

2025 LINCOLN TWP COM FF LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,300
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$53,300
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,800
33-006-116-01	4926 N VAN DYKE	09/12/23	\$74,450	WD	03-ARM'S LENGTH	\$74,450	\$34,200
Totals:			\$368,450			\$368,450	\$187,600
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of vacant land sales, improved RES parcels located on main roads, or in proximity to areas with commercial buildings were Sales from adjacent Dwight Township were utilized in the Lincoln Township COM/IND Land Studies due to similar market appeal and proximity to link Sale prices ranged from \$68 to \$179 per Front Foot. Mean sale price is \$105/FF ; median sale price is \$93/FF.

Applied for 2025 COM = \$95/FF, which is rounded up from the median and rounded down from the mean price.
2024 Rate = \$95/FF

OUTLIERS/NOT USED:

33-006-047-00	175 JOHN STREET	10/04/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$21,600
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEL	\$442,000	\$247,500
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEL	\$442,000	\$235,300
32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$61,300
32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$13,800
32-031-076-00	MICHIGAN	12/30/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$56,000
32-031-109-00	249 MAIN	11/02/22	\$30,000	QC	03-ARM'S LENGTH	\$30,000	\$24,200
33-006-066-00	157 JOHN STREET	01/13/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,500
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD	03-ARM'S LENGTH	\$62,400	\$26,400
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,600
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$30,200
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC	03-ARM'S LENGTH	\$65,000	\$26,900
32-031-136-00	611 E MAIN	11/07/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,300
32-031-129-00	513 E MAIN	05/04/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,100

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
50.70	\$116,601	\$11,599	\$13,200	132.0	264.0	0.40	0.20
53.84	\$106,536	\$8,964	\$16,500	132.0	132.0	0.40	0.40
52.25	\$83,514	\$12,867	\$16,381	131.0	264.0	0.80	0.80
45.94	\$72,040	\$19,523	\$17,113	109.0	172.0	0.46	0.46
	\$378,691	\$52,953	\$63,194	504.0		2.06	1.86
50.92			Average			Average	
4.46			per FF=>	\$105		per Net Acre=>	25,705.34

used and the extraction method of land value was applied.

ages.

61.71	\$45,817	(\$1,511)	\$9,306	66.0	132.0	0.20	0.20
56.00	\$494,911	\$355,139	\$408,050	0.0	0.0	58.63	43.13
53.24	\$470,567	\$366,773	\$395,340	0.0	0.0	58.63	43.13
66.63	\$122,523	(\$16,159)	\$14,364	114.9	132.0	0.40	0.40
230.00	\$27,523	(\$9,642)	\$11,881	95.0	146.0	0.33	0.33
48.70	\$13,200	\$115,000	\$13,200	66.0	132.0	0.40	0.20
80.67	\$48,473	(\$4,036)	\$14,437	126.8	145.5	0.40	0.40
42.00	\$68,004	\$16,302	\$9,306	66.0	132.0	0.20	0.20
42.31	\$52,774	\$20,512	\$10,886	87.1	264.0	0.40	0.40
44.29	\$99,283	\$22,330	\$9,613	76.9	146.0	0.26	0.26
27.45	\$60,400	\$55,852	\$6,252	50.0	66.0	0.10	0.10
41.38	\$53,869	\$19,481	\$8,350	66.8	132.0	0.20	0.20
43.53	\$130,571	\$38,383	\$18,954	151.6	264.0	0.80	0.80
45.13	\$72,143	\$18,743	\$10,886	87.1	264.0	0.40	0.40

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
\$88	\$28,998	\$0.67	132.00	RES.K	1804.576	32-031-076-00	
\$68	\$22,410	\$0.51	132.00	RES.K	1798.517		
\$98	\$16,084	\$0.37	66.00	RES.K	1837;550		
\$179	\$42,441	\$0.97	133.00	410	1827/565		

Average

per SqFt=>

\$0.59

(\$23)	(\$7,555)	(\$0.17)	66.00	410	1797/375		
#DIV/0!	\$6,057	\$0.14	0.00	RES.K	1825/517	32-031-197-10	FARMLAND
#DIV/0!	\$6,256	\$0.14	0.00	RES.K	1825/489	32-031-197-10	
(\$141)	(\$40,398)	(\$0.93)	132.00	RES.K	1732.216		
(\$101)	(\$29,042)	(\$0.67)	99.00	RES.K	1834/560		
\$1,742	\$287,500	\$6.60	66.00	RES.K	1804.576	32-031-085-00	
(\$32)	(\$9,990)	(\$0.23)	121.00	CTRD	1812/23		
\$247	\$81,510	\$1.87	66.00	410	1805/352		
\$236	\$51,280	\$1.18	66.00	RES.K	1791.22		
\$290	\$87,569	\$2.01	75.97	RES.K	1828/787		
\$1,117	\$558,520	\$12.82	66.00	RES.K	1840/323		
\$292	\$95,966	\$2.20	67.00	RES.K	1806.1		
\$253	\$47,979	\$1.10	132.00	RES.K	1832/152		
\$215	\$46,858	\$1.08	66.00	RES.K	1783.269		

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	NOT INSPECTED		401	IN TOWN		
0	0	NOT INSPECTED		401	IN TOWN	IN TOWN	
0	0	5/15/2024		401	IN TOWN		
0	0	10/1/2024		401	Group A		

0	0	10/30/2022		401	GROUP 'C'		
0	0	9/27/2023		101			
0	0	9/27/2023		101			
0	0	9/18/2018		401	IN TOWN		
0	0	5/15/2024		401	IN TOWN		
0	0	NOT INSPECTED		402	IN TOWN		
0	0	11/18/2024		201	KINDE MAIN ST	KINDE MAIN ST	
0	0	10/11/2024		401	GROUP 'C'		
0	0	8/22/2024		401	IN TOWN		
0	0	12/20/2023		401	IN TOWN		
0	0	9/15/2023		401	IN TOWN		
0	0	12/20/2023		401	IN TOWN		
0	0	12/20/2023		401	IN TOWN		
0	0	8/22/2024		401	IN TOWN		