

AGRICULTURAL LAND VALUE FOR 2026 ASSESSMENT

One acre site value

Date Range: 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Act/Adj. Site	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/acre	Dollars/SqFt	Actual Front	ECZ Area	Other Parcels in Sale	Land Use	Inspected Date	Class	Rank Group										
13 101 106 00	3628 HEBBS RD	07/20/24	\$394,589	WD	03-ARM'S LENGTH	\$300,989	\$344,200	47.30	\$370,205	\$40,912	\$38,428	0.0	0.0	1.10	1.10	#D/V/01	\$37,225	\$0.85	0.00	M&B'S 2024R07533	TOWNSHIP M & B'S	8/14/2025	401	FRONT FOOT B											
13 101 467 10	3170 HEBBS RD	07/30/24	\$390,000	WD	03-ARM'S LENGTH	\$360,000	\$379,600	49.89	\$370,205	\$40,912	\$47,120	194.6	290.0	0.83	0.83	#D/V/01	\$39,567	\$0.91	125.00	M&B'S 2024R07533	TOWNSHIP M & B'S	9/13/2007	401	FRONT FOOT B											
13 101 101 10	2128 DODDY RD	11/02/23	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$179,500	50.64	\$182,147	\$4,489	\$47,120	0.0	0.0	0.85	0.85	#D/V/01	\$5,311	\$0.12	0.00	M&B'S 2024R11195	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 200 317 00	3684 S CUSTER RD	09/28/23	\$395,500	WD	03-ARM'S LENGTH	\$359,500	\$162,300	45.15	\$377,158	\$14,892	\$33,550	0.0	0.0	0.93	0.93	#D/V/01	\$16,013	\$0.37	0.00	M&B'S 2024R11195	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 227 208 00	9170 TROST RD	09/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,200	37.04	\$203,415	\$59,380	\$32,795	0.0	0.0	1.40	1.40	#D/V/01	\$53,722	\$0.85	0.00	M&B'S 2024R11195	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 235 341 00	7748 DA EAST RD	04/17/23	\$260,000	WD	03-ARM'S LENGTH	\$250,000	\$86,600	39.82	\$203,712	\$54,444	\$40,625	0.0	0.0	0.80	0.80	#D/V/01	\$28,478	\$0.85	0.00	M&B'S 2024R15024	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 305 208 10	2112 STRASBURG RD	07/22/24	\$400,000	WD	03-ARM'S LENGTH	\$350,000	\$119,200	47.68	\$271,757	\$22,868	\$44,625	175.0	200.0	1.24	1.24	#D/V/01	\$43,226	\$0.99	0.00	M&B'S 2024R15024	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 460 035 10	5740 N CUSTER RD	06/30/23	\$500,500	WD	03-ARM'S LENGTH	\$400,000	\$188,900	46.19	\$393,760	\$53,600	\$38,360	0.0	0.0	1.00	1.00	#D/V/01	\$26,842	\$0.63	0.00	M&B'S 2024R15024	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 460 089 20	229 N BASSINVILLE RD	06/30/23	\$172,000	WD	03-ARM'S LENGTH	\$300,000	\$148,600	51.97	\$198,698	\$26,842	\$35,000	0.0	0.0	1.05	1.05	#D/V/01	\$25,542	\$0.59	0.00	M&B'S 2024R15024	TOWNSHIP M & B'S	NOT INSPECTED	401	FRONT FOOT B											
13 460 127 00	3815 STEWART RD	08/23/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$69,400	40.35	\$147,829	\$59,041	\$35,700	0.0	0.0	1.05	1.05	#D/V/01	\$61,944	\$1.42	0.00	11 2023R10089	SPENSONS PLAT 4605 SUPERDORS PLAT 4609	9/12/2025	401	FRONT FOOT B											
Totals:													\$2,950,489	\$1,362,500	46.18	\$2,957,207	\$40,356	\$407,354	309.6	11.13	11.13	Average per Net Acres	\$5,986.86	\$1,294	Average per SqFt	\$0.83									

