

LAND VALUE DETERMINATION DOCUMENTATION

2025 SEBEWA TOWNSHIP

RESIDENTIAL LAND VALUE ANALYSIS - 4/01/22 - 3/31/24

Sales of Vacant and Improved property were used of parcels inside Sebewa Township & neighboring townships - Allocation & Extraction methods used to gather sufficient data for analysis
Sales used in this study are arm's length transactions in line with the county study period 4/1/22-3/31/24, unless otherwise noted to gather sufficient data for study

0.1 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
160-035-000-060-02	4668 E EATON HI	08/28/24	\$176,000	\$176,000	\$65,000	36.93	\$164,092	\$22,056	\$10,148	125.0	160.0	0.46	0.46	\$176
160-023-000-015-00	12261 SUNFIELD	08/09/23	\$223,500	\$223,500	\$83,300	37.27	\$230,328	\$6,922	\$13,750	165.0	132.0	0.50	0.50	\$42
160-017-000-055-00	E BIPLEY & GOD	11/01/23	\$6,500	\$6,500	\$10,400	160.00	\$10,753	\$6,500	\$10,753	190.0	114.0	0.65	0.65	\$34
160-021-000-045-05	12937 KIMMEL R	03/09/23	\$190,000	\$190,000	\$70,200	36.95	\$187,582	\$18,286	\$15,868	68.0	151.0	0.66	0.66	\$269
160-027-000-050-01	3651 E TUPPER L	08/29/23	\$195,000	\$195,000	\$90,500	46.41	\$189,051	\$21,239	\$15,290	200.0	121.0	0.71	0.71	\$106
160-050-000-010-00	12952 KEEFER H	05/19/22	\$115,000	\$115,000	\$39,600	34.43	\$111,905	\$26,195	\$23,100	0.0	0.0	0.84	0.84	#DIV/0!
160-020-000-025-02	1831 E MUSGRO	05/01/24	\$292,000	\$292,000	\$159,500	54.62	\$288,984	\$26,089	\$23,073	208.7	175.1	1.00	1.00	\$125
Totals:			\$1,198,000	\$1,198,000	\$518,500	43.28	\$1,182,695	\$127,287	\$111,982	956.7		4.82	4.82	
Sale. Ratio =>			43.28											
Std. Dev. =>			45.50											
Average			per FF =>											
per FF =>			\$133											
Average			per Net Acres =>											
per Net Acres =>			26,430.02											

> 1 ACRE = \$26,400

1 ACRE = \$26,400 - \$26,400/AC

1.5 ACRES +

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
160-024-000-070-01	14190 SUNFIELD	04/18/22	\$158,900	\$158,900	\$50,500	31.78	\$176,500	\$10,110	\$27,710	150.0	297.0	1.14	1.14	\$67
160-024-000-060-40	SEBEWA CREEK I	09/12/23	\$24,900	\$24,900	\$15,200	61.04	\$29,180	\$24,900	\$29,180	0.0	0.0	1.24	1.24	#DIV/0!
160-036-000-035-00	14874 KEEFER H	04/13/23	\$255,000	\$255,000	\$104,000	40.78	\$229,927	\$53,553	\$28,480	157.0	309.0	1.26	1.26	\$341
160-025-000-130-00	13980 KEEFER H	03/31/23	\$108,000	\$108,000	\$43,300	40.09	\$106,497	\$30,053	\$28,550	203.5	330.0	1.55	1.55	\$148
160-001-000-015-01	9560 KEEFER HW	02/23/24	\$264,900	\$264,900	\$107,500	40.58	\$272,330	\$23,700	\$31,130	210.0	317.0	1.68	1.68	\$113
Totals:			\$811,700	\$811,700	\$320,500	39.49	\$814,434	\$142,316	\$145,050	720.5		6.87	6.87	
Sale. Ratio =>			39.49											
Std. Dev. =>			10.85											
Average			per FF =>											
per FF =>			\$198											
Average			per Net Acres =>											
per Net Acres =>			20,715.57											

