

## 2025 LINCOLN TWP SMALL RES LOTS VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
32-031-015-10	307 O'DELL	07/26/22	\$62,400	WD	03-ARM'S LENGTI	\$62,400	\$26,400
32-031-129-00	513 E MAIN	05/04/22	\$80,000	WD	03-ARM'S LENGTI	\$80,000	\$36,100
32-031-136-00	611 E MAIN	11/07/23	\$150,000	WD	03-ARM'S LENGTI	\$150,000	\$65,300
32-031-159-50	498 BRUCE	09/29/23	\$112,000	WD	03-ARM'S LENGTI	\$112,000	\$49,600
32-031-198-00	243 WOOSTER	01/23/24	\$80,000	WD	03-ARM'S LENGTI	\$80,000	\$41,800
33-006-116-01	4926 N VAN DYKE	09/12/23	\$74,450	WD	03-ARM'S LENGTI	\$74,450	\$34,200
33-006-092-00	4980 VAN DYKE F	08/22/22	\$31,000	LC	03-ARM'S LENGTI	\$31,000	\$13,100
33-006-066-00	157 JOHN STREE	01/13/23	\$75,000	WD	03-ARM'S LENGTI	\$75,000	\$31,500
32-031-183-00	5115 KINDE	01/17/23	\$65,000	MLC	03-ARM'S LENGTI	\$65,000	\$26,900
<b>Totals:</b>			<b>\$729,850</b>			<b>\$729,850</b>	<b>\$324,900</b>

Sale. Ratio =>

Std. Dev. =>

**Due to the lack of density of vacant land sales, improved parcels were used and the extraction method of land value was applied.**

**Sales from adjacent Dwight Township were utilized in the Lincoln Township Res Land Studies due to similar market appeal and proximity to**

**Sale prices ranged from \$98 to \$292 per Front Foot. Mean sale price is \$215/FF ; median sale price is \$236/FF.**

**Applied for 2025 RES Small Lots/Village = \$215/FF, which is the mean price/FF, rounded down from median price/FF.**

**2024 = \$200/FF**

**OUTLIERS/NOT USED:**

33-006-047-00	175 JOHN STREE	10/04/22	\$35,000	WD	03-ARM'S LENGTI	\$35,000	\$21,600
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEI	\$442,000	\$247,500
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEI	\$442,000	\$235,300
32-031-117-10	306 O'DELL	08/08/22	\$92,000	WD	03-ARM'S LENGTI	\$92,000	\$61,300
32-031-160-00	490 BRUCE	12/07/23	\$6,000	WD	03-ARM'S LENGTI	\$6,000	\$13,800
32-031-010-00	437 E MAIN	02/28/24	\$110,000	WD	03-ARM'S LENGTI	\$110,000	\$30,200
32-031-076-00	MICHIGAN	12/30/22	\$115,000	WD	03-ARM'S LENGTI	\$115,000	\$56,000
32-031-079-00	65 MAIN	10/17/22	\$99,000	WD	03-ARM'S LENGTI	\$99,000	\$53,300
32-031-085-00	103 MAIN	12/30/22	\$115,000	WD	03-ARM'S LENGTI	\$115,000	\$58,300

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
42.31	\$52,774	\$20,512	\$10,886	87.1	264.0	0.40	0.40
45.13	\$72,143	\$18,743	\$10,886	87.1	264.0	0.40	0.40
43.53	\$130,571	\$38,383	\$18,954	151.6	264.0	0.80	0.80
44.29	\$99,283	\$22,330	\$9,613	76.9	146.0	0.26	0.26
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
42.26	\$27,861	\$11,314	\$8,175	58.0	132.5	0.17	0.17
42.00	\$68,004	\$16,302	\$9,306	66.0	132.0	0.20	0.20
41.38	\$53,869	\$19,481	\$8,350	66.8	132.0	0.20	0.20
<b>\$660,059</b>		<b>\$179,455</b>	<b>\$109,664</b>	<b>833.5</b>		<b>3.69</b>	<b>3.69</b>
<b>44.52</b>	<b>Average</b>				<b>Average</b>		
<b>3.34</b>	<b>per FF=&gt;</b>			<b>\$215</b>	<b>per Net Acre=&gt;</b>		<b>48,659.16</b>

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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
27.45	\$60,400	\$55,852	\$6,252	50.0	66.0	0.10	0.10
48.70	\$13,200	\$115,000	\$13,200	66.0	132.0	0.40	0.20
53.84	\$106,536	\$8,964	\$16,500	132.0	132.0	0.40	0.40
50.70	\$116,601	\$11,599	\$13,200	132.0	264.0	0.40	0.20

**2025 LINCOLN TWP SMALL RES LOTS VILLAGE**

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table
\$236	\$51,280	\$1.18	66.00	RES.K	1791.22		
\$215	\$46,858	\$1.08	66.00	RES.K	1783.269		
\$253	\$47,979	\$1.10	132.00	RES.K	1832/152		
\$290	\$87,569	\$2.01	75.97	RES.K	1828/787		
\$98	\$16,084	\$0.37	66.00	RES.K	1837;550		
\$179	\$42,441	\$0.97	133.00	410	1827/565		
\$195	\$66,553	\$1.53	56.00	410	1794/107		
\$247	\$81,510	\$1.87	66.00	410	1805/352		
\$292	\$95,966	\$2.20	67.00	RES.K	1806.1		

**Average  
per SqFt=> \$1.12**

(\$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		
\$1,117	\$558,520	\$12.82	66.00	RES.K	1840/323		
\$1,742	\$287,500	\$6.60	66.00	RES.K	1804.576	32-031-085-00	
\$68	\$22,410	\$0.51	132.00	RES.K	1798.517		
\$88	\$28,998	\$0.67	132.00	RES.K	1804.576	32-031-076-00	

**2025 LINCOLN TWP SMALL RES LOTS VILLAGE**

Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0	0	8/22/2024		401	IN TOWN		
0	0	8/22/2024		401	IN TOWN		
0	0	12/20/2023		401	IN TOWN		
0	0	12/20/2023		401	IN TOWN		
0	0	5/15/2024		401	IN TOWN		
0	0	10/1/2024		401	Group A		
0	0	12/7/2022		401	GROUP 'C'		
0	0	10/11/2024		401	GROUP 'C'		
0	0	12/20/2023		401	IN TOWN		

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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	9/15/2023		401	IN TOWN		
0	0	NOT INSPECTED		402	IN TOWN		
0	0	NOT INSPECTED		401	IN TOWN	IN TOWN	
0	0	NOT INSPECTED		401	IN TOWN		