

Vacant Land Valuation

Vacant land is not reproducible, so an estimate of its value must be made from the sales prices of other parcels of land similar to the property being appraised.

Enclosed herein are vacant land sales analysis throughout the township. Some sales are based on acreage and other units of comparison are by front foot rates. Various land tables analysis are included in the packet. Some sales after verification may have been removed as they were not representative of the land table area.

Residential-Agricultural Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
014-190-029-00	MUSKIE WAY (PVT)	09/21/20	\$20,000	WD	\$20,000	\$3,300	16.50	\$6,600	\$20,000	\$6,600	132.0	0.0	0.00	0.00	\$152
Totals:			\$20,000		\$20,000	\$3,300		\$6,600	\$20,000	\$6,600	132.0		0.00	0.00	
											Average per FF=>		\$152		

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014-010-012-05	1100 LALONDE RD	11/17/20	\$5,000	WD	\$5,000	\$1,900	38.00	\$3,779	\$5,000	\$3,779	0.0	0.0	0.66	0.66	\$7,541
Totals:			\$5,000		\$5,000	\$1,900		\$3,779	\$5,000	\$3,779	0.0		0.66	0.66	
											Average per Net Acre=>		7,541.48		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
014-025-002-20	4100 SLOOP RD	06/05/20	\$12,000	WD	\$12,000	\$30,900	257.50	\$12,000	\$12,000	\$12,000	0.0	0.0	3.40	3.40	\$3,529
Totals:			\$12,000		\$12,000	\$30,900		\$12,000	\$12,000	\$12,000	0.0		3.40	3.40	
											Average per Net Acre=>		3,529.41		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
014-004-022-50	METZ RD	10/30/20	\$25,123	WD	\$25,123	\$10,300	41.00	\$20,650	\$25,123	\$20,650	0.0	0.0	6.30	6.30	\$3,988
014-004-022-55	770 RANNEY RD	05/20/20	\$24,000	WD	\$24,000	\$10,300	42.92	\$20,650	\$24,000	\$20,650	0.0	0.0	6.30	6.30	\$3,810
Totals:			\$49,123		\$49,123	\$20,600		\$41,300	\$49,123	\$41,300	0.0		12.60	12.60	
											Average per Net Acre=>		3,898.65		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
014-026-008-20	7751 ROGERS RD	09/09/19	\$27,500	WD	\$27,500	\$0	0.00	\$39,893	\$27,500	\$37,000	0.0	0.0	10.00	10.00	\$2,750
014-029-013-00	RANNEY RD S	08/20/20	\$27,000	WD	\$27,000	\$18,500	68.52	\$37,000	\$27,000	\$37,000	0.0	0.0	10.00	10.00	\$2,700
014-004-022-25	METZ RD	08/11/20	\$25,000	WD	\$25,000	\$83,300	333.20	\$37,066	\$25,000	\$37,066	0.0	0.0	10.11	10.11	\$2,473
014-022-012-00	ELLSWORTH RD	08/06/20	\$19,900	WD	\$19,900	\$0	0.00	\$33,408	\$19,900	\$33,408	0.0	0.0	10.20	10.20	\$1,951
014-033-007-50	RANNEY RD S	11/16/20	\$38,500	WD	\$38,500	\$18,600	48.31	\$37,138	\$38,500	\$37,138	0.0	0.0	10.23	10.23	\$3,763
014-019-007-40	SIX MILE LAKE RD	10/02/20	\$24,000	WD	\$24,000	\$18,600	77.50	\$37,210	\$24,000	\$37,210	0.0	0.0	10.35	10.35	\$2,319
Totals:			\$161,900		\$161,900	\$139,000		\$221,715	\$161,900	\$218,822	0.0		60.89	60.89	
											Average per Net Acre=>		2,658.89		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
014-004-022-20	9649 METZ RD	11/16/20	\$50,000	WD	\$50,000	\$11,400	22.80	\$22,867	\$50,000	\$22,867	0.0	0.0	26.39	16.49	\$1,895
014-006-001-40	SLOUGH RD	01/10/20	\$54,500	LC	\$54,500	\$36,800	67.52	\$73,784	\$54,500	\$73,784	0.0	0.0	32.08	10.63	\$1,699
Totals:			\$104,500		\$104,500	\$48,200		\$96,651	\$104,500	\$96,651	0.0		58.47	27.12	
											Average per Net Acre=>		1,787.24		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
014-035-023-20	NORWEGIAN RD	11/13/19	\$60,000	WD	\$60,000	\$40,100	66.83	\$80,173	\$60,000	\$80,173	0.0	0.0	35.17	35.17	\$1,706
014-032-027-00	PESEK RD	10/06/20	\$60,000	WD	\$60,000	\$42,500	70.83	\$85,000	\$60,000	\$85,000	0.0	0.0	40.00	40.00	\$1,500