1.5 ACRE = \$31100 = \$20700/AC

2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
160-004-000-055-31	9648 SHILTON RI	10/24/23	\$356,000	\$356,000	\$161,300	45.31	\$333,541	\$58,150	\$33,691	200.0	450.0	2.07	2.07	\$291
160-034-000-025-12	3702 E TUPPER L	09/12/22	\$212,000	\$212,000	\$68,800	32.45	\$197,829	\$48,421	\$34,250	258.0	380.0	2.10	2.10	\$188
160-024-000-060-60	12828 SEBEWA C	10/07/22	\$44,000	\$44,000	\$26,200	59.55	\$52,328	\$44,000	\$52,328	0.0	0.0	2.48	1.24	#DIV/0!
160-025-000-125-11	13922 KEEFER H	08/29/22	\$255,000	\$255,000	\$144,400	56.63	\$273,191	\$31,906	\$50,097	204.0	751.0	3.36	3.36	\$156
Totals:			\$867,000	\$867,000	\$400,700	46.22	\$854,889	\$182,477	\$170,366	662.0		10.01	8.77	
Sale. Ratio =>			46.22											
Std. Dev. =>			12.33											
Average			per FF =>											
per FF =>			\$276											
Average			per Net Acres =>											
per Net Acres =>			18,233.11											

2 ACRES = \$36400 = \$18200/AC

2.5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
160-004-000-055-31	9648 SHILTON RI	10/24/23	\$356,000	\$356,000	\$161,300	45.31	\$333,541	\$58,150	\$33,691	200.0	450.0	2.07	2.07	\$291
160-034-000-025-12	3702 E TUPPER L	09/12/22	\$212,000	\$212,000	\$68,800	32.45	\$197,829	\$48,421	\$34,250	258.0	380.0	2.10	2.10	\$188
070-034-000-050-05		7/25/2023	\$37,500	\$37,500				\$37,500				2.538	2.538	\$0
040-019-000-020-50		5/6/2022	\$27,500	\$27,500				\$27,500				2.604	2.604	\$0
060-004-000-055-00		11/3/2022	\$40,000	\$40,000				\$40,000				2.900	2.900	\$0
020-009-000-165-21		5/4/2022	\$37,500	\$37,500				\$37,500				2.980	2.980	\$0
100-032-000-005-10		11/6/2022	\$32,500	\$32,500				\$32,500				2.986	2.986	\$0

Dollars/Acre	Dollars/Sqft	Actual Front	Instr.	Terms of Sale	ECF Area	Libel/Page	Other Parcels in Sale	Class
\$47,534	\$1.09	125.00	WD	03-ARMS,LEI	4000	0679-8372		401
\$13,844	\$0.32	165.00	WD	03-ARMS,LEI	4000	0675-8675		401
\$10,046	\$0.23	190.00	WD	03-ARMS,LEI	4000	0676-7666		402
\$27,706	\$0.64	68.00	PTA	03-ARMS,LEI	4000			401
\$30,084	\$0.69	200.00	WD	03-ARMS,LEI	4000	0676-1225		401
\$31,185	\$0.72	0.00	WD	03-ARMS,LEI	4000	0671-3120		401
\$26,115	\$0.60	208.71	WD	03-ARMS,LEI	4000	0678-5542		401

Average
per Sqft=> \$0.61

Dollars/Acre	Dollars/Sqft	Actual Front	Instr.	Terms of Sale	ECF Area	Libel/Page	Other Parcels in Sale	Class
\$8,868	\$0.20	150.00	WD	03-ARMS,LEI	4000	0670-7725		401
\$20,081	\$0.46	0.00	WD	03-ARMS,LEI	4000	0676-3574		001
\$42,502	\$0.98	157.00	WD	03-ARMS,LEI	4000	0675-1335		401
\$19,389	\$0.45	203.50	WD	03-ARMS,LEI	4000	0674-5884		401
\$14,107	\$0.32	210.00	WD	03-ARMS,LEI	4000	0677-8220		401

Average
per Sqft=> \$0.48

Dollars/Acre	Dollars/Sqft	Actual Front	Instr.	Terms of Sale	ECF Area	Libel/Page	Other Parcels in Sale	Class
\$28,146	\$0.65	200.00	WD	03-ARMS,LEI	4000	0676-7053		401
\$23,058	\$0.53	258.00	WD	03-ARMS,LEI	4000			401
\$17,742	\$0.41	0.00	WD	03-ARMS,LEI	4000	0672-9480	160-024-000-060-50	001
\$9,490	\$0.22	204.00	WD	03-ARMS,LEI	4000	0672-3445		401

