

RESIDENTIAL VALUES FOR EXCESS AND LARGE ACREAGE PROPERTY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable	Comments	Percent Tillable	\$ Per Acre
070-024-100-002-04	HARTEL RD	04/01/20	\$312,276	\$312,276	78.06	75.00	3.1		96%	\$ 4,000
120-001-300-061-01	COLUMBIA HWY	04/09/20	\$80,000	\$80,000	26.88	26.63	0.3		99%	\$ 2,976
120-001-300-061-01		04/09/20	\$80,000	\$80,000	26.88	26.88	0.0		100%	\$ 2,976
160-012-300-047-11	VFW RD	04/16/20	\$147,000	\$147,000	44.47	44.25	0.2		100%	\$ 3,306
160-012-300-047-11		04/16/20	\$147,000	\$147,000	44.47	44.5	0.0		100%	\$ 3,306
160-035-100-040-03	HOUSTON RD	05/06/20	\$260,000	\$260,000	55.00	51.50	3.5		94%	\$ 4,727
160-035-100-040-03		05/06/20	\$260,000	\$260,000	55.00	51.5	3.5		94%	\$ 4,727
010-006-200-001-02	SAUBEE LAKE RD	06/09/20	\$401,000	\$401,000	84.04	71.9	12.2		86%	\$ 4,772
010-029-400-002-00	N IONIA RD	06/09/20	\$375,000	\$375,000	74.78	74.4	0.4		99%	\$ 5,015
100-015-300-030-01	CARLISLE HWY	06/29/20	\$172,000	\$172,000	56.97	56.97	0.0		100%	\$ 3,019
070-012-200-051-02		07/01/20	\$255,000	\$255,000	69.50	42.00	27.5		60%	\$ 3,669
010-010-300-080-00	SUNFIELD RD	07/14/20	\$172,000	\$172,000	40.00	40.0	0.0		100%	\$ 4,300
080-007-100-012-00	BILLWOOD HWY	09/01/20	\$258,000	\$258,000	57.53	52.30	5.2		91%	\$ 4,485
090-018-300-010-00	CURTIS RD	10/01/20	\$490,000	\$490,000	134.80	134.80	0.0		100%	\$ 3,635
140-033-300-030-00		10/01/20	\$290,000	\$290,000	40.00	27.9	12.1		70%	\$ 7,250
100-011-400-113-01	LAWRENCE HWY	11/16/20	\$102,600	\$102,600	27.16	27.16	0.0		100%	\$ 3,778
050-003-400-001-05	BROWN RD	11/24/20	\$167,500	\$167,500	25.00	24.75	0.3		99%	\$ 6,700
080-033-400-022-02	N CANAL RD	12/01/20	\$165,000	\$165,000	40.62	21.18	19.4	NON TILLABLE	52%	\$ 4,062
090-007-400-050-00		12/10/20	\$225,000	\$225,000	26.27	26.27	0.0		100%	\$ 8,565
090-001-300-050-05	VALLEY HWY	12/11/20	\$118,000	\$118,000	25.23	7.60	17.6	NON TILLABLE	30%	\$ 4,677
010-003-100-060-02	E EATON HWY	12/23/20	\$520,000	\$520,000	78.58	75.6	3.0		96%	\$ 6,617
090-003-300-050-04		02/02/21	\$240,000	\$240,000	36.06	36.06	0.0		100%	\$ 6,656
050-029-300-041-00	NASHVILLE HWY	02/08/21	\$125,000	\$125,000	32.48	22.22	10.3		68%	\$ 3,849
150-006-200-002-02		03/01/21	\$262,000	\$262,000	70.84	38.0	32.8		54%	\$ 3,698
150-006-200-002-02	E FIVE POINT HWY	03/01/21	\$262,000	\$262,000	70.84	38.04	32.8	NON TILLABLE	54%	\$ 3,698
110-021-100-013-01	E CLINTON TRL	03/05/21	\$160,000	\$160,000	57.33	55.11	2.2		96%	\$ 2,791
030-026-400-001-00		04/01/21	\$232,840	\$232,840	58.21	46.21	12.0		79%	\$ 4,000
060-025-100-011-00		04/01/21	\$136,415	\$136,415	37.00	34.15	2.9		92%	\$ 3,687
010-029-300-026-00		08/18/21	\$386,450	\$386,450	69.65	69.7	0.0		100%	\$ 5,548
060-009-400-025-00		09/01/21	\$376,000	\$376,000	70.00	53.00	17.0		76%	\$ 5,371
010-008-300-120-00		09/02/21	\$70,000	\$70,000	20.00	7.50	12.5		38%	\$ 3,500
060-016-200-056-12		10/01/21	\$116,000	\$116,000	30.00	14.50	15.5		48%	\$ 3,867
130-003-100-020-00		10/01/21	\$140,000	\$140,000	42.94	31.6	11.3		74%	\$ 3,260
090-021-300-050-00		10/28/21	\$152,000	\$152,000	39.00	30.50	8.5		78%	\$ 3,897
140-024-300-061-03		11/01/21	\$310,000	\$310,000	76.65	57.3	19.3		75%	\$ 4,044
050-013-400-050-01		12/30/21	\$84,000	\$84,000	20.00	18.00	2.0		90%	\$ 4,200
070-002-200-001-01		01/01/22	\$100,000	\$100,000	36.14	28.72	7.4		79%	\$ 2,767
070-003-300-014-09		01/01/22	\$100,000	\$100,000	29.30	16.80	12.5		57%	\$ 3,413
070-005-200-002-00		01/01/22	\$425,205	\$425,205	77.31	73.66	3.7		95%	\$ 5,500
140-008-200-011-00+		02/01/22	\$300,000	\$300,000	67.37	48.9	18.4		73%	\$ 4,453
110-017-200-001-02		02/23/22	\$365,000	\$365,000	134.33	120.00	14.3		89%	\$ 2,717
020-006-200-023-01		03/02/22	\$99,900	\$99,900	27.59	23.29	4.3		84%	\$ 3,621
120-030-200-003-02		03/04/22	\$150,000	\$150,000	40.01	39.52	0.5		99%	\$ 3,749
050-001-300-005-00	N SHAYTOWN RD	12/17/202	\$91,750	\$91,750	40.00	30.37	9.6		76%	\$ 2,294
Totals:				\$9,681,936	2294.29	1936.21	358.08			
				Avg Acre	4,220					
				USE	4,200.00					