

4

Neighborhoods Used: 4000 - 4000 AG LAND EAST, 4010 - 4010 RESIDENTAL SECTION GROUND, 4005 - 4005 AG LAND WEST

1671 W TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 010 100 014 10 9 3	10/29/2021 4010	401	150,000	5,237	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	56	133,813	125,178	1.069
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10950	10243	1.069		



4900 BUCKEYE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 032 400 014 32 8 2	08/26/2021 4010	401	33,000	11,965	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	86	21,035	54,769	0.384



14900 WOODBRIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 004 300 002 04 9 3	06/16/2021 4010	401	373,400	143,202	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	80	230,198	303,346	0.759
!!MULTI-PARCEL SALE!!					



7051 BUCKEYE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 002 100 001 02 9 2	01/27/2021 4010	401	52,000	5,328	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	45	44,507	84,029	0.530
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2165	4088	0.530		



31 S HILLSDALE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 035 100 010 35 8 3	12/17/2020 4010	401	100,000	22,575	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/4 STORY	61	77,425	156,914	0.493



15170 FRONTIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 011 200 016 11 9 3	10/14/2020 4010	401	330,000	118,716	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	84	211,284	369,418	0.572
!!MULTI-PARCEL SALE!!					



2735 BUCKEYE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 001 200 009 01 9 3	04/16/2020 4010	401	43,500	33,185	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	100	10,315	10,066	1.025



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 9:31 AM

Parcel: 18 001 200 009 01 9 3
Owner's Name: MILLER, DAVID & STEPHANIE
Property Address: 2735 BUCKEYE RD
CAMDEN, MI 49232
Liber/Page: 1837/0208
Split: 01/15/2020
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 SPLIT N/A 04-17-20
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

MILLER, DAVID & STEPHANIE
2735 BUCKEYE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 10/07/2022 for 0 by THOMPSON, RYAN & STEPHANIE.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1837/0208

Most Recent Permit Information

Permit PB22-8875 on 10/27/2022 for \$0 category MOHO.

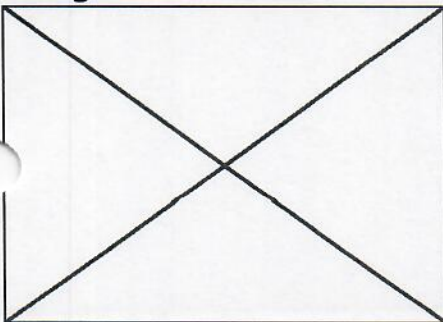
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 15,100	2022 Taxable: 14,771	Acres: 7.69
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 100
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 0
Ground Area: 0
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 9:31 AM

Parcel: 18 002 100 001 02 9 2
Owner's Name: LIPPS, KENNETH Z
Property Address: 7051 BUCKEYE RD
WALDRON, MI 49288
Liber/Page: 1785/1053
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 02-04
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

LIPPS, KENNETH Z
7051 E BUCKEYE RD
WALDRON MI 49288

Most Recent Sale Information

Sold on 01/27/2021 for 52,000 by SHIMP, ROBERT L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1785/1053

Most Recent Permit Information

None Found

Physical Property Characteristics

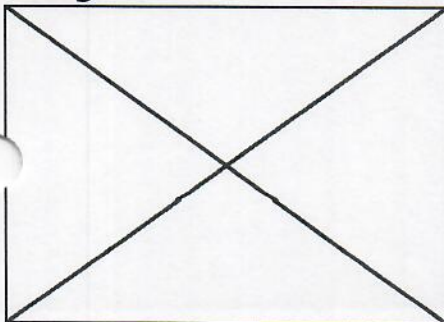
2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 27,700	2022 Taxable: 27,700	Acreage: 1.18
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,492
Ground Area: 1,076
Garage Area: 576
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 9:31 AM

Parcel: 18 004 300 002 04 9 3
Owner's Name: RJM & CBYM TRUST
Property Address: 14900 WOODBRIDGE RD
CAMDEN, MI 49232
Liber/Page: 1799/95
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 06-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

RJM & CBYM TRUST
MANKEY, GREGORY A TRUSTEE
14900 WOODBRIDGE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 06/16/2021 for 373,400 by DAYTON, JEFFREY/DAYTON, GARY.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 1799/95

Most Recent Permit Information

Permit PB22-9221 on 05/20/2022 for \$0 category DEMOLITION.