\$56,000 one acre value

AGRICULTURAL LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-30 acres

Date Range: 04/01/2023 - 03/31/2025
OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	Total Value	Acreage
13 110 212 40	5293 STADLER RD	06/27/24	\$40,000	1.16	\$34,394		
13 111 116 00	BLUERUSH RD	09/29/23	\$42,000	1.33	\$31,603		
13 128 231 90	905 STRASBURG RD	08/30/24	\$50,000	1.00	\$50,000		
13 460 061 00	N CUSTER RD	04/26/23	\$8,000	0.34	\$23,256		
TOTALS: 1.00 - 1.50 ACRES						\$36,496	1.00 ACRES
						\$44,000	1.50 ACRES

13 222 105 30	11195 S CUSTER RD	03/17/25	\$62,800	2.09	\$30,091		
13 222 105 85	SULLIVAN RD	09/20/24	\$45,000	2.11	\$21,337		
13 236 217 05	7592 W DUNBAR RD	11/07/24	\$44,500	2.04	\$21,824		
13 236 217 10	W DUNBAR RD	12/08/23	\$34,500	2.04	\$16,920		
13 236 217 45	W DUNBAR RD	11/29/23	\$44,900	2.04	\$22,021		
13 236 217 50	7254 W DUNBAR RD	11/28/23	\$80,000	2.04	\$39,235		
13 236 217 55	7202 W DUNBAR RD	12/19/23	\$47,000	2.04	\$23,051		
13 460 106 35	446 N RAISINVILLE RD	08/11/23	\$65,900	2.14	\$30,794		
TOTALS: 2 ACRES						\$51,370	2.00 ACRES
						\$62,160	3.00 ACRES

08 036 006 11	MOROCCO RD-VACANT	08/26/24	\$75,000	3.65	\$20,570		
13 236 217 15 & 20	W DUNBAR RD	02/05/24	\$80,000	4.08	\$19,608		
13 236 217 25 & 30	W DUNBAR RD	12/11/23	\$79,800	4.08	\$19,559		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 106 06	596 N RAISINVILLE RD	11/01/23	\$117,000	3.77	\$31,002		
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.06	\$13,063		
TOTALS: 3 ACRES						\$62,160	3.00 ACRES
						\$81,143	5.00 ACRES

13 128 215 00	S CUSTER RD	07/22/24	\$59,500	5.00	\$11,900		
13 236 217 35 & 40	W DUNBAR RD	01/31/24	\$79,000	4.08	\$19,363		
13 460 104 08	N RAISINVILLE	1/16/2024	\$90,000	5.00	\$18,000		
TOTALS: 5 ACRES						\$81,143	5.00 ACRES
						\$94,609	7.00 ACRES

06 009 025 00	HIVON RD	4/25/2024	90000	6.88	\$13,081		
08 030 006 54	13961 TODD RD	01/12/24	\$87,500	6.25	\$19,995		
TOTALS: 6-9 ACRES						\$94,609	7.00 ACRES
						\$115,538	10 ACRES

08 023 019 04	LEWIS AVE-VACANT	01/17/25	\$110,000	10.28	\$10,697		
08 024 001 03	MINX RD-VACANT	03/31/25	\$115,000	10.01	\$11,489		
14 112 002 20	ALBAIN RD	11/15/24	\$125,000	10.00	\$12,500		
TOTALS: 10 ACRES						\$115,538	10 ACRES
						\$137,769	15 ACRES

08 002 012 01	IDA EAST RD-VACANT	05/31/23	\$149,900	15.61	\$9,603		
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899		
13 210 214 00	STEWART RD	03/20/25	\$160,000	13.51	\$11,844		
13 213 346 60	IDA MAYBEE RD	09/18/24	\$145,000	12.79	\$11,337		
TOTALS: 12-19 AC						\$137,769	15 ACRES
						\$158,697	20 ACRES

13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935		
TOTALS: 20 AC PLUS						\$158,697	20 ACRES
						\$179,000	25 ACRES
						\$196,000	30+ ACRES

Due to minimal land sales, vacant land sales from adjacent townships were verified and used.