Average
per Sqft=> \$0.42

Dollars/Acre	Dollars/Sqft	Actual Front	Instr.	Libel/Page	ECF Area	terms	Other Parcels in Sale	Class
\$28,146	\$0.65	200.00	WD		4000	03-ARMS,LENGTH		401
\$23,058	\$0.53	258.00	WD		4000	03-ARMS,LENGTH		401
\$14,775	0	0	WD	675/7120	0	03-ARMS,LENGTH	14,775	
\$10,561	0	0	WD	670/9804	0	03-ARMS,LENGTH	10,561	
\$13,793	0	0	WD	673/0738	0	03-ARMS,LENGTH	15,326	
\$12,584	0	0	WD	670/9407	0	03-ARMS,LENGTH	12,584	
\$10,884	0	0	WD	673/1178	0	03-ARMS,LENGTH	13,282	

160-024-000-060-60	12828 SEREWA C	10/07/22	\$44,000	\$44,000	\$26,200	59.55	\$52,328	\$44,000	\$52,328	0.0	0.0	2.48	1.24	#DIV/0!
Totals:			\$787,000	\$787,000	\$256,300		\$581,698	\$325,571	\$120,269	458.0		20.65	19.41	
			Sale, Ratio =>			32.57	Average			Average				
			Std. Dev. =>			13.55	per FF=>			\$711	per Net Acre=>			
											15,763.10			

2.5 ACRES = \$39500 = \$15800/AC

3-5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
051-030-000-020-18		4/27/2023	\$45,000	\$45,000				\$45,000				3.10	3.10	\$0
051-022-000-045-19		3/27/2024	\$45,000	\$45,000				\$45,000				3.33	3.33	\$0
160-025-000-125-11	13922 KEEFER H	08/29/22	\$255,000	\$255,000	\$144,400	56.63	\$273,191	\$31,906	\$50,097	204.0	751.0	3.36	3.36	\$156
150-035-000-030-11		8/3/2022	\$46,000	\$46,000				\$46,000				3.53	3.53	\$0
140-024-000-035-02		5/5/2023	\$50,000	\$50,000				\$50,000				3.79	3.79	\$0
040-033-000-011-40		10/27/2022	\$42,000	\$42,000				\$42,000				3.80	3.80	\$0
020-003-000-050-02		5/12/2022	\$55,000	\$55,000				\$55,000				4.06	4.06	\$0
040-012-000-011-10		5/25/2022	\$52,000	\$52,000				\$52,000				4.79	4.79	\$0
160-035-000-065-01	4357 E EATON HI	07/12/24	\$170,000	\$170,000	\$91,400	53.76	\$177,468	\$45,752	\$53,220	264.0	660.0	4.00	4.00	\$173

3 ACRES = \$42600 = \$16266/AC interpolated

4 ACRE = \$48800 = \$12200/AC

5 ACRES = \$59100 interpolated between 4 and 7 acres

6-8 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	NetAcres	TotalAcres	Dollars/FF
160-035-000-065-03	4395 E EATON HI	07/13/22	\$60,000	\$60,000	\$25,000	41.67	\$63,899	\$60,000	\$63,899	329.3	793.8	6.00	6.00	\$182
051-022-000-045-22		5/16/2023	\$85,000	\$85,000				\$85,000				7.400	7.400	\$0
070-028-000-050-11		12/13/2023	\$98,000	\$98,000				\$98,000				7.709	7.709	\$0
150-024-000-030-20		11/7/2022	\$75,000	\$75,000				\$75,000				6.718	6.718	\$0

7 ACRES = \$79800 = \$11400/AC

10 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
140-022-000-025-30		2/28/2023	\$85,000	\$85,000								\$85,000		8,607
051-012-000-135-12		6/9/2022	\$86,500	\$86,500								\$86,500		9,984
051-012-000-135-11		6/9/2022	\$90,000	\$90,000								\$90,000		10,016
011-014-000-030-40		11/15/2022	\$98,000	\$98,000								\$98,000		10,655

10A CRES = \$92000 = \$9200/AC

160-014-005-010-05	11501 SUNFIELD	06/16/22	\$290,000	\$290,000								53.90	\$336,820	\$42,143	\$88,963	0.0	0.0	10.00	10.00	#DIV/0!
060-006-000-155-12	77222022	\$85,000			\$156,300	53.90		\$85,000										10.180	10.180	\$0

15+ ACRES =

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
160-021-000-010-00	SHILTON RD	02/21/23	\$180,000	\$180,000	\$94,500	52.50	\$212,040	\$180,000	\$212,040	0.0	0.0	35.80	35.80	#DIV/0!
160-008-000-025-05	GODDARD RD	03/03/23	\$368,500	\$368,500	\$0	0.00	\$316,866	\$368,500	\$316,866	0.0	0.0	55.00	29.00	#DIV/0!
160-016-000-030-70	SHILTON E HENI	01/06/23	\$372,000	\$372,000	\$142,000	38.17	\$297,916	\$372,000	\$297,916	2,640.0	2640.0	55.95	40.00	\$141
160-025-000-015-00	E MUSCHOVE HW	05/31/24	\$485,625	\$485,625	\$200,400	41.27	\$384,030	\$485,625	\$384,030	0.0	0.0	64.75	18.76	#DIV/0!

