

2023 LAND ANALYSIS - AG LAND SALES RATED ACRES BY SOIL TYPE 3YR STUDY WEST & EAST I75/M13 4/01/2019 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	
100-005-200-060-02	E CHIP RD	02/04/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,500	49.72	\$193,993	\$180,000	\$193,993	38.00	34.73	\$4,737	\$0.11	0.00	RM-40	202001589	WEST-I75/M13	102	
100-005-300-010-02	WHEELER RD	07/29/20	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$93,700	47.93	\$201,064	\$195,500	\$201,064	36.27	36.92	\$5,391	\$0.12	0.00	RM-40	202010690	WEST-I75/M13	102	
100-005-300-060-00	CHIP ROAD	01/28/20	\$223,380	WD	03-ARM'S LENGTH	\$223,380	\$123,800	55.42	\$221,750	\$223,380	\$221,750	39.00	40.00	\$5,728	\$0.13	0.00	RM-40	202001644	WEST-I75/M13	102	
100-019-200-020-00	4554 S 7 MILE RD	03/02/22	\$221,390	WD	03-ARM'S LENGTH	\$221,390	\$102,600	46.34	\$98,200	\$221,390	\$98,200	36.23	34.24	\$5,222	\$0.14	0.00	RM-40	202203149	WEST-I75/M13	101	
100-019-300-010-00	EIGHT MILE RD	12/30/20	\$555,400	WD	03-ARM'S LENGTH	\$94,600	\$41,200	43.55	\$89,262	\$94,600	\$89,262	15.39	16.00	\$6,147	\$0.14	0.00	RM-40	202100330	WEST-I75/M13	102	
100-022-100-065-01	MIDLAND RD	04/08/19	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$127,400	43.70	\$276,254	\$291,500	\$276,254	47.63	47.78	\$6,120	\$0.14	0.00	RM-40	201905500	WEST-I75/M13	102	
100-018-200-080-03	S SEVEN MILE RD	12/17/21	\$469,759	WD	03-ARM'S LENGTH	\$469,759	\$208,000	44.28	\$390,744	\$469,759	\$390,744	73.10	73.10	\$6,426		0.00	RM-40	202121007	WEST-I75/M13	102	
100-012-200-010-00	2806 E WHEELER RD	01/19/21	\$135,000	WD	08-ESTATE	\$135,000	\$99,000	73.33	\$210,320	\$58,258	\$133,578	26.07	26.57	\$2,235		0.00	RM-40	202101198	EAST-I75/M13	101	
100-005-300-060-00	E CHIP ROAD	01/28/20	\$223,380	WD	03-ARM'S LENGTH	\$223,380	\$123,800	55.42	\$205,800	\$223,380	\$205,800	39.00	40.00	\$5,728	\$0	0.00	CR-50	202001644	WEST-I75/M13	102	
100-022-200-020-04	E NORTH UNION RD	04/08/19	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$61,500	43.62	\$124,157	\$141,000	\$124,157	22.99	23.11	\$6,133		0.00	RM-40	201905496	WEST-I75/M13	102	
100-019-300-010-00	EIGHT MILE RD	12/30/20	\$555,400	WD	03-ARM'S LENGTH	\$94,600	\$41,200	43.55	\$83,106	\$94,600	\$83,106	15.39	16.00	\$6,147		0.00	RM-40	202100330	WEST-I75/M13	102	
100-031-200-060-00	5816 S SEVEN MILE RD	05/20/21	\$77,000	WD	09-FAMILY	\$77,000	\$52,400	68.05	\$98,510	\$77,000	\$98,510	18.70	19.00	\$4,117		0.00	RM-40	202109380	WEST-I75/M13	102	
100-033-400-010-00	MACKINAW RD	09/15/20	\$112,740	WD	03-ARM'S LENGTH	\$112,740	\$66,000	58.54	\$129,350	\$112,740	\$129,350	26.00	26.50	\$4,336		0.00	RM-40	202013080	WEST-I75/M13	001	
100-026-100-010-00	S FOUR MILE RD	02/02/22	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$117,000	36.28	\$219,218	\$322,500	\$219,218	42.17	42.67	\$7,648		0.00	RM-40	202201900	WEST-I75/M13	102	
100-021-200-060-00	4686 S MACKINAW RD	10/01/20	\$246,950	MLC	09-FAMILY	\$246,950	\$127,000	51.43	\$279,169	\$104,284	\$136,503	26.89	27.50	\$3,878		0.00	RM-40	202015286	WEST-I75/M13	101	
100-033-400-010-01	MACKINAW RD	09/15/20	\$112,740	WD	03-ARM'S LENGTH	\$112,740	\$66,000	58.54	\$138,191	\$112,740	\$138,191	26.21	26.21	\$4,301	\$0.10	0.00	RM-40	202013080	WEST-I75/M13	102	
100-033-400-030-04	MACKINAW RD	09/15/20	\$173,700	WD	03-ARM'S LENGTH	\$173,700	\$106,200	61.14	\$214,301	\$173,700	\$214,301	40.39	40.39	\$4,301	\$0.10	0.00	RM-40	202013080	WEST-I75/M13	102	
100-002-300-070-01	2147 E CHIP RD	11/18/21	\$5,768	QC	03-ARM'S LENGTH	\$5,768	\$25,400	440.36	\$45,709	\$359	\$40,300	7.46	7.69	\$48	0.00	0.00	CR-50	202119636	EAST-I75/M13	101	
Totals:			\$4,243,107			\$3,321,507	\$1,671,700		\$3,219,098	\$3,096,690	\$2,994,281	576.89	578.41								
								Sale. Ratio =>	50.33			Average	Average	Average							
								Std. Dev. =>	92.08			per FF=>	per Net Acre=>	5,367.89	per SqFt=>	\$0.12					

#1 SOIL - \$5,300.00 - ADJUSTED OTHER TYPES USING % DIFFERENCE WHICH IS APPROX \$50 PER RATED TYPES FOR 2023

NOTE: PARCEL SALE ABOVE INCLUDES 3-PARCELS INCLUDING COMMERCIAL BUILDING

SOIL TYPES		2021	2022	2023	USED
SOIL	#1	5,750.00	5,850.00	5,300.00	
SOIL	#2	5,325.00	5,425.00	4,875.00	
SOIL	#3	5,100.00	5,200.00	4,750.00	
SOIL	#4	4,625.00	4,725.00	4,275.00	
SOIL	#5	4,430.00	4,530.00	4,080.00	
SOIL	#6	4,130.00	4,230.00	3,780.00	
SOIL	#7	3,850.00	3,950.00	3,500.00	
SOIL	#8	3,575.00	3,675.00	3,225.00	
ROW	RIGHT-OF-WAY	0.00	0.00	0.00	
UNTILLABLE	#1	3,525.00	3,625.00	2,700.00	
UNTILLABLE	#2	3,525.00	3,625.00	2,700.00	
UNTILLABLE	#3	3,525.00	3,625.00	2,700.00	
UNTILLABLE	#4	3,525.00	3,625.00	2,700.00	
UNTILLABLE	#5	3,525.00	3,625.00	2,700.00	
WOODS		3,525.00	3,625.00	3,000.00	
DRAIN ROW		0.00	0.00	0.00	