

Residential
80+ acres

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	
070-012-200-004-00	6294 RUTLEDGE	09/24/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,800	45.93	\$269,890	\$294,110	
140-024-301-001-00	4712 OBERLIN RD	11/13/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$181,700	36.41	\$361,312	\$347,068	
140-025-201-001-11	4408 OBERLIN RD	09/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$210,500	52.63	\$423,304	\$234,756	
140-034-400-002-00	4174 W M-18	12/22/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$166,500	45.62	\$369,223	\$173,777	
Totals:			\$1,564,000			\$1,564,000	\$696,500		\$1,423,729	\$1,049,711	
								Sale. Ratio =>	44.53		
								Std. Dev. =>	6.66		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$264,000	0.0	0.0	120.00	120.00	\$2,451	\$0.06	1	1223/553		AGRICULTURE	101
\$209,380	0.0	0.0	122.92	61.46	\$2,824	\$0.06	4000	1279/189		4000 SECTION LOTS AND ACREAGE	401
\$258,060	0.0	0.0	74.80	74.80	\$3,138	\$0.07	4000	1252/373		4000 SECTION LOTS AND ACREAGE	401
\$178,000	0.0	0.0	80.00	80.00	\$2,172	\$0.05	1000	1232/195		1000 AGRICULTURAL	101
\$909,440	0.0		397.72	336.26							
Average per FF=>	#DIV/0!		Average per Net Acre=>	2,639.32	Average per SqFt=>	\$0.06					

Used \$2600 per acre

There was a lack of 80 acre residential sales in Clement Township, included sales from Sherman Township

SECTION LOTS & ACREAGE Last Edited: 01/09/2024

ables

RESIDENTIAL ACRES

* Edit...

Edit...

e total acreage in table look-ups

age Table

Edit...

Edit...

Acreage Table 'A'

Description: RESIDENTIAL ACRES

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	16,000	3 Acre:	35,000	10 Acre:	50,000	30 Acre:	100,000
1.5 Acre:	20,000	4 Acre:	40,000	15 Acre:	55,000	40 Acre:	120,000
2 Acre:	25,000	5 Acre:	45,000	20 Acre:	60,000	50 Acre:	190,000
2.5 Acre:	30,000	7 Acre:	47,500	25 Acre:	80,000	100 Acre:	260,000

Close