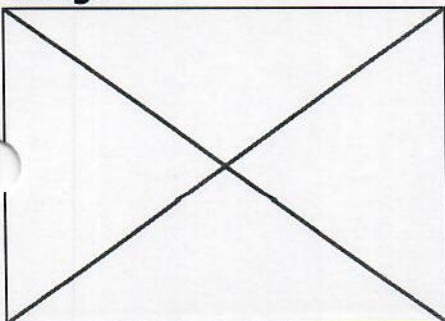
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	112,200	2022 Taxable:	112,200	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 3
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Aluminum
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 3,400
Ground Area: 2,600
Garage Area: 2,775
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 9:31 AM

Parcel:	18 010 100 014 10 9 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LANEY, NICKEY J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1671 W TERRITORIAL RD CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1810/1064	Prev. Taxable Stat	TAXABLE
Split:	09/27/2002	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

LANEY, NICKEY J
6664 CICERO RD
HICKSVILLE OH 43526

Most Recent Sale Information

Sold on 10/29/2021 for 150,000 by SIGLER, JACK III & ASHLEY.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 1810/1064

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	41,900	2022 Taxable:	41,900	Acreage:	1.16
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,723
Ground Area: 1,123
Garage Area: 576
Basement Area: 1,123
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 9:31 AM

Parcel: 18 011 200 016 11 9 3
Owner's Name: RODRIGUEZ, ANTHONY & GRACE
Property Address: 15170 FRONTIER RD
CAMDEN, MI 49232
Liber/Page: 1837/0519
Split: 06/24/2003
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-15
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

RODRIGUEZ, ANTHONY & GRACE
15170 FRONTIER RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 10/19/2022 for 350,000 by GOMEZ, OSCAR.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1837/0519

Most Recent Permit Information

Permit PB18-0519 on 08/02/2018 for \$0 category BP RENEWAL.

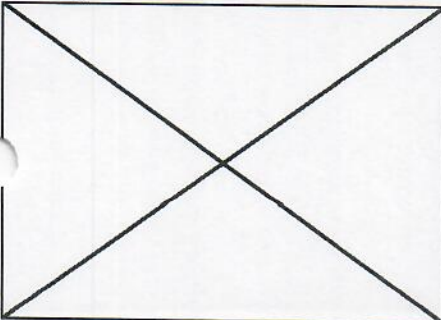
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	137,000	2022 Taxable:	137,000	Acreage:	5.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Vinyl
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,318
Ground Area: 2,318
Garage Area: 1,216
Basement Area: 2,318
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/30/2022 9:31 AM

Parcel: 18 035 100 010 35 8 3
Owner's Name: PETER, KELSEY & CLARK, JEREMY
Property Address: 13231 S HILLSDALE RD
CAMDEN, MI 49232
Liber/Page: 1781/1100
Split: 10/26/2006
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-18
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

PETER, KELSEY & CLARK, JEREMY
CROW, SHIRLEY A
13231 S HILLSDALE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 12/17/2020 for 100,000 by REED/CROW/POIKEY/GILLIGAN/DELLAR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1781/1100

Most Recent Permit Information

None Found

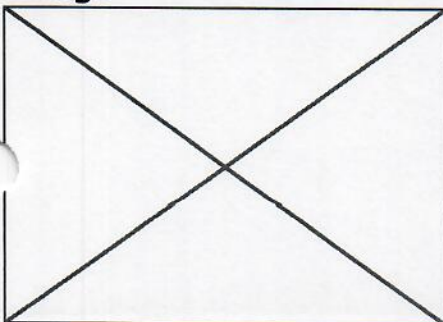
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 55,800	2022 Taxable: 55,800	Acreage: 5.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/4 STORY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,770
Ground Area: 1,536
Garage Area: 1,440
Basement Area: 936
Basement Walls:
Estimated TCV: Tentative

