

1 acre

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	
070-003-201-001-00	768 SARGENT	10/06/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,500	41.43	\$168,625	\$23,875	\$17,500	
070-003-403-001-11	855 E M-30	06/24/21	\$10,500	WD	03-ARM'S LENGTH	\$10,500	\$4,300	40.95	\$8,400	\$10,500	\$8,400	
070-010-300-011-00	6019 CEDAR LAKE	04/06/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$17,700	26.42	\$24,116	\$42,884	\$0	
070-013-100-004-01	5777 BENSCH	07/23/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$19,700	46.90	\$39,711	\$16,289	\$14,000	
070-111-000-045-12	KENWEE	09/20/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$10,400	61.18	\$20,000	\$17,000	\$20,000	
Totals:			\$371,500			\$371,500	\$167,100		\$345,835	\$170,548	\$144,883	
								Sale. Ratio =>	44.98	Average		
								Std. Dev. =>	15.84	per FF=>		

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
175.1	1040.0	3.50	3.50	\$136	\$6,821	\$0.16	189.40	6	1191/38	
0.0	0.0	1.50	1.46	#DIV/0!	\$7,000	\$0.16	0.00	6	1215/240	
380.0	246.3	2.15	2.15	\$113	\$19,965	\$0.46	380.00	6	1207/373	
200.0	300.0	1.38	1.38	\$81	\$11,829	\$0.27	200.00	6	1184/466	
160.0	262.0	1.00	1.00	\$106	\$16,966	\$0.39	146.74	5	1223/174	
1,292.8		12.26	12.21							
		Average			Average					
		per Net Acre=>	\$12,516		per SqFt=>	\$0.32				

Used \$12,000 / acre

ems

de: 6 Unit: 070 - CLEMENT TOWNSHIP

tion: SECTION LOTS & ACREAGE

nts:

Tables

tion: RESIDENTIAL AC RATES

* Edit...

tion:

Edit...

use total acreage in table look-ups

Footage Table

tion:

Edit...

Minimum Value: 0

Acreage Table 'A'

Description: RESIDENTIAL AC RATES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,000	3 Acre:	18,000	10 Acre:	40,000	30 Acre:	75,000
1.5 Acre:	13,000	4 Acre:	24,000	15 Acre:	45,000	40 Acre:	100,000
2 Acre:	15,000	5 Acre:	30,000	20 Acre:	50,000	50 Acre:	125,000
2.5 Acre:	16,000	7 Acre:	35,000	25 Acre:	62,500	100 Acre:	240,000

Close

Land Table	Class
SECTION LOTS & ACREAGE	401
SECTION LOTS & ACREAGE	402
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SECTION LOTS & ACREAGE	401
OFF WATER -TITTAWABASSEE	402

