

LAND VALUE DETERMINTAION  
DOCUMENTATION

**2026 FERRIS TOWNSHIP**

**RESIDENTIAL LAND VALUE ANALYSIS - PERIOD 4/1/23 - 3/31/25**

Land values were derived through market extraction and acreage interpolation analysis due to limited vacant land sales data.  
vacant land sales noted in red - sales used were arms lengths transactions

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
011-015-012-00	3204 N CRYSTAL RD	11/08/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$83,700	43.79	\$160,718	\$45,100	\$15,818
011-031-018-00	6403 E STANTON RD	04/19/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,700	59.40	\$60,187	\$6,297	\$16,484
011-008-014-70	7893 E MCBRIDE RD	12/27/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$99,600	50.82	\$193,279	\$21,269	\$18,548
011-011-006-10	10340 E KENDAVILLE R	06/20/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,100	62.20	\$60,657	\$9,843	\$20,500
<b>Totals:</b>						<b>\$486,000</b>	<b>\$243,600</b>	<b>50.12</b>	<b>\$474,841</b>	<b>\$82,509</b>	<b>\$71,350</b>
						<b>Sale. Ratio =&gt;</b>		<b>50.12</b>	<b>Average</b>		
							<b>Std. Dev. =&gt;</b>	<b>8.38</b>	<b>per FF=&gt;</b>		

1 acre used: \$17,700

1.5 acres used: \$21700 = \$14466/ac

2-2.5 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
011-011-006-10	10340 E KENDAVILLE R	06/20/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,100	62.20	\$60,657	\$9,843	\$20,500
011-010-001-20	9782 E KENDAVILLE RD	10/15/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$61,100	33.94	\$119,084	\$87,793	\$26,877
<b>Totals:</b>						<b>\$230,000</b>	<b>\$92,200</b>	<b>40.09</b>	<b>\$179,741</b>	<b>\$97,636</b>	<b>\$47,377</b>
						<b>Sale. Ratio =&gt;</b>		<b>40.09</b>	<b>Average</b>		
							<b>Std. Dev. =&gt;</b>	<b>19.98</b>	<b>per FF=&gt;</b>		

limited sales- interpolated between lower and higher land values

2 acres used: \$25000 = \$12500/ac

2.5 used: \$28500 = \$11400/ac

3-7 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
011-013-006-10	11276 E MCBRIDE RD	07/12/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,000	44.21	\$165,771	\$55,381	\$31,352
011-004-004-40	5965 N CARIS RD	01/10/25	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$39,400	33.11	\$100,401	\$53,348	\$34,749
01-009-002-00	4775 N CRYSTAL RD	09/06/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$57,700	32.06	\$162,162	\$52,739	\$34,901
011-002-002-10	5237 N DOUGLAS RD	10/18/24	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$108,291	\$48,473	\$36,764
<b>Totals:</b>						<b>\$609,000</b>	<b>\$233,500</b>	<b>38.34</b>	<b>\$536,625</b>	<b>\$210,141</b>	<b>\$137,766</b>
						<b>Sale. Ratio =&gt;</b>		<b>38.34</b>	<b>Average</b>		
							<b>Std. Dev. =&gt;</b>	<b>6.57</b>	<b>per FF=&gt;</b>		

3 acres used: \$31000 = \$10333/ac as calculated

4 acres used: \$35400 = \$8850/ac interpolated

5 acres used: \$40000 = \$8000/ac interpolated

7-20 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
011-009-014-10	4537 N CARIS RD	04/23/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,200	36.51	\$136,521	\$110,072	\$51,593
011-009-014-20	4611 N CARIS RD	11/22/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$144,300	39.53	\$336,542	\$80,058	\$51,600
011-020-003-00	7277 E BRIGGS RD	10/30/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$92,300	37.67	\$178,276	\$117,904	\$51,180
011-026-015-40	10526 E WILLARD RD	06/30/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,200	36.08	\$233,657	\$67,970	\$51,627

09/17/24 \$140,000 09/17/24 \$140,000 09/17/24 \$140,000 25.98 \$89,150 \$89,150  
 \$1,195,000 \$435,700 \$974,146 \$516,004 \$295,150  
 Sale. Ratio => 36.46 Average  
 Std. Dev. => 4.89 per FF=>