Image



Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 001 200 009 01 9 3	2735 BUCKEYE RD	04/16/20	\$43,500	MLC	03-ARM'S LENGTH	\$43,500
18 002 100 001 02 9 2	7051 BUCKEYE RD	01/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000
18 004 300 002 04 9 3	14900 WOODBRIDGE RD	06/16/21	\$373,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,400
18 010 100 014 10 9 3	1671 W TERRITORIAL RD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
18 011 200 016 11 9 3	15170 FRONTIER RD	10/14/20	\$330,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$330,000
18 032 400 014 32 8 2	4900 BUCKEYE RD	08/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000
18 035 100 010 35 8 3	13231 S HILLSDALE RD	12/17/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000
Totals:						\$1,081,900

Due to no improved 101 sales, the ECF was developed using sales in the Residential Section Ground ECF neighborhood. ECF utilized for the 2023 year: 0.663.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$11,300	25.98	\$39,849	\$33,185	\$10,315	\$10,066	1.025	0	#DIV/0!	4010
\$24,800	47.69	\$63,661	\$5,328	\$46,672	\$88,116	0.530	1,492	\$31.28	4010
\$113,700	30.45	\$344,017	\$143,202	\$230,198	\$303,346	0.759	3,400	\$67.71	4010
\$44,100	29.40	\$94,886	\$5,237	\$144,763	\$135,421	1.069	1,723	\$84.02	4010
\$143,800	43.58	\$363,271	\$118,716	\$211,284	\$369,418	0.572	2,318	\$91.15	4010
\$21,800	66.06	\$48,222	\$11,965	\$21,035	\$54,769	0.384	382	\$55.07	4010
\$50,300	50.30	\$126,452	\$22,575	\$77,425	\$156,914	0.493	1,770	\$43.74	4010
\$409,800		\$1,080,358		\$741,692	\$1,118,051			#DIV/0!	
Sale. Ratio =>	37.88				E.C.F. =>	0.663		Std. Deviation=>	0.268412
Std. Dev. =>	14.33				Ave. E.C.F. =>	0.690		Ave. Variance=>	22.3382

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
33.4457	1 STORY	\$33,185		RES-SECTION	401	100
16.0569	TWO-STORY	\$5,328		RES-SECTION	401	45
6.8631	RANCH	\$134,515	18 004 300 003 04 9 3	RES-SECTION	401	80
37.8749	TWO-STORY	\$5,237		RES-SECTION	401	56
11.8295	RANCH	\$76,439	18 011 200 015 11 9 3	RES-SECTION	401	84
30.6164	1 STORY	\$11,965		RES-SECTION	401	86
19.6809	1 1/4 STORY	\$22,575		RES-SECTION	401	61
2.6853						

Coefficient of Var=> **32.3633024**

2023 Amboy Township Land Value Study

Agricultural Vacant Land

All Sales

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
003-100-01-10-4-2	8/11/2020	\$175,000.00	19.38	\$9,024.77	5 ac woods, rest ill
003-100-01-10-4-2	7/11/2020	\$72,500.00	19.38	\$3,746.87	13.41 ill, 5 ac wood
001-400-00-01-4-2	6/18/2020	\$85,800.00	28.57	\$2,998.66	24.14 ill, 4 ac woods
010-200-00-10-4-3	11/11/2020	\$163,800.00	39.89	\$4,106.29	10 Ac ill, 28 ac woods
010-200-00-10-4-3	11/11/2020	\$163,800.00	39.89	\$4,104.23	17.49 ac Till, 20 Ac Woods
035-900-01-0-5-4-2	8/26/2021	\$185,000.00	39.91	\$4,635.43	17.48 ac Till, 20 Ac Woods
035-900-01-0-5-4-2	2/14/2020	\$437,000.00	95	\$4,600.00	77.89 ill, 16.18 Woods
007-100-01-07-9-2	1/5/2022	\$128,700.00	28.6	\$4,500.00	28.52 Till, the 007-100-01-07-9-2

West Side

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
016-200-00-10-4-3	11/11/2020	\$163,800.00	39.89	\$4,106.29	10 Ac ill, 28 ac woods
010-200-00-10-4-3	11/11/2020	\$163,800.00	39.89	\$4,104.23	17.49 ac Till, 20 Ac Woods
007-100-01-07-9-2	1/5/2022	\$128,700.00	28.6	\$4,500.00	28.52 Till, the 007-100-01-07-9-2

