

Residential
1 acre

Clement Township

2024 Land Analysis

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
070-001-201-001-00	1665 E M-30	06/27/03	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$29,300	30.52	\$61,545	\$52,855	\$18,400
070-001-201-001-00	1665 E M-30	09/11/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$35,400	27.23	\$84,578	\$64,922	\$19,500
070-003-100-004-00	6724 CHATLIN RD	10/20/17	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$24,700	37.42	\$48,596	\$27,360	\$9,956
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	07/15/16	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$13,400	27.92	\$26,687	\$27,313	\$6,000
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
070-013-100-004-01	5777 BENSCH	08/23/04	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,600	43.56	\$20,259	\$31,741	\$7,000
070-015-300-003-11	5680 CEDAR LAKE	07/24/02	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$0	0.00	\$39,876	\$11,774	\$6,650
070-016-200-001-01	230 W INDIAN LAKE	12/07/23	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$83,600	34.12	\$165,183	\$96,057	\$16,240
070-016-200-005-00	70 W INDIAN LAKE	02/10/04	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$42,600	47.07	\$67,203	\$35,867	\$12,570
070-016-200-005-00	70 W INDIAN LAKE	10/31/07	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$49,700	55.28	\$67,203	\$35,267	\$12,570
070-035-400-024-03	4107 PINE	08/19/16	\$60,900	WD	03-ARM'S LENGTH	\$60,825	\$12,800	21.04	\$25,172	\$51,953	\$16,300
070-035-400-024-06	PINE	08/19/16	\$60,900	WD	03-ARM'S LENGTH	\$60,900	\$12,800	21.02	\$25,172	\$52,028	\$16,300
Totals:			\$1,086,200			\$1,086,125	\$361,300		\$695,301	\$546,310	\$155,486
								Sale. Ratio =>	33.27	Average	
								Std. Dev. =>	14.42	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	Land Table
0.0	0.0	2.30	2.30	#DIV/0!	\$22,980	\$0.53	0.00		6 678/867		SECTION LOTS & ACREAGE
0.0	0.0	2.30	2.30	#DIV/0!	\$28,227	\$0.65	0.00		6 1275/81		SECTION LOTS & ACREAGE
295.0	295.0	2.00	2.00	\$93	\$13,694	\$0.31	295.00		6 1115/841		SECTION LOTS & ACREAGE
380.0	246.3	2.15	2.15	\$113	\$19,965	\$0.46	380.00		6 1207/373		SECTION LOTS & ACREAGE
200.0	300.0	1.38	1.38	\$137	\$19,835	\$0.46	200.00		6 1081/303		SECTION LOTS & ACREAGE
200.0	300.0	1.38	1.38	\$81	\$11,829	\$0.27	200.00		6 1184/466		SECTION LOTS & ACREAGE
200.0	300.0	1.38	1.38	\$159	\$23,051	\$0.53	200.00		6 738/90		SECTION LOTS & ACREAGE
190.0	230.0	1.00	1.00	\$62	\$11,739	\$0.27	190.00		6 626/877		SECTION LOTS & ACREAGE
0.0	0.0	2.56	2.56	#DIV/0!	\$37,522	\$0.86	0.00		6		SECTION LOTS & ACREAGE
0.0	0.0	3.90	3.90	#DIV/0!	\$9,197	\$0.21	0.00		6 713/609		SECTION LOTS & ACREAGE
0.0	0.0	3.90	3.90	#DIV/0!	\$9,043	\$0.21	0.00		6 853/280		SECTION LOTS & ACREAGE
0.0	0.0	4.36	2.32	#DIV/0!	\$11,916	\$0.27	0.00		6 1084/434	070-035-400-024-06	SECTION LOTS & ACREAGE
0.0	0.0	4.36	3.20	#DIV/0!	\$11,933	\$0.27	0.00		6 1084/434	070-035-400-024-03	SECTION LOTS & ACREAGE
1,465.0		32.96	29.76								
\$373		Average per Net Ac	16,574.94		Average per SqFt=>	\$0.38					

Used \$16,000 per acre

The screenshot shows a software interface for managing land analysis data. A window titled "Acreage Table 'A'" is open, displaying a table of estimated land values. The table lists acreage sizes from 1 to 100 acres with corresponding values. The values are: 1 Acre: 16,000; 1.5 Acre: 20,000; 2 Acre: 25,000; 2.5 Acre: 30,000; 3 Acre: 35,000; 4 Acre: 40,000; 5 Acre: 45,000; 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. The interface also shows a sidebar with "RESIDENTIAL ACRES" and "SECTION LOTS & ACREAGE" sections, and a "Last Edited: 01/09/2024" timestamp.