Totals: \$1,195,000  
 Interpolated due to limited sales  
 7 acres used: \$49000 = \$7000/ac interpolated  
 10 acres used = \$60000 \$6000/ac interpolated  
 15 acres used = \$78000 \$5200/ac - flat for 15 to 20 acres  
 20 acres = \$104000 = \$5200/ac interpolated due to limited sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
011-011-006-12	10450 E KENDAVILLE R	12/06/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,300	48.40	\$321,628	\$137,852	\$134,480
011-024-005-00	11962 E HILLIS RD	05/11/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,100	35.55	\$179,515	\$172,907	\$152,422
011-024-005-00	11962 E HILLIS RD	10/01/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$81,000	36.82	\$177,573	\$194,849	\$152,422
011-013-001-00	11996 E MCBRIDE RD	11/08/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$114,100	47.54	\$243,477	\$160,021	\$163,498
011-007-006-00*	6015 E MCBRIDE RD	09/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,600	31.44	\$221,244	\$230,304	\$195,967
Totals:						\$1,235,000	\$502,100	40.66	\$1,143,437	\$895,933	\$798,789
											Average per FF=>
											7.59

25 acres used \$115000 = \$4600/acre interpolated  
 30 acres used: \$126000 = \$4200/acre - as calculated - land between 30 and 50 acres flat  
 40 acres used: \$168000 = \$4200/acre as calculated: land between 30 and 50 acres flat  
 50 acres used: \$210000 = \$4200/acre land as calculated between 30 acres and 50 acres flat  
 100 acres used: \$410000 = \$4100/acre\* - used for all land over 100 acres- used vacant sale of over 55 acres- rounded

conclusion  
 Description:

Enter the Estimated Land Value for each of these acres.

1 Acre:	17,700	3 Acre:	31,000	10 Acre:	60,000	30 Acre:	126,000
1.5 Acre:	21,700	4 Acre:	35,400	15 Acre:	78,000	40 Acre:	168,000
2 Acre:	25,000	5 Acre:	40,000	20 Acre:	104,000	50 Acre:	210,000
2.5 Acre:	28,500	7 Acre:	49,000	25 Acre:	115,000	100 Acre:	410,000

Depreciation REE RECREATION

Enter the Estimated Land Value for each of these acres.

1 Acre:	17,700	3 Acre:	31,000	10 Acre:	60,000	30 Acre:	126,000
1.5 Acre:	21,700	4 Acre:	35,400	15 Acre:	78,000	40 Acre:	168,000
2 Acre:	25,000	5 Acre:	40,000	20 Acre:	104,000	50 Acre:	210,000
2.5 Acre:	28,500	7 Acre:	49,000	25 Acre:	115,000	100 Acre:	410,000

conservation easement value: this value continues as this easement is perpetual- no change to land value due to no change to use

CONSERVATION EASEMENT	1,000.00
P.O.'s	0.00
GRANTS	0.00



Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
204.1	200.9	1.00	1.00	\$221	\$45,100	\$1.04	204.10	4000	0241R-0624		4000 RESIDENTIAL	401
<b>97.8</b>	<b>433.5</b>	<b>1.04</b>	<b>1.00</b>	<b>\$64</b>	<b>\$6,078</b>	<b>\$0.14</b>	<b>97.77</b>	<b>4000</b>	<b>2024R-04027</b>		<b>4000 RESIDENTIAL</b>	<b>401</b>
182.6	326.4	1.28	1.28	\$116	\$16,616	\$0.38	182.63	4000	2025R-00102		4000 RESIDENTIAL	401
0.0	0.0	1.50	1.50	#DIV/0!	\$6,562	\$0.15	0.00	4000	2024R-05952		4000 RESIDENTIAL	401
<b>484.5</b>		<b>4.82</b>	<b>4.78</b>									
<b>\$170</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>17,132.27</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.39</b>					

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
0.0	0.0	1.50	1.50	#DIV/0!	\$6,562	\$0.15	0.00	4000	2024R-05952		4000 RESIDENTIAL	401
<b>239.0</b>	<b>457.3</b>	<b>2.46</b>	<b>2.46</b>	<b>\$367</b>	<b>\$35,688</b>	<b>\$0.82</b>	<b>239.00</b>	<b>4000</b>	<b>2024R-09653</b>		<b>4000 RESIDENTIAL</b>	<b>401</b>
<b>239.0</b>		<b>3.96</b>	<b>3.96</b>									
<b>\$409</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>24,655.56</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.57</b>					