2023 Till:

Total Price:	\$4,209.41
Ave. Price/Ac:	\$4,100.00

East Side

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
003-100-01-10-4-2	8/11/2020	\$175,000.00	19.38	\$9,024.77	5 ac woods, rest ill
003-100-01-10-4-2	7/11/2020	\$72,500.00	19.38	\$3,746.87	13.41 ill, 5 ac wood
001-400-00-01-4-2	6/18/2020	\$85,800.00	28.57	\$2,998.66	24.14 ill, 4 ac woods
010-200-00-10-4-3	8/26/2021	\$185,000.00	39.91	\$4,635.43	17.49 ac Till, 20 Ac Woods
035-900-01-0-5-4-2	2/14/2020	\$437,000.00	95	\$4,600.00	77.89 ill, 16.18 Woods

2023 Till:

Total Price:	\$4,498.65
Ave. Price/Ac:	\$4,400.00

Sale Date	Parcel Number	# of Pcts	Libertage	Sale Price	Ver	PA 260	Bldg Value/pr	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments	\$ per acre
8/7/20	17 013 200 005 13	1	17897/080	\$ 9,100			\$ -	9,100	2.75	0.00	\$ -	\$ -	2.09	\$ 4,354	\$ 9,100	0.66	US-127 & Franklinville	\$ 9,100
10/23/20	17 027 400 027 27	1	17777/732	\$ 23,000		X	\$ -	12,000	3.00	2.75	\$ 4,364	\$ 12,000	0.00	\$ -	\$ -	0.25	red owner parcel	\$ 23,000
8/30/21	17 033 400 008 33	1	18057/757	\$ 23,000			\$ -	23,000	3.63	3.63	\$ 6,407	\$ 23,000	0.00	\$ -	\$ -	0.04	Wardens Village	\$ 23,000
2/3/22	12 013 200 015 33	1	18191/818	\$ 17,000	pra		\$ -	17,000	4.87	0.00	\$ 2,452	\$ 17,000	3.72	\$ 4,971	\$ 17,000	0.51	Wardens Village	\$ 17,000
5/27/21	12 018 200 007 15	1	17985/838	\$ 10,000			\$ -	10,000	5.00	5.00	\$ 12,000	\$ 10,000	0.00	\$ -	\$ -	0.00	Wardens Village parcel	\$ 10,000
5/28/21	12 013 200 110 03	1	17781/228	\$ 10,000	pra		\$ -	10,000	5.00	0.00	\$ -	\$ -	4.75	\$ 2,105	\$ 10,000	0.25	red owner	\$ 10,000
8/6/20	13 036 200 019 36	1	17729/873	\$ 34,500	pra		\$ -	34,500	8.41	7.99	\$ 4,318	\$ 34,500	0.00	\$ -	\$ -	0.42	some non-ill	\$ 34,500

Total Cost: \$ 175,600
 Total Acreage: 35.68
 Cost Per Acre: \$ 4,924.28
 Site Value Used: \$ 4,925.00

Neighborhood: West Side
 East Side
 East Side
 West Side
 East Side
 East Side
 East Side
 West Side

2023 Amboy Township Land Value Study Agricultural Vacant Land

All Sales

Parcel Number	Date of Sale	Sale Price	Acres	Cost per Acre	Comments
003-100-011-03-9-2	9/11/2021	\$120,000.00	19.38	\$6,191.95	5 ac woods, rest till
003-100-011-03-9-2	7/21/2020	\$72,500.00	19.38	\$3,740.97	13.41 till, 5 ac wood
001-400-003-01-9-2	6/18/2020	\$85,680.00	28.57	\$2,998.95	24.14 till, 4 ac woods
010-200-007-10-9-3	11/13/2020	\$163,800.00	39.89	\$4,106.29	10 Ac till, 28 ac woods
010-200-006-10-9-3	11/13/2020	\$163,800.00	39.91	\$4,104.23	17.49 ac Till, 20 Ac Woods
010-200-006-10-9-3	8/26/2021	\$185,000.00	39.91	\$4,635.43	17.49 ac Till, 20 Ac Woods
035-300-010-35-8-2	2/14/2020	\$437,000.00	95	\$4,600.00	77.89 till, 16.18 Woods
035-100-004-35-8-2	2/14/2020	\$437,000.00	95	\$4,600.00	77.89 till, 16.18 Woods
007-100-011-07-9-2	1/5/2022	\$128,700.00	28.6	\$4,500.00	28.52 Till, inc 007-100-018-07-9-2

