

5

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

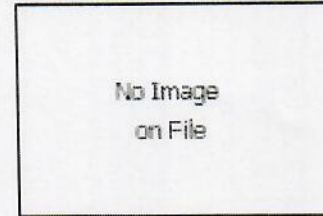
1671 W TERRITORIAL RD

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	01/27/2020 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		



11 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

<b>Parcel:</b>	18 001 200 009 01 9 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER, DAVID & STEPHANIE	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	2735 BUCKEYE RD CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1837/0208	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	01/15/2020	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 SPLIT N/A 04-17-20
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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.

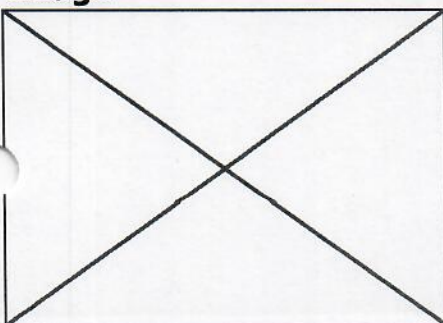
## Physical Property Characteristics

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

12/30/2022 9:31 AM

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

**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:** / /  
**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.

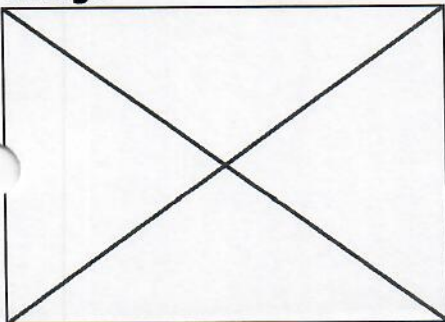
## Physical Property Characteristics

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

12/30/2022 9:31 AM

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

**Parcel:** 18 010 100 014 10 9 3  
**Owner's Name:** LANEY, NICKEY J  
**Property Address:** 1671 W TERRITORIAL RD  
CAMDEN, MI 49232  
**Liber/Page:** 1810/1064  
**Split:** 09/27/2002  
**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 #:**  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4010 4010 RESIDENTIAL SECTION GROUND

**Created:** 09/27/2002  
**Active:** Active

## 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

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

12/30/2022 9:31 AM

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

<b>Parcel:</b>	18 011 200 016 11 9 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RODRIGUEZ, ANTHONY & GRACE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	15170 FRONTIER RD CAMDEN, MI 49232	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1837/0519	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	06/24/2003	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	20 N/A 12-15
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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.

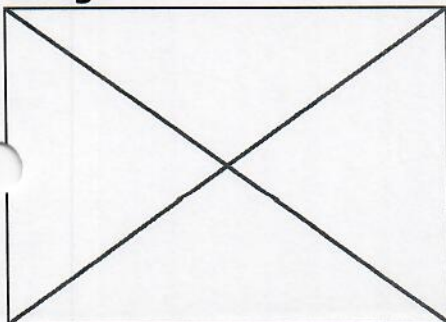
## Physical Property Characteristics

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

<b>Parcel:</b>	18 035 100 010 35 8 3	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PETER, KELSEY & CLARK, JEREMY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13231 S HILLSDALE RD CAMDEN, MI 49232	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1781/1100	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	10/26/2006	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	20 N/A 12-18
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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

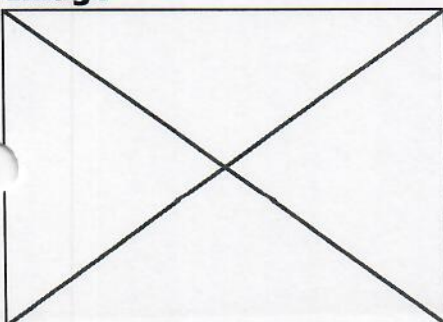
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	55,800	<b>2022 Taxable:</b>	55,800	<b>Acreage:</b>	5.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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
<b>Totals:</b>						<b>\$1,081,900</b>

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
<b>\$409,800</b>		<b>\$1,080,358</b>		<b>\$741,692</b>	<b>\$1,118,051</b>			<b>#DIV/0!</b>	
<b>Sale. Ratio =&gt;</b>	<b>37.88</b>				<b>E.C.F. =&gt;</b>	<b>0.663</b>		<b>Std. Deviation=&gt;</b>	<b>0.268412</b>
<b>Std. Dev. =&gt;</b>	<b>14.33</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.690</b>		<b>Ave. Variance=&gt;</b>	<b>22.3382</b>

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
<b>2.6853</b>						

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
003-100-011-03-9-2	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
035-300-010-35-8-2	8/26/2021	\$185,000.00	39.91	\$4,635.43	17.49 ac Till, 20 Ac 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

Total Acres: 199.24

Total Price: \$1,460,180.00

Ave. Price/Ac

\$7,328.11

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
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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
	\$ -	\$ 12,000	3.00	2.75	\$ 4,364	\$ 12,000	0.00	\$ -	\$ -	0.25
X	\$ -	\$ 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, pz260	\$ 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