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
588.6	361.9	4.89	4.89	\$94	\$11,366	\$0.26	588.58	4000	2024R-06838		4000 RESIDENTIAL	401
<b>462.9</b>	<b>451.5</b>	<b>5.00</b>	<b>5.00</b>	<b>\$115</b>	<b>\$10,670</b>	<b>\$0.24</b>	<b>462.93</b>	<b>4000</b>	<b>2025R-00739</b>		<b>4000 RESIDENTIAL</b>	<b>401</b>
<b>328.8</b>	<b>656.8</b>	<b>5.00</b>	<b>5.00</b>	<b>\$160</b>	<b>\$10,548</b>	<b>\$0.24</b>	<b>328.79</b>	<b>4000</b>	<b>2024R-08316</b>		<b>4000 RESIDENTIAL</b>	<b>401</b>
401.7	597.4	5.51	5.51	\$121	\$8,797	\$0.20	401.74	4000	2024R-10536		4000 RESIDENTIAL	401
<b>1,782.0</b>		<b>20.40</b>	<b>20.40</b>									
<b>\$118</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>10,301.03</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.24</b>					

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
331.3	1312.2	10.00	10.00	\$332	\$11,007	\$0.25	331.28	4000	2024R-04227		4000 RESIDENTIAL	401
<b>327.7</b>	<b>1310.7</b>	<b>10.00</b>	<b>10.00</b>	<b>\$244</b>	<b>\$8,006</b>	<b>\$0.18</b>	<b>327.68</b>	<b>4000</b>	<b>2024R-10716</b>		<b>4000 RESIDENTIAL</b>	<b>401</b>
669.0	661.1	10.00	10.00	\$176	\$11,790	\$0.27	668.97	4000	2024R-10113		4000 RESIDENTIAL	401
<b>333.2</b>	<b>1339.6</b>	<b>10.01</b>	<b>10.01</b>	<b>\$204</b>	<b>\$6,790</b>	<b>\$0.16</b>	<b>333.20</b>	<b>4000</b>	<b>2023R-07060</b>		<b>4000 RESIDENTIAL</b>	<b>401</b>



**2026 FERRIS TOWNSHIP  
LAKE STEVENS AREA LAND ANALYSIS 4/1/23 - 3/31/25**

very limited sales on this small unique lake- used sales just outside study time period for analysis- no time adjustment necessary

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
011-401-005-00	10061 BIRCH DR	06/07/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,300	40.63	\$198,175	\$19,859	\$13,034	56.7
011-401-009-00	10101 BIRCH DR	05/15/25	\$225,000	WD	19-MULTI PARCEL ARM'S	\$225,000	\$105,100	46.71	\$212,574	\$42,072	\$29,646	128.9
011-401-016-01	10181 BIRCH DR	06/17/25	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$128,000	51.61	\$259,614	\$40,586	\$52,200	227.0
<b>Totals:</b>						<b>\$678,000</b>	<b>\$316,400</b>	<b>46.67</b>	<b>\$670,363</b>	<b>\$102,517</b>	<b>\$94,880</b>	<b>412.5</b>

NOT USED: OUTLIER												
011-402-090-01	10901 MAPLE DR	03/31/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,100	54.84	\$327,685	(\$16,990)	\$60,695	263.9
											<b>Average</b>	
												<b>per FF=&gt;</b>
												<b>\$249</b>

**2026 CONCLUSION/USED:**

WATERFRONT LOT = \$249/FF

BACK LOT = \$ 105/FF

AS CALCULATED

NO BACK LOT SALES: USED PERCENTAGE INCREASE BASED ON WATERFRONT INCREASE AND ALLOCATED TO BACK LOT 8.2%

2025 PREVIOUS VALUES:

WATERFRONT LOT = \$230/FF

BACK LOT = \$98/FF

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
131.9	0.18	0.18	\$350	\$108,519	\$2.49	60.43	4010	2024R-05390		4010 LAKE STEVENS	12/1/2019	401
200.8	0.35	0.20	\$326	\$118,847	\$2.73	163.57	4010	2025R-05626	011-401-008-00	4010 LAKE STEVENS	6/12/2025	401
213.4	0.93	0.93	\$179	\$43,547	\$1.00	190.26	4010	2025R-06535		4010 LAKE STEVENS	12/1/2019	401
	1.47	1.32										