\$17.742 \$0.41 0.00 WD 0672-9480 4000 03-ARMS L E I 160-024-000-060-50 001

Average
per SqFt=> \$0.36

Dollars/Acre	Dollars/SqFt	Actual Front	Instr.	Libel/Page	ECF Area	Libel/Page	Other Parcels In Sale	Class
\$14,540	0	0		674/8063	0	45,000	17,993	
\$13,514	0	0		678/2195	0	45,000	14,263	
\$9,490	\$0.22	204.00 WD	0672-3445	4000 0672-3445			401	
\$13,042	0	0		672/2854	0	46,000	14,317	
\$13,200	0	0		675/3520	0	50,000	14,789	
\$11,056	0	0		673/1617	0	42,000	13,146	
\$13,537	0	0		671/0985	0	55,000	14,897	
\$10,849	0	0		671/1830	0	52,000	12,366	
\$11,436	\$0.26	264.00 WD	03-ARMS L E I	4000 0679-3145			401	

Average
per SqFt=> \$0.28

Dollars/Acre	Dollars/SqFt	Actual Front	Instr.	Terms of Sale	ECF Area	Libel/Page	Other Parcels In Sale	Class
\$10,000	\$0.23	329.27 WD	03-ARMS L E I	4000 0671-8818			401	
\$11,486	0	0		675/1900	0	11,486	#REF!	
\$12,712	0	0		677/2046	0	12,712	#REF!	
\$11,164	0	0		673/1897	0	11,164	#REF!	

Average
per SqFt=> \$0.26

Dollars/Acre	Dollars/SqFt	Actual Front	Instr.	Terms of Sale	ECF Area	Libel/Page	Other Parcels In Sale	Class
8,607	\$0	\$9,876		674/2398	0	0	0	
9,984	\$0	\$8,664		671/3752	0	0	0	
10,016	\$0	\$8,986		671/3669	0	0	0	
10,655	\$0	\$9,198		673/2278	0	0	0	

Average
per SqFt=> \$0.21

\$4,214	\$0.10	0.00 WD	03-ARMS L E I	4000 0671-5789			001
\$8,350	0	0	671/8304	\$85,000	0	8,350	#REF!

Dollars/Acre	Dollars/SqFt	Actual Front	Instr.	Terms of Sale	ECF Area	Libel/Page	Other Parcels In Sale	Class
\$5,028	\$0.12	0.00 WD	03-ARMS L E I	1000 0674-0893			102	
\$6,700	\$0.15	0.00 WD	19-MULTI PA	1000 0674-3362		160-008-000-025-15	102	
\$6,649	\$0.15	2,640.00 WD	19-MULTI PA	1000 0673-7055		160-016-000-030-92	102	
\$7,500	\$0.17	0.00 WD	03-ARMS L E I	1000 0678-9408		160-025-000-035-00	102	

Sale. Ratio =>
Std. Dev. =>

15+ACRES = \$118900 = \$7926/AC; INTERPOLATED BETWEEN 10 & 30 ACRES	
20+ACRES = \$1245750 = \$72785/AC INTERPOLATED BETWEEN 10 & 30 ACRES	
25+ACRES = \$172625 = \$6905/AC INTERPOLATED BETWEEN 10 & 30 ACRES	
30+ACRES = \$199500 = \$6650/AC	
40+ACRES = \$266000 = \$6650/AC	
50+ACRES = \$322500 = \$6650/AC	
100+ACRES = \$665000 = \$6650/AC	

2025 VACANT LAND VALUES - RESIDENTIAL

Enter the Estimated Land Value for each of these sizes.

Enter the Estimated Land Value for each of these acres.					
1 Acre:	26,400	3 Acre:	42,600	10 Acre:	92,000
1.5 Acre:	31,100	4 Acre:	48,800	15 Acre:	118,900
2 Acre:	36,400	5 Acre:	55,700	20 Acre:	145,750
2.5 Acre:	39,500	7 Acre:	79,800	25 Acre:	172,625
				30 Acre:	199,500
				40 Acre:	266,000
				50 Acre:	332,500
				100 Acre:	665,000

Description	Rate
> THAN 1 AC	26,400.00
	0.00
< .6 AC	26,400.00
R/MV	0.00

PRIOR YEAR:

2024 VACANT LAND VALUES-RESIDENTIAL

Enter the Estimated Land Value for each of these sizes.