Total Acres: 405.64
 Total Price: \$1,793,480.00
 Ave. Price/Ac

\$4,421.36

West Side

010-200-007-10-9-3	11/13/2020	\$163,800.00	39.89	\$4,106.29	10 Ac till, 28 ac woods
010-200-006-10-9-3	11/13/2020	\$163,800.00	39.91	\$4,104.23	17.49 ac Till, 20 Ac Woods
007-100-011-07-9-2	1/5/2022	\$128,700.00	28.6	\$4,500.00	28.52 Till, inc 007-100-018-07-9-2

Total Acres: 108.4
 Total Price: \$456,300.00
 Ave. Price/Ac

\$4,209.41

2023 Till:

\$4,100.00

East Side

003-100-011-03-9-2	9/11/2021	\$120,000.00	19.38	\$6,191.95	5 ac woods, rest till
003-100-011-03-9-2	7/21/2020	\$72,500.00	19.38	\$3,740.97	13.41 till, 5 ac wood
001-400-003-01-9-2	6/18/2020	\$85,680.00	28.57	\$2,998.95	24.14 till, 4 ac woods
010-200-006-10-9-3	8/26/2021	\$185,000.00	39.91	\$4,635.43	17.49 ac Till, 20 Ac Woods
035-300-010-35-8-2	2/14/2020	\$437,000.00	95	\$4,600.00	77.89 till, 16.18 Woods

035-100-004-35-8-2

2/14/2020

\$437,000.00

95

\$4,600.00 77.89 till, 16.18 Woods

Total Acres:

297.24

Total Price:

\$1,337,180.00

Ave. Price/Ac

\$4,498.65

2023 Till:

\$4,400.00

Site Value

Sale Date	Parcel Number	# of Pcls	Liber/Page	Sale Price	Ver
8/7/20	17 013 200 005 13	1	1769/1090	\$ 9,100	
10/23/20	12 027 400 027 27	1	1777/732	\$ 12,000	
8/30/21	17 033 400 006 33	1	1805/757	\$ 23,000	
2/3/22	12 033 200 015 33	1	1819/185	\$ 17,000	pta
5/27/21	12 019 200 007 19	1	1796/838	\$ 10,000	
5/26/21	12 013 200 111 13	1	1796/735	\$ 60,000	
11/19/20	13 002 400 010 02	1	1779/1228	\$ 10,000	pta
9/9/20	13 036 200 019 36	1	1772/973	\$ 34,500	pta

Neighborhood

East Side
East Side
East Side
West Side
West Side
East Side
East Side
East Side
West Side