Average per Net Acre=> **69,786.93** Average per SqFt=> **\$1.60**

231.5 1.13 1.13 (\$64) (\$15,049) (\$0.35) 212.40 4010 2025R-03947 4010 LAKE STEVENS 1/1/2015 401

**Rate Group 1**

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

WATERFRONT

**2026 FERRIS TOWNSHIP**

**AGRICULTURAL LAND VALUE STUDY - SALES PERIOD 4/1/23 - 3/31/25**

used sales within and just outside of study period to gather data: no adjustment used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
011-002-003-01	E LAKE MONTICAL	05/30/23	\$300,000	WD	SPLIT	\$300,000			\$261,171	\$261,171			
011-028-022-00	E WILLARD RD	02/03/23	\$140,000	WD	03-ARM'S LEN	\$140,000	\$66,300	47.36	\$148,200	\$148,200			
011-028-015-01	E WILLARD RD	03/24/23	\$125,000	WD	03-ARM'S LEN	\$125,000	\$68,500	54.80	\$160,981	\$120,019	\$156,000	1,330.7	1323.4
011-033-008-10	8051 E STANTON	07/11/24	\$365,000	WD	03-ARM'S LEN	\$365,000	\$171,600	47.01	\$327,380	\$231,796	\$194,176	2,013.0	1157.2
<b>Totals:</b>			<b>\$930,000</b>			<b>\$930,000</b>	<b>\$306,400</b>		<b>\$897,712</b>	<b>\$761,166</b>	<b>\$350,176</b>	<b>3,343.7</b>	
							<b>Sale. Ratio =&gt;</b>	<b>32.95</b>		<b>Average</b>			
							<b>Std. Dev. =&gt;</b>	<b>4.40</b>		<b>per FF=&gt;</b>	<b>\$228</b>		

**USE \$3800/ACRE FOR AG LAND**

used 3800/ acre- AG LAND

used 1000/acre- SWAMP

used 1267/acre - CONSERVATION EASEMENT = 1/3 OF PER ACRE VALUE- this is due to limited use of property- non buildable, ect due to easement

row= 0/acre

ag- rec= follows residential land value-used for parcels that are not ag use, but receive the AG Class due to MCL 211.34c(2)(a)

conclusion:

Description: AG ACREAGE-REC

Enter the Estimated Land value for each of these sizes.									
1 Acre:	17,700	3 Acre:	31,000	10 Acre:	50,000	30 Acre:	126,000		
1.5 Acre:	21,700	4 Acre:	35,400	15 Acre:	76,000	40 Acre:	160,000		
2 Acre:	25,600	5 Acre:	40,000	20 Acre:	104,000	50 Acre:	200,000		
2.5 Acre:	28,500	7 Acre:	49,000	25 Acre:	115,000	100 Acre:	410,000		

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels In Sale	Land Table
68.80	68.80		\$3,796	\$0.09					1000 AG LAND
40.00	40.00		\$3,705	\$0.09					1000 AG LAND
40.00	40.00	\$90	\$3,000	\$0.07	1,330.69	1000	2023R-03876		1000 AG LAND
53.48	53.48	\$115	\$4,335	\$0.10	2,012.99	1000	2024R-06638		1000 AG LAND
<b>202.28</b>	<b>202.28</b>								
<b>Average</b>			<b>Average</b>						
<b>per Net Acre=&gt;</b>	<b>3,763.01</b>		<b>per SqFt=&gt;</b>	<b>\$0.09</b>					

**2026 FERRIS TOWNSHIP**  
**COMMERCIAL/INDUSTRIAL LAND STUDY PERIOD: 4/1/2023 - 3/31/2025**

no sales of commercial or industrial properties within FERRIS TOWNSHIP  
 used sales of similar properties in rural areas within Montcalm County to gather data for study