Enter the Estimated Land Value for each of these sizes.

1 Acre:	27,500	3 Acre:	49,000	10 Acre:	92,900	30 Acre:	212,700
1.5 Acre:	31,000	4 Acre:	54,275	15 Acre:	122,383	40 Acre:	260,000
2 Acre:	34,250	5 Acre:	59,500	20 Acre:	154,866	50 Acre:	325,000
2.5 Acre:	44,000	7 Acre:	71,230	25 Acre:	181,350	100 Acre:	650,000

Description	Rate
1ST AC	27,500.00
ADOT AC - 10ACRE	9,300.00
SITE 6/LESS	63,000.00
R/W	0.00
	0.00
POUND	5,000.00
SITE/7.7MOSE	46,000.00

Average
per SqFt=> \$0.15



2025 SEBEWA TOWNSHIP AGRICULTURAL LAND SALES STUDY 4/1/22 -3/31/24

Due to limited agricultural sales within Sebewa Township, sales in Sebewa and in neighboring townships within Ionia County were used to gather sufficient land sales for study sales used in these studies are arm's length transactions inline with the county study period of 4/01/22-03/31/24

IN YEAR TIMEFRAME
4/1/2023 TO 3/31/2024
TIME ADJUSTMENT TO 4/1/2022
PER MONTH

Scrub

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre
110-007-000-045-11	0315/2024	\$65,000		678/0442	\$6,505	9.992	0.000	0.000	9.992	0.000	0.000	0.00%	\$0	9.992
140-001-000-040-00	12/22/2023	\$347,400		677/3157	\$5,527	63.350	0.500	0.000	62.85	1.413	0.212	2.59%	\$4,755	61.225
140-001-000-055-22	5/9/2022	\$210,359		PTA	\$6,489	33.390	0.972	0.000	32.418	0.000	0.000	0.00%	\$0	32.418
160-008-000-025-05	3/3/2023	\$368,500		674/3362	\$6,804	54.848	0.686	0.000	54.162	0.000	0.000	0.00%	\$0	54.162
140-036-000-065-31	9/13/2023	\$33,100		676/2320	\$3,848	8.601	0.000	0.000	8.601	0.000	0.000	0.00%	\$0	8.601
160-002-000-065-02	9/1/2023	\$210,000		676/1524	\$6,254	35.406	1.826	0.000	33.58	1.410	0.000	4.20%	\$4,512	32.170
160-016-000-030-70	1/6/2023	\$372,000		673/7055	\$7,016	56.000	1.975	1.000	53.025	2.979	0.000	5.62%	\$9,533	50.046
160-021-000-010-00	2/21/2023	\$180,000		674/0893	\$5,358	35.800	1.799	0.405	33.596	1.261	0.000	3.75%	\$4,035	32.335
		\$1,786,359			\$6,198	288.224							\$22,835	280.949

SCRUB:

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	ROW	Drain	Residual Acre	Other Acre	Type	Other Acre Value	Building Value	Scrub Acre	Residual Value
011-027-000-020-38	11/17/2022	\$190,000		673/2573	\$3,830	0.000	0.000	49.610	0.000		\$0	\$0	49.610	190,000
020-006-000-035-02	5/11/2022	\$122,500		671/0257	\$2,621	0.791	0.000	46.739	0.000	0	\$0	\$0	46.739	122,500
													96.349	\$312,500

WET/SWAMP:

Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	ROW	Drain	Residual Acre	Wet Acre	Other Acre	Type	Other Acre Value	Building Value	Residual Value
150-006-000-040-00	\$44,372	75,000		667/2414	1469.5797	1.675	0.000	51.035	51.035	8.020	Tillable	\$25,506	0.000	49,494,000
060-005-000-005-10	\$44,424	141,000		666/9030	3109.356738	0.000	0.000	45.347	23.700	21.647	Tillable	\$114,729	0.000	26,271,000
									74.735					75,765,000