AGRICULTURAL LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-30 acres

Date Range: 04/01/2023 - 03/31/2025

OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
13 133 412 25	DUNBAR RD	03/26/24	\$230,000	39.94	\$5,759 80% tillable. 20% woods
13 103 420 01	BLUEBUSH RD	01/31/25	\$379,350	50.58	\$7,500 100% tillable
13 460 106 08 & 18	N RAISINVILLE	05/02/23	\$80,000	16.33	\$4,899 86% tillable. 14% woods
13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935 100% tillable
OUT OF TOWNSHIP SALE					
08 003 050 00	IDA WEST RD	04/23/25	\$265,000	52.99	\$5,001 100% tillable

Total Sale Price \$1,141,850.00

Total Acres: 183.468

Ave. Price/Ac/Group \$6,218.73 Cost per Acre / Average Sale

Ave. Price/Ac/Ind Acre \$6,223.70 Total Sale Price / Total Acres Sold

APPLIED TO:	NEIGHBORHOOD	LAND TABLE
	AGRICULTURAL	00002

Acres	Total Price	Price/Acre
1	\$36,000	\$36,000
1.5	\$44,000	\$29,333
2	\$51,000	\$25,500
2.5	\$56,500	\$22,600
3	\$62,000	\$20,667
4	\$72,500	\$18,125
5	\$81,000	\$16,200
7	\$95,000	\$13,571
10	\$115,000	\$11,500
15	\$138,000	\$9,200
20	\$159,000	\$7,950
25	\$179,000	\$7,160
30	\$196,000	\$6,533
40	\$240,000	\$6,000
50	\$300,000	\$6,000
100	\$600,000	\$6,000

AGRICULTURAL	00002
SITE	\$36,000
NONBUILD	\$0
WET	\$1,525
WOODED	\$3,000
SWAMP	\$1,525
TILLABLE	\$6,000
UTIL BUILDG SITE	\$13,375
LAKE	\$4,900