West Side
West Side
West Side

East Side
East Side
East Side
East Side
East Side

East Side

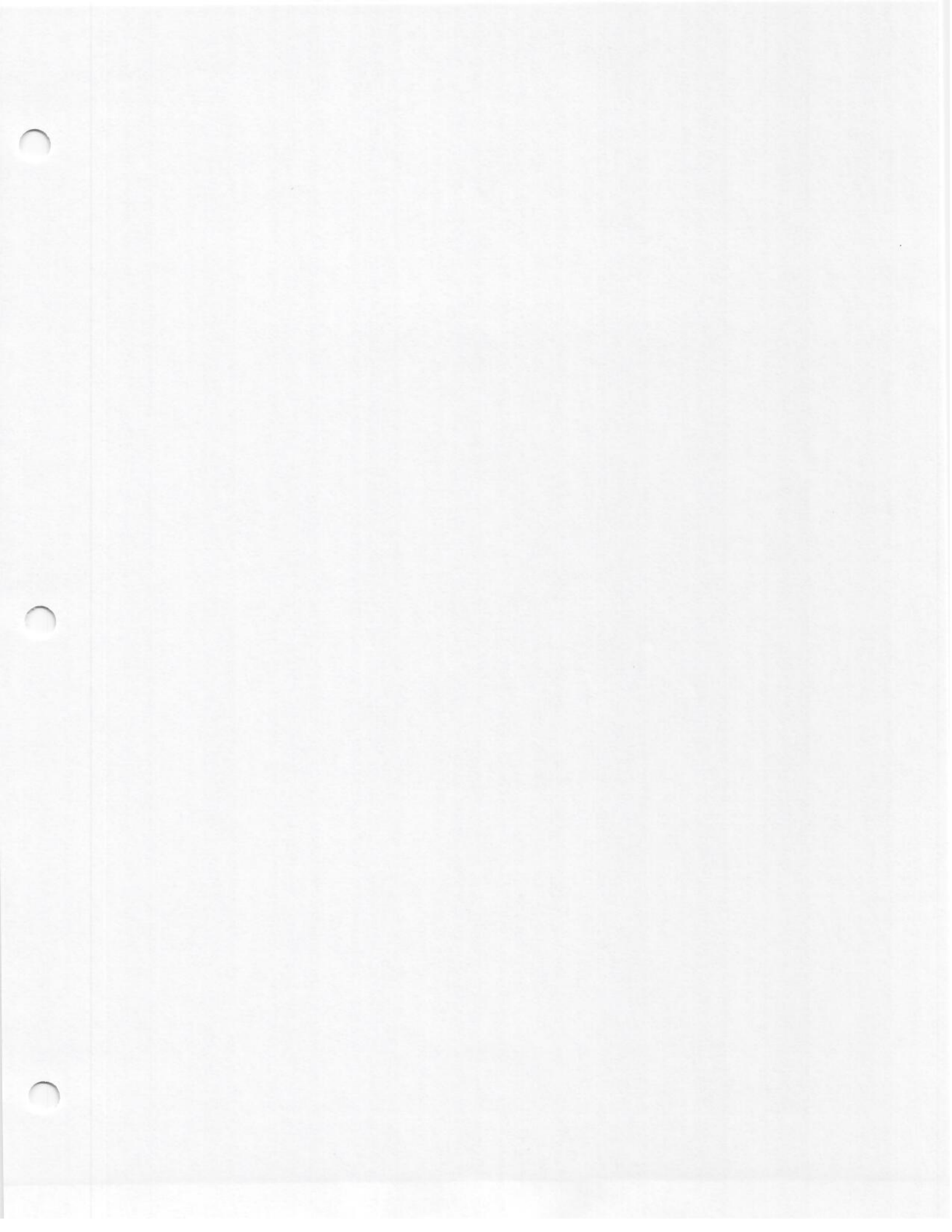
PA 260	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres
	\$ -	\$ 9,100	2.75	0.00	\$ -	\$ -	2.09	\$ 4,354	\$ 9,100	0.66
X	\$ -	\$ 12,000	3.00	2.75	\$ 4,364	\$ 12,000	0.00	\$ -	\$ -	0.25
	\$ -	\$ 23,000	3.63	3.59	\$ 6,407	\$ 23,000	0.00	\$ -	\$ -	0.04
	\$ -	\$ 17,000	3.87	0.00	\$ -	\$ -	3.42	\$ 4,971	\$ 17,000	0.45
	\$ -	\$ 10,000	4.00	3.95	\$ 2,532	\$ 10,000	0.00	\$ -	\$ -	0.05
	\$ -	\$ 60,000	5.00	5.00	\$ 12,000	\$ 60,000	0.00	\$ -	\$ -	0.00
	\$ -	\$ 10,000	5.00	0.00	\$ -	\$ -	4.75	\$ 2,105	\$ 10,000	0.25
	\$ -	\$ 34,500	8.41	7.99	\$ 4,318	\$ 34,500	0.00	\$ -	\$ -	0.42

Total Cost: \$ 175,600

Total Acreage: 35.66

Cost Per Acre: \$ 4,924.28

Site Value Used: **\$4,925.00**



Comments			\$ per acre
US-127 & Prattville	\$ 9,100	2.75	\$ 3,309
adj owner, pa260	\$ 12,000	3.00	\$ 4,000
Waldron Village	\$ 23,000	3.63	\$ 6,336
Nichols #161 Tile	\$ 17,000	3.87	\$ 4,393
access to north parcel	\$ 10,000	4.00	\$ 2,500
M-34, Off-Road	\$ 60,000	5.00	\$ 12,000
adj owner	\$ 10,000	5.00	\$ 2,000
some non-till	\$ 34,500	8.41	\$ 4,102