\$3,200 Wet/swamp Acre \$1,100

NON TILL	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Tillable Price Per Acre	Non-Till Per Acre
0.000	\$0	\$65,000	0	0	0	65,000	\$6,505	\$0
1.625	\$0	\$342,645	0	0	0	342,645	\$5,596	\$2,926
0.000	\$0	\$210,359	0	0	0	210,359	\$6,489	\$0
0.000	\$0	\$368,500	0	0	0	368,500	\$6,804	\$0
0.000	\$0	\$33,100	0	0	0	33,100	\$3,848	\$0
1.410	\$0	\$205,488	0	0	0	205,488	\$6,388	\$3,200
2.979	\$0	\$362,467	0	0	0	362,467	\$7,243	\$3,200
1.261	\$0	\$175,965	0	0	0	175,965	\$5,442	\$3,200
5.650	\$0					1,763,524	\$6,277	\$4,042

USE \$6200/AC TILLABLE - ALL OTHER LAND = \$4000/ACRE

Days	Months	Time Adjustment	Adjusted Sale Price	Scrub Price Per Acre	Comments
0	0	0.00	\$190,000	\$3,830	
0	0	0.00	\$122,500	\$2,621	Sold w: 020-006-000-030-02, 020-006-000-030-01, 020-006-000-
			\$312,500	\$3,243	say \$3,200

Days	Months	Time Adjustment	Adjusted Sale Price	Wet Price Per Acre	Comments
\$636	\$21	0.08148	53526.77112	1048.8248	
\$585	\$20	0.0776	28309.6296	1194.4991	
			81836.40072	\$1,095	say \$1,100

Comments

PA 260 filed.

Sold w: 140-001-000-045-00

Sold w: 160-008-000-025-15

Sold w: 160-016-000-030-92

Use \$6,200 per Till Acre - \$4000 other land

035-03

Conclusion: Tillable = Ag Land - Swamp = Wet = \$1100/ac All other land = \$4000/ac as calculated above

AG LAND	6,200.00
WOOD, BRSH, PAS	4,000.00
POWD*	4,000.00
SITE*	18,500.00
AG LAND	6,200.00
DRAIN	0.00
RD ROW	0.00
SWAMP	1,100.00

Agricultural Buildable Site

Parcel Number	Sale Date	Sale Price	Conf.	LibertPage	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Building Value	Residual Value	Ac Sal
080-013-000-095-12	3/28/2023	\$10,000		674/5770	\$22,624	0.500	0.058	0.000	0.442	\$0	10000	1k
160-017-000-055-00	11/1/2023	\$6,500		676/7666	\$15,588	0.648	0.231	0.000	0.417	\$0	6500	6
060-017-000-030-23	6/27/2023	\$16,000		675/3961	\$18,433	1.000	0.132	0.000	0.868	\$0	16000	1k
160-024-000-060-40	8/12/2023	\$24,900		676/3574	\$22,554	1.240	0.136	0.000	1.104	\$0	24900	2k
140-006-000-100-52	3/1/2023	\$19,900		674/3317	\$17,595	1.251	0.120	0.000	1.131	\$0	19900	1k
080-012-000-030-13	5/1/2023	\$30,000		674/8182	\$25,467	1.301	0.123	0.000	1.178	\$0	30000	3k
060-006-000-155-16	6/10/2022	\$16,500		671/3848	\$12,044	1.500	0.130	0.000	1.370	\$0	16500	1k
040-007-000-008-11	10/28/2022	\$30,000		673/631	\$18,215	2.000	0.353	0.000	1.647	\$0	30000	3k
130-013-000-065-13	2/12/2024	\$29,900		677/1272	\$17,224	2.029	0.293	0.000	1.736	\$0	29900	2k
130-013-000-065-14	2/6/2024	\$29,900		677/1539	\$17,557	2.030	0.327	0.000	1.703	\$0	29900	2k
									11.596			21:

Use: \$18500/ag site

Adjusted Price	Buildable Price Per Acre	Comments
2,000	22,624	
3,500	15,588	
3,000	18,433	
4,900	22,554	
3,900	17,595	
0,000	25,467	Twice sold
3,500	12,044	
0,000	18,215	old MW barn
5,900	17,224	
9,900	17,557	
3,600	18,420	

Say \$18500- SITE

2025 SEBEWA TOWNSHIP

COMMERCIAL LAND VALUE - ANALYSIS - STUDY PERIOD 4/1/22 - 3/31/24

SALIES USED in this study are arm's length transactions in line with county study period of 4/01/2022 - 3/31/2024
RURAL TOWNSHIP LAND- commercial/industrial sales in neighboring townships within the county were studied to gather enough data to allocate for Sebewa Township's values.
Sebewa Township had no sales in commercial or industrial land - Sebewa Township has 12 parcels in the Commercial Class and 0 parcels in the Industrial Class

