
		\$65,000	\$65,000			11.83	12.37
		\$37,000	\$37,000			5.61	5.61
48.31	\$410,682	\$104,318	\$90,000	0.0	0.0	40.00	40.00
55.72	\$192,778	\$2,472	\$22,250	0.0	0.0	6.00	6.00
42.56	\$162,389	\$37,411	\$9,000	0.0	0.0	1.00	1.00
50.62	\$627,146	\$82,354	\$90,000	0.0	0.0	40.00	40.00
45.24	\$203,524	\$47,393	\$25,917	0.0	0.0	7.50	7.50

2025 FORK TWP RES ACREAGE LAND STUDY

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
#DIV/0!	\$8,955	\$0.21	0.00	RS 928/1649			RES
#DIV/0!	\$9,944	\$0.23	0.00	RS 922/1343			RES
#DIV/0!	\$7,024	\$0.16	0.00	RS 919/3885			RES
#DIV/0!	\$8,696	\$0.20	0.00	RS 919/214			RES
#DIV/0!	\$8,427	\$0.19	0.00	RS 924/4283			RES
#DIV/0!	\$19,302	\$0.44	0.00	RS 928/33			RES
Average per SqFt=>		\$0.21					

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#DIV/0!	\$3,335	\$0.08	0.00	RS 922/742	RES
#DIV/0!	\$8,696	\$0.20	0.00	RS 918/5291	RES
	\$3,590	\$0.08			
	\$4,415	\$0.10			
	\$4,587	\$0.11			
#DIV/0!	\$4,779	\$0.11	0.00	RS 925/1332	RES
	\$5,656	\$0.13			
#DIV/0!	\$4,779	\$0.11	0.00	RS 925/1332	RES
#DIV/0!	\$6,462	\$0.15	0.00	RS 921/238	
#DIV/0!	\$1,523	\$0.03	0.00	RS 926/2528	RES
#DIV/0!	\$2,138	\$0.05	0.00	RS 921/4521	RES
#DIV/0!	\$1,525	\$0.04	0.00	RS 926/2911	RES
#DIV/0!	\$5,548	\$0.13	0.00	RS 923/2707	RES
#DIV/0!	\$2,344	\$0.05	0.00	RS 923/5041	RES
	\$5,495	\$0.13			
	\$6,595	\$0.15			
#DIV/0!	\$2,608	\$0.06	0.00	RS 918/3780	RES
#DIV/0!	\$412	\$0.01	0.00	RS 920/3276	RES
#DIV/0!	\$37,411	\$0.86	0.00	RS 927/778	RES
#DIV/0!	\$2,059	\$0.05	0.00	RS 918/3724	RES
#DIV/0!	\$6,319	\$0.15	0.00	RS 928/2048	

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
1	0	4/16/2024		401			
1	0	8/12/2010		402			
1	1	8/30/2022		401			
1	1	8/12/2010		402			
0	1	9/20/2023		401			
0	0	4/15/2024		401			

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1	0	10/15/2021	402
1	0	8/12/2010	402

0	0	1/25/2024	402
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0	0	1/25/2024	402
1	0	5/16/2023	402

0	1	9/1/2023	401
0	1	4/12/2022	401
0	1	12/5/2023	401
0	1	4/26/2022	401
0	1	10/10/1998	401

0	1	9/30/1998	401
0	1	9/28/2022	401
0	1	6/7/2022	401
0	1	8/9/2022	401
1	0	12/3/2024	401