

## 2025 FORK TWP AG LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
04 014 010 100	1424 21 MILE	02/13/23	\$380,000	MLC	03-ARM'S LENG1	\$380,000	\$173,400	45.63
04 032 013 700	50TH AVE	11/16/22	\$57,000	WD	03-ARM'S LENG1	\$57,000	\$20,400	35.79
01 002 002 600		06/02/22	\$82,500	WD	03-ARM'S LENG1	\$82,500		
03 004 006 000		05/02/23	\$50,000	WD	03-ARM'S LENG1	\$50,000		
04 036 009 000	19 MILE RD	06/06/23	\$40,000	WD	03-ARM'S LENG1	\$40,000	\$45,000	112.50
08 009 009 000	30TH AVE/16 MII	12/26/22	\$225,000	WD	03-ARM'S LENG1	\$225,000		
<b>Totals:</b>			<b>\$834,500</b>			<b>\$834,500</b>	<b>\$238,800</b>	
<b>Sale. Ratio =&gt;</b>								<b>28.62</b>
<b>Std. Dev. =&gt;</b>								<b>41.74</b>

### 2025 AG SALE LAND STUDY

DUE TO THE LACK OF DENSITY OF SALES WITHIN FORK TOWNSHIP, SALES WERE USED FROM COMPETING MARKETS, THAT HAVE SIMILAR SOIL TYPES & AG LAND SALES RANGED FROM \$1,000 TO \$3,556. Median sale price is \$2,705/acre; mean sale price is \$2,577/acre.

**2025 AG LAND RATES APPLIED AT \$2,700/acre, which is rounded up from mean price and rounded down from median price.**

2024 VALUE: \$2,450

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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$346,789	\$106,785	\$73,574	0.0	0.0	30.03	30.03	#DIV/0!	\$3,556
\$40,827	\$57,000	\$40,827	0.0	0.0	17.09	17.09	#DIV/0!	\$3,335
	\$82,500	\$82,500			35.86	36.13		\$2,301
	\$50,000	\$50,000			22.48	23.84		\$2,224
\$90,000	\$40,000	\$90,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,000
	\$225,000				72.36	74.00		\$3,109
\$477,616	\$561,285	\$336,901	0.0		217.82	221.09		
		Average			Average			Average
		per FF=>	#DIV/0!		per Net Acre=>	2,576.83		per SqFt=>

MARKET APPPEAL.

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Dollars/SqFt	Actual Front	ECF Area	Liber/Page	her Parcels in S	Land Table	Gravel	Paved	Inspected Date
\$0.08	0.00	AG	922/5143		AG	0	0	6/27/2023
\$0.08	0.00	RS	922/742		RES	1	0	10/15/2021
		AG			AG			
		AG			AG			
\$0.02	0.00	RS	924/5353		RES	1	0	1/6/2023

\$0.06

2025 FORK TWP AG LAND STUDY

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	te Characteristi	Access	Water Supply	Sewer
101								
402								
	102							
	102							
102								
	102							