Valuation Method	Parcel Number	Address	Sale Price	Conf.	Libor/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprmnts Value
Abstraction	082-030-000-075-00	184 W Superior St	\$190,000	n	670/5804	0.092	4,008	50	0	178505
Vacant	080-033-000-040-10	Peckins Rd	\$167,000	n	671/1768	42.400	1,846,944	839	26,789	0
Abstraction	130-021-000-160-10	5043 N Whites Bridge Rd	\$400,000	n	672/0626	1.116	48,613	147	4,835	340067
Abstraction	130-021-000-160-10	5043 N Whites Bridge Rd	\$400,000	n	672/0626	1.116	48,613	147	4,835	0
Abstraction	031-080-000-070-00	186 S First St	\$450,000	n	672/9344	5.350	233,046	265	0	388322
Abstraction	031-080-000-070-00	186 S First St	\$450,000	n	672/9344	5.350	233,046	265	0	0
Abstraction	140-029-000-070-04	7736 Ionia Rd	\$635,700	n	673/1601	1.997	86,989	300	9,888	599547
Abstraction	140-029-000-070-04	7736 Ionia Rd	\$635,700	n	673/1601	1.997	86,989	300	9,888	0
Abstraction	110-007-000-080-20	4963 S State Rd	\$125,000	n	673/5169	4.170	181,645	568	18,744	5121
Abstraction	130-028-000-130-00	4997 N Whites Bridge Rd	\$69,900	n	673/8637	0.218	9,496	85	6,142	57208
Abstraction	130-028-000-130-00	4997 N Whites Bridge Rd	\$69,900	n	673/8637	0.218	9,496	85	6,142	0
Abstraction	051-110-000-005-00	1009 W Lincoln Ave	\$160,000	n	674/7921	0.328	14,288	120	0	130504
Abstraction	051-110-000-005-00	1009 W Lincoln Ave	\$160,000	n	674/7921	0.328	14,288	120	0	0
Abstraction	091-060-000-240-00	117 N Washington St	\$110,000	n	675/5866	0.110	4,792	48	0	99899
Abstraction	091-060-000-240-00	117 N Washington St	\$110,000	n	675/5866	0.110	4,792	48	0	0
Vacant	101-051-000-095-00	Jordan Lake St	\$32,000	n	675/7520	0.544	23,697	100	0	0
Abstraction	110-007-000-045-01	460 E David Hwy	\$400,000	n	675/6750	10.000	435,600	330	10,890	296632
Abstraction	110-007-000-045-01	460 E David Hwy	\$400,000	n	675/6750	10.000	435,600	330	10,890	0
Abstraction	031-080-000-010-00	122 S Main St	\$75,000	n	676/6097	0.080	3,485	28	0	0
Abstraction	031-050-000-090-00	125 W Cross St	\$85,000	n	677/6348	0.188	8,189	83	0	0
Abstraction	011-033-000-020-00	3823 W Portland Rd	\$635,000	n	676/2691	46.800	2,038,608	3,586	116,143	231634
Abstraction	101-150-000-465-00	1211 Sherman St	\$300,000	n	678/1494	1.308	56,976	97	0	0

NO TIME ANALYSIS REQUIRED- ALL SALES WITHIN STUDY TIME PERIOD

CONCLUSION- COMMERCIAL/INDUSTRIAL VALUE:

SqFt	Acres	S/sf	S/ac	Concluded \$
43,560	1.0	\$0.71	\$30,854	\$30,854
65,340	1.5	\$0.58	\$25,426	\$38,139
87,120	2.0	\$0.51	\$22,165	\$44,330
108,900	2.5	\$0.46	\$19,926	\$49,816
130,680	3.0	\$0.42	\$18,266	\$54,798
174,240	4.0	\$0.37	\$15,923	\$63,693
217,800	5.0	\$0.33	\$14,315	\$71,575
304,920	7.0	\$0.28	\$12,192	\$85,342
435,600	10.0	\$0.24	\$10,284	\$102,838
653,400	15.0	\$0.19	\$8,475	\$127,123
871,200	20.0	\$0.17	\$7,388	\$147,757
1,089,000	25.0	\$0.15	\$6,642	\$166,041
1,306,800	30.0	\$0.14	\$6,088	\$182,649
1,742,400	40.0	\$0.12	\$5,307	\$212,295
2,178,000	50.0	\$0.11	\$4,771	\$238,567
4,356,000	100.0	\$0.08	\$3,428	\$342,770

Type	Desc	Explanation
Vacant	Vacant Sales	Verified vacant sales should be entered on the Data Entry tab
Abstraction	Improved w/ Land Residual	Improved sales should be entered and assigned the Abstraction valuation method
Abstraction	Improved w/ Land Allocation	Improved sales should be entered and assigned the Allocation valuation method
Meaning: Improved sales should be twice entered!		