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Library / Page	Totals Acre	Total Sq Ft	Total Forest Pt	ROW (Sq Ft)
Allocation	006-009-014-00	4800 N Wyman Rd	5/17/2023	\$50,000		2023R-06596	2.750	119,790		12,545
Allocation	006-009-014-00	4800 N Wyman Rd	5/17/2023	\$50,000		2023R-06596	2.750	119,790		12,545
Allocation	010-014-022-10	1818 W Carman City Rd	6/1/2023	\$180,000		2023R-05510	3.460	63,597		4,791
Allocation	014-034-010-54	5451 S Greenmile Rd	6/1/2023	\$325,000		2023R-05510	3.928	171,104		9,931
Allocation	014-034-010-54	5451 S Greenmile Rd	6/1/2023	\$325,000		2023R-05510	3.928	171,104		9,931
Allocation	018-028-007-20	8900 E MC Edmore Rd	7/31/2023	\$80,000		2023R-07618	0.460	18,113		5,793
Allocation	018-028-007-20	8900 E MC Edmore Rd	7/31/2023	\$80,000		2023R-07618	0.460	18,113		5,793
Allocation	007-011-029-00	S Carlock Rd	8/15/2023	\$185,000		2023R-08210	18.253	795,101		26,060
Allocation	010-017-024-00	4126 W Carman City Rd	8/22/2023	\$250,000		2023R-08215	3.667	159,735		9,636
Allocation	010-017-024-00	4126 W Carman City Rd	8/22/2023	\$250,000		2023R-08215	3.667	159,735		9,636
Allocation	001-103-001-00	318 Center	10/11/2021	\$150,000		2023R-08173	3.667	159,735		9,636
Allocation	001-103-001-00	318 Center	10/11/2021	\$150,000		2023R-08173	3.667	159,735		9,636
Allocation	018-030-025-21	6390 Amy Rd	10/14/2021	\$140,000		2023R-09960	3.470	148,975		10,461
Allocation	018-030-025-21	6390 Amy Rd	10/14/2021	\$140,000		2023R-09960	3.470	148,975		10,461
Allocation	008-007-002-01	N/L KENDAVILL RD	11/9/2021	\$90,000		2023R-11715	8.414	366,514		29,883
Allocation	019-011-020-11	2850 Strony Lake Blvd	12/1/2021	\$500,000		2023R-17041	4.540	197,762		9,583
Allocation	019-011-020-11	2850 Strony Lake Blvd	12/1/2021	\$500,000		2023R-17041	4.540	197,762		9,583
Allocation	001-016-077-01	3765 W MC Edmore Rd	1/26/2024	\$125,000		2024R-00732	1.370	59,677		7,405
Allocation	001-016-077-01	3765 W MC Edmore Rd	1/26/2024	\$125,000		2024R-00732	1.370	59,677		7,405
Allocation	018-033-028-00	6417 N CRYSTAL RD	2/7/2024	\$160,000		2024R-00561	36.034	1,363,841		33,003
Allocation	014-034-010-60	8998 W PECK RD	3/15/2024	\$141,166		2024R-02863	0.780	33,977		7,405
Allocation	007-005-006-20	8443 WATERWHEEL	4/2/2024	\$49,900		2024R-03274	18.505	823,502		21,126
Allocation	006-007-008-00	4680 N SHELDON RD	5/23/2024	\$250,000		2024R-04321	11.850	516,186		16,236
Allocation	017-014-019-02	19499 W MC EDMORE	5/12/2024	\$350,000		2024R-05207	3.430	149,411		10,018
Allocation	017-014-019-02	19499 W MC EDMORE	5/12/2024	\$350,000		2024R-05207	3.430	149,411		10,018
Allocation	017-013-024-11	9462 N SEED RD	6/30/2024	\$45,000		2024R-08219	2.506	109,161		12,371
Allocation	017-013-024-20	N/L REED	12/10/2024	\$70,000		2024R-11502	4.620	201,247		33,143

**CONCLUSION LAND VALUES AS FOLLOWS:**

Description: COMMERCIAL-1-95

Description: INDUSTRIAL/RURAL-TWP

Enter the Estimated Land Value for each of these sizes.										
1 Acre:	3 Acre:	4 Acre:	5 Acre:	7 Acre:	10 Acre:	15 Acre:	20 Acre:	25 Acre:	30 Acre:	40 Acre:
109,297	46,295	39,728	35,746	39,786	46,295	51,540	56,014	63,546	72,945	84,392
121,681	51,840	44,392	40,984	46,295	56,014	63,546	72,945	84,392	97,854	113,244
132,244	56,614	49,984	46,295	51,540	63,546	72,945	84,392	97,854	113,244	132,244
171,271	63,546	56,614	51,540	63,546	72,945	84,392	97,854	113,244	132,244	171,271

