

Residential
5 acres

Clement Township

2026
Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-001-100-006-01	1769 E M-30	09/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$80,100	44.50	\$203,282
070-021-200-002-00	5398 N M-30	05/24/24	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$46,800	60.39	\$86,638
070-024-304-001-10	1716 EAST SHORE	07/03/25	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$42,000	54.55	\$84,431
Totals:			\$334,500			\$334,500	\$168,900		\$374,351
								Sale. Ratio =>	50.49
								Std. Dev. =>	8.04

Sherman Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
140-014-300-001-01	5160 CHAPPEL DAM	04/09/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,000	42.50	\$54,057
140-024-303-001-04	4556 OBERLIN RD	10/16/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,800	34.17	\$176,175
140-028-302-002-12	4140 N SHEARER R	07/31/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,200	53.88	\$155,822
140-030-300-007-01	4100 N M-18	03/06/25	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$70,000	29.41	\$197,992
Totals:			\$613,000			\$613,000	\$233,000		\$584,046
								Sale. Ratio =>	38.01
								Std. Dev. =>	10.72

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Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$34,124	\$57,406	0.0	0.0	5.74	5.74	#DIV/0!	\$5,945	\$0.14	0.00	
\$33,512	\$42,650	0.0	0.0	4.53	4.53	#DIV/0!	\$7,398	\$0.17	0.00	
\$38,707	\$46,138	0.0	0.0	5.91	5.91	#DIV/0!	\$6,549	\$0.15	0.00	
\$106,343	\$146,194	0.0		16.18	16.18					
	Average per FF=>	#DIV/0!		Average per Net Acre	6,572.50		Average per SqFt=>	\$0.15		

used \$9000 per acre

Included sales from Sherman Township due to a lack of sales in Clement

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
\$35,943	\$50,000	0.0	0.0	5.00	5.00	#DIV/0!	\$7,189	\$0.17	0.00	
\$83,075	\$84,250	0.0	0.0	7.70	7.70	#DIV/0!	\$10,789	\$0.25	0.00	
\$53,178	\$49,000	338.0	631.0	4.90	4.90	\$157	\$10,853	\$0.25	338.00	
\$97,841	\$57,833	0.0	0.0	8.70	8.70	#DIV/0!	\$11,246	\$0.26	0.00	
\$270,037	\$241,083	338.0		26.30	26.30					
	Average per FF=>	\$799		Average per Net Acre	10,267.57		Average per SqFt=>	\$0.24		

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Land Table

SECTION LOTS & ACREAGE
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