Land	Indicated	Resid	Resid	Unadjust	Unadjust	Months To	Time	Adjusted	Adjust \$	Adjust \$	Adjust \$	Other	
Residual	LB Ratio	Acres	Sq Ft	\$/acre	\$/Sq Ft	Mid-Point	Adjust	Sale Price	Per Acre	Per Sq Ft	Per Front Ft	Parcels In	Comments
\$11,495	0.0605	0.092	4,008	\$124,946	\$2.87	12	0.00%	\$11,495	\$124,946	\$2.87	\$229.90		
\$167,000	N/A	41.785	1,820,155	\$3,997	\$0.09	10	0.00%	\$167,000	\$3,997	\$0.09	\$199.09		
\$59,933	0.1498	1.005	43,778	\$59,635	\$1.37	8	0.00%	\$59,933	\$59,635	\$1.37	\$407.64		
\$56,120	0.1403	1.005	43,778	\$55,841	\$1.28	8	0.00%	\$56,120	\$55,841	\$1.28	\$381.71		
\$61,678	0.1371	5.350	233,046	\$11,529	\$0.26	6	0.00%	\$61,678	\$11,529	\$0.26	\$232.75		
\$63,135	0.1403	5.350	233,046	\$11,801	\$0.27	6	0.00%	\$63,135	\$11,801	\$0.27	\$238.25		
\$36,153	0.0569	1.770	77,101	\$20,425	\$0.47	5	0.00%	\$36,153	\$20,425	\$0.47	\$120.51		
\$89,189	0.1403	1.770	77,101	\$50,389	\$1.16	5	0.00%	\$89,189	\$50,389	\$1.16	\$297.30		
\$119,879	0.9590	3.740	162,901	\$32,053	\$0.74	4	0.00%	\$119,879	\$32,053	\$0.74	\$211.05		Vacant w/land improvements
\$12,692	0.1816	0.077	3,354	\$164,831	\$3.78	2	0.00%	\$12,692	\$164,831	\$3.78	\$149.32		
\$9,807	0.1403	0.077	3,354	\$127,363	\$2.92	2	0.00%	\$9,807	\$127,363	\$2.92	\$115.38		
\$29,496	0.1844	0.328	14,288	\$89,927	\$2.06	-1	0.00%	\$29,496	\$89,927	\$2.06	\$245.80		Sold w/051-110-000-010-00
\$22,448	0.1403	0.328	14,288	\$68,439	\$1.57	-1	0.00%	\$22,448	\$68,439	\$1.57	\$187.07		Sold w/051-110-000-010-00
\$10,101	0.0918	0.110	4,792	\$91,827	\$2.11	-3	0.00%	\$10,101	\$91,827	\$2.11	\$210.44		
\$15,433	0.1403	0.110	4,792	\$140,300	\$3.22	-3	0.00%	\$15,433	\$140,300	\$3.22	\$321.52		
\$32,000	N/A	0.544	23,697	\$58,824	\$1.35	-4	0.00%	\$32,000	\$58,824	\$1.35	\$320.00		
\$103,368	0.2584	5.750	424,710	\$10,602	\$0.24	-4	0.00%	\$103,368	\$10,602	\$0.24	\$313.24		
\$56,120	0.1403	5.750	424,710	\$5,756	\$0.13	-4	0.00%	\$56,120	\$5,756	\$0.13	\$170.06		
\$10,523	0.1403	0.080	3,485	\$131,531	\$3.02	-7	0.00%	\$10,523	\$131,531	\$3.02	\$382.64		
\$11,926	0.1403	0.188	8,189	\$63,434	\$1.46	-10	0.00%	\$11,926	\$63,434	\$1.46	\$144.55		
\$403,366	0.6352	44.134	1,922,465	\$9,140	\$0.21	-5	0.00%	\$403,366	\$9,140	\$0.21	\$112.49		Sold w/011-032-000-005-12
\$42,090	0.1403	1.308	56,976	\$32,179	\$0.74	-12	0.00%	\$42,090	\$32,179	\$0.74	\$433.92		

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