

Residential
40 acre parcels

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	
070-010-401-001-00	STILLWAGON	11/27/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,000	38.46	\$100,000	\$130,000	
070-021-300-001-00	5202 N M-30	10/13/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$69,200	35.49	\$145,160	\$170,540	
070-024-404-001-02	BENSCH	04/24/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$26,000	37.14	\$100,000	\$70,000	
070-028-300-007-00	4746 N M-30	04/20/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,400	39.76	\$280,754	\$86,746	
Totals:			\$650,000			\$650,000	\$246,600		\$625,914	\$457,286	
								Sale. Ratio =>	37.94		
								Std. Dev. =>	1.83		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	Other Parcels in Sale	Land Table
\$100,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,250	\$0.07	0.00	1280/30		SECTION LOTS & ACREAGE
\$120,700	0.0	0.0	48.28	48.28	#DIV/0!	\$3,532	\$0.08	0.00	1278/76		SECTION LOTS & ACREAGE
\$100,000	0.0	0.0	40.00	40.00	#DIV/0!	\$1,750	\$0.04	0.00	1177/456		SECTION LOTS & ACREAGE
\$112,500	0.0	0.0	45.00	45.00	#DIV/0!	\$1,928	\$0.04	0.00	1177/226		SECTION LOTS & ACREAGE
\$433,200	0.0		173.28	173.28							
Average per FF=>	#DIV/0!		Average per Net Acre:	2,639.00		Average per SqFt=>	\$0.06				

Used \$3000/acre

The screenshot shows a software interface with a table configuration window titled "Acreage Table 'A'". The window has a description field containing "RESIDENTIAL ACRES" and a "Last Edited: 01/09/2024" timestamp. Below the description is a section titled "Estimated Land Values" with the instruction "Enter the Estimated Land Value for each of these sizes." The table contains the following values:

Acreage	Estimated Land Value
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 background interface shows a sidebar with "SECTION LOTS & ACREAGE" and "RESIDENTIAL ACRES" sections, each with an "Edit..." button. A "Frontage/Sites/Lots" tab is also visible.