

AG  
80-100 acres

Clement Township

2024 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	
070-012-200-004-00	6294 RUTLEDGE	09/24/21	\$300,000	WD	03-ARM'S LEN	\$300,000	\$137,800	45.93	\$269,890	\$294,110	\$264,000
140-024-301-001-00	4712 OBERLIN RD	11/13/23	\$499,000	WD	03-ARM'S LEN	\$499,000	\$181,700	36.41	\$361,312	\$347,068	\$209,380
140-025-201-001-11	4408 OBERLIN RD	09/16/22	\$400,000	WD	03-ARM'S LEN	\$400,000	\$210,500	52.63	\$423,304	\$234,756	\$258,060
140-034-400-002-00	4174 W M-18	12/22/21	\$365,000	WD	03-ARM'S LEN	\$365,000	\$166,500	45.62	\$369,223	\$173,777	\$178,000
<b>Totals:</b>			<b>\$1,564,000</b>			<b>\$1,564,000</b>	<b>\$696,500</b>		<b>\$1,423,729</b>	<b>\$1,049,711</b>	<b>\$909,440</b>
								<b>Sale. Ratio</b>	<b>44.53</b>	<b>Average</b>	
								<b>Std. Dev. =</b>	<b>6.66</b>	<b>per FF=&gt;</b>	

Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
0.0	0.0	120.00	120.00	\$2,451	\$0.06	1	1223/553		AGRICULTURE	101
0.0	0.0	122.92	61.46	\$2,824	\$0.06	4000	1279/189		4000 SECTION LOTS AND ACREAGE	401
0.0	0.0	74.80	74.80	\$3,138	\$0.07	4000	1252/373		4000 SECTION LOTS AND ACREAGE	401
0.0	0.0	80.00	80.00	\$2,172	\$0.05	1000	1232/195		1000 AGRICULTURAL	101
<b>0.0</b>		<b>397.72</b>	<b>336.26</b>							
<b>#DIV/0!</b>		<b>Average per Net Acre:</b>	<b>2,639.32</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.06</b>					

Used \$2600 per acre

Included sales of residential parcels

The screenshot shows a software interface for land analysis. A modal window titled "Acreage Table 'A'" is open, displaying a table of estimated land values for various acreage sizes. The background interface includes a sidebar with "AG ACREAGE" and "Frontage/Sites/Lots" tabs, and a main area with a "Description: AG ACREAGE" field and a "Last Edited: 01/09/2024" timestamp.

Enter the Estimated Land Value for each of these sizes.			
1 Acre:	16,000	3 Acre:	35,000
1.5 Acre:	20,000	4 Acre:	40,000
2 Acre:	25,000	5 Acre:	45,000
2.5 Acre:	30,000	7 Acre:	47,500
		10 Acre:	50,000
		15 Acre:	55,000
		20 Acre:	60,000
		25 Acre:	80,000
		30 Acre:	100,000
		40 Acre:	120,000
		50 Acre:	190,000
		100 Acre:	260,000