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENT

Single Family Structures

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land \$/Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Appr. by Et.	Other Parcels in Sale	Land Table	Property Class	Building Degr.
13 101 225 00	3654 HEISS RD	05/26/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$159,700	36.30	\$411,308	\$105,636	\$336,364	\$240,369	1.899	2,102	\$160.02	M8B'S	2.0370	TR-LEVEL	\$83,450	No		TOWNSHIP M & B'S	401	63
13 101 449 08	3500 HEISS RD	06/24/24	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$208,400	48.47	\$471,049	\$132,155	\$297,845	\$364,761	1.125	2,220	\$118.19	M8B'S	25.4038	1 1/2-STORY	\$91,780	No		TOWNSHIP M & B'S	401	72
13 101 460 00	3500 HEISS RD	07/22/24	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$148,500	34.62	\$334,546	\$82,102	\$346,888	\$197,222	1.759	1,413	\$245.50	M8B'S	37.9926	ONE-STORY	\$81,000	No		TOWNSHIP M & B'S	401	63
13 102 436 01	3290 GRUBER RD	07/15/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$168,900	45.04	\$421,453	\$97,681	\$277,319	\$352,947	1.096	1,869	\$148.38	M8B'S	28.2644	ONE-STORY	\$88,630	No		TOWNSHIP M & B'S	401	64
13 103 313 00	3200 SHEICK RD	11/07/23	\$670,000	WD	03-ARM'S LENGTH	\$370,000	\$124,300	33.59	\$307,145	\$84,275	\$285,725	\$174,117	1.641	1,888	\$179.93	M8B'S	26.1996	ONE-STORY	\$82,610	No		TOWNSHIP M & B'S	401	63
13 103 102 47	2420 BALDWIN RD	04/17/24	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$263,800	41.22	\$380,369	\$156,575	\$483,925	\$331,089	1.460	2,847	\$182.63	M8B'S	31.1109	TWO-STORY	\$115,038	No		TOWNSHIP M & B'S	401	72
13 104 69 00	3979 FRANKLIN RD	07/15/24	\$295,000	WD	03-ARM'S LENGTH	\$395,000	\$139,400	37.17	\$311,604	\$103,344	\$266,656	\$158,797	1.679	1,971	\$134.50	M8B'S	30.0231	1 1/2-STORY	\$81,000	No		TOWNSHIP M & B'S	401	63
13 104 111 48	4827 CUSTER RD	08/17/24	\$133,000	WD	03-ARM'S LENGTH	\$100,000	\$48,800	48.86	\$32,848	\$105,300	\$65,700	\$22,303	1.888	3,176	\$41.53	M8B'S	0.8912	ONE-STORY	\$89,288	No		TOWNSHIP M & B'S	401	92
13 104 121 00	4827 CUSTER RD	08/17/24	\$133,000	WD	03-ARM'S LENGTH	\$100,000	\$48,800	48.86	\$32,848	\$105,300	\$65,700	\$22,303	1.888	3,176	\$41.53	M8B'S	0.8912	ONE-STORY	\$89,288	No		TOWNSHIP M & B'S	401	92
13 104 121 00	4827 CUSTER RD	08/17/24	\$133,000	WD	03-ARM'S LENGTH	\$100,000	\$48,800	48.86	\$32,848	\$105,300	\$65,700	\$22,303	1.888	3,176	\$41.53	M8B'S	0.8912	ONE-STORY	\$89,288	No		TOWNSHIP M & B'S	401	92
13 108 215 19	548 STEAKBURNER RD	09/17/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$283,500	50.81	\$466,978	\$87,978	\$145,245	\$243,593	1.188	1,482	\$97.35	M8B'S	21.3866	1 3/4-STORY	\$85,773	No		TOWNSHIP M & B'S	401	45
13 108 215 19	548 STEAKBURNER RD	09/17/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$283,500	50.81	\$466,978	\$87,978	\$145,245	\$243,593	1.188	1,482	\$97.35	M8B'S	21.3866	1 3/4-STORY	\$85,773	No		TOWNSHIP M & B'S	401	45
13 108 215 19	548 STEAKBURNER RD	09/17/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$283,500	50.81	\$466,978	\$87,978	\$145,245	\$243,593	1.188	1,482	\$97.35	M8B'S	21.3866	1 3/4-STORY	\$85,773	No		TOWNSHIP M & B'S	401	45
13 210 212 60	1279 YENSCH RD	06/31/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$190,400	38.86	\$432,142	\$187,543	\$302,457	\$191,093	1.893	2,008	\$188.64	M8B'S	10.1166	ONE-STORY	\$19,840	No		TOWNSHIP M & B'S	401	72
13 213 242 10	8294 DIXON RD	06/31/24	\$394,413	WD	03-ARM'S LENGTH	\$394,413	\$182,700	46.32	\$409,852	\$108,576	\$285,837	\$235,380	1.214	1,985	\$180.34	M8B'S	16.4631	ONE-STORY	\$85,032	No		TOWNSHIP M & B'S	401	72
13 224 428 00	7299 S CUSTER RD	09/05/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,900	38.97	\$291,301	\$92,194	\$207,805	\$155,552	1.356	2,220	\$93.61	M8B'S	4.9073	TWO-STORY	\$81,770	No		TOWNSHIP M & B'S	401	45
Totals:			\$6,508,413			\$2,665,500	\$2,665,500	40.92	\$6,223,747	\$2,665,500	\$4,957,777	\$3,650,868	1.358		\$174.16				\$78,482	0.2183452				
								4.65																