ROW: \$0

Improvements Value	Land Residual	Indicated LB Ratio	Needs Acre	Needed Sq Ft	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	Months To Mid Point	Time Annual	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft
12000	\$38,000	0.7000	7.487	107,343	\$15,435	\$0.35	10	0.00%	\$38,000	\$15,435	\$0.35
0	\$10,820	0.2164	2.462	107,343	\$4,398	\$0.10	10	0.00%	\$10,820	\$4,398	\$0.10
92905	\$17,093	0.1534	3.790	68,808	\$12,653	\$0.29	10	0.00%	\$17,093	\$12,663	\$0.29
279002	\$45,998	0.1485	3.709	161,173	\$12,432	\$0.29	10	0.00%	\$45,998	\$12,432	\$0.29
279002	\$70,330	0.2164	3.700	161,173	\$19,008	\$0.44	10	0.00%	\$70,330	\$19,008	\$0.44
60899	\$18,102	0.2348	0.747	32,540	\$25,570	\$0.58	0	0.00%	\$18,102	\$25,570	\$0.58
60499	\$17,312	0.2164	0.747	32,540	\$23,175	\$0.53	0	0.00%	\$17,312	\$23,175	\$0.53
44389	\$70,611	0.6140	16.507	719,041	\$4,278	\$0.10	0	0.00%	\$70,611	\$4,278	\$0.10
209666	\$41,314	0.1653	3.446	150,999	\$11,889	\$0.28	7	0.00%	\$41,314	\$11,980	\$0.28
208888	\$34,100	0.2164	3.665	159,638	\$14,763	\$0.34	7	0.00%	\$34,100	\$14,763	\$0.34
134317	\$15,683	0.1059	0.460	20,038	\$34,528	\$0.79	6	0.00%	\$15,683	\$34,528	\$0.79
134317	\$32,460	0.2164	0.460	20,038	\$70,565	\$1.62	6	0.00%	\$32,460	\$70,565	\$1.62
92883	\$57,017	0.3804	3.180	138,514	\$17,930	\$0.41	0	0.00%	\$57,017	\$17,930	\$0.41
92883	\$12,438	0.2164	3.660	138,514	\$10,201	\$0.23	6	0.00%	\$12,438	\$10,201	\$0.23
0	\$90,000	N/A	7.728	336,632	\$11,646	\$0.27	9	0.00%	\$90,000	\$11,646	\$0.27
125430	\$74,570	0.3729	4.540	197,362	\$16,425	\$0.38	4	0.00%	\$74,570	\$16,425	\$0.38
125430	\$43,280	0.2164	4.540	197,362	\$9,533	\$0.22	3	0.00%	\$43,280	\$9,533	\$0.22
245840	\$79,160	0.2436	1.150	50,094	\$68,835	\$1.58	2	0.00%	\$79,160	\$68,835	\$1.58
242840	\$70,330	0.2164	1.150	50,094	\$61,157	\$1.40	2	0.00%	\$70,330	\$61,157	\$1.40
0	\$160,000	N/A	35.660	1,544,638	\$4,512	\$0.10	2	0.00%	\$160,000	\$4,512	\$0.10
122645	\$16,121	0.3137	0.410	26,571	\$16,428	\$0.61	1	0.00%	\$16,121	\$16,428	\$0.61
122645	\$30,678	0.2164	0.410	26,571	\$50,292	\$1.15	1	0.00%	\$30,678	\$50,292	\$1.15
0	\$49,900	N/A	18.420	803,376	\$2,709	\$0.06	0	0.00%	\$49,900	\$2,709	\$0.06
187407	\$67,593	0.2104	11.477	479,950	\$5,454	\$0.13	-3	0.00%	\$67,593	\$5,454	\$0.13
187407	\$54,100	0.2164	11.477	479,950	\$4,714	\$0.11	-3	0.00%	\$54,100	\$4,714	\$0.11
157284	\$172,616	0.3503	3.200	144,593	\$60,193	\$1.38	-1	0.00%	\$172,616	\$60,193	\$1.38
157284	\$77,740	0.2164	3.200	144,593	\$23,560	\$0.54	-1	0.00%	\$77,740	\$23,560	\$0.54
0	\$45,000	N/A	7.227	148,104	\$10,152	\$0.46	5	0.00%	\$45,000	\$10,152	\$0.46
0	\$70,000	N/A	3.400	148,104	\$10,568	\$0.47	-8	0.00%	\$70,000	\$10,568	\$0.47