

Residential
1 acre

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 |
|--------------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|--------------------------|------------------|
| 070-001-201-001-00 | 1665 E M-30 | 09/11/23 | \$130,000 | WD | 03-ARM'S LENGTH | \$130,000 | \$35,400 | 27.23 | \$114,886 |
| 070-016-200-001-01 | 230 W INDIAN LAKE | 12/07/23 | \$245,000 | WD | 03-ARM'S LENGTH | \$245,000 | \$83,600 | 34.12 | \$223,274 |
| 070-016-200-001-01 | 230 W INDIAN LAKE | 02/05/25 | \$255,000 | WD | 03-ARM'S LENGTH | \$255,000 | \$119,500 | 46.86 | \$223,274 |
| Totals: | | | \$630,000 | | | \$630,000 | \$238,500 | | \$561,434 |
| | | | | | | | | Sale. Ratio => | 37.86 |
| | | | | | | | | Std. Dev. => | 9.96 |

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal |
|--------------------|----------------|-----------|------------------|--------|-----------------|------------------|-----------------|--------------------------|------------------|
| 140-001-400-007-00 | 3256 HILTS RD | 06/19/25 | \$116,000 | WD | 03-ARM'S LENGTH | \$116,000 | \$60,000 | 51.72 | \$118,362 |
| 140-029-300-004-00 | 4010 ADAMS RD | 10/20/23 | \$64,908 | WD | 03-ARM'S LENGTH | \$64,908 | \$20,200 | 31.12 | \$59,936 |
| Totals: | | | \$180,908 | | | \$180,908 | \$80,200 | | \$178,298 |
| | | | | | | | | Sale. Ratio => | 44.33 |
| | | | | | | | | Std. Dev. => | 14.57 |

| Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Other Parcels in Sale |
|------------------|----------------------------|----------------|-------|----------------------------------|------------------|------------|------------------------------|---------------|--------------|-----------------------|
| \$57,114 | \$42,000 | 0.0 | 0.0 | 2.30 | 2.30 | #DIV/0! | \$24,832 | \$0.57 | 0.00 | |
| \$55,846 | \$34,120 | 0.0 | 0.0 | 2.56 | 2.56 | #DIV/0! | \$21,815 | \$0.50 | 0.00 | |
| \$65,846 | \$34,120 | 0.0 | 0.0 | 2.56 | 2.56 | #DIV/0! | \$25,721 | \$0.59 | 0.00 | |
| \$178,806 | \$110,240 | 0.0 | | 7.42 | 7.42 | | | | | |
| | Average per FF=> | #DIV/0! | | Average per Net Acre=> | 24,097.84 | | Average per SqFt=> | \$0.55 | | |

used 30,000.00

Included Sherman Township sales due to a lack of data

| Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | Other Parcels in Sale |
|---------------|----------------------------|--------------|-------|----------------------------------|------------------|------------|------------------------------|---------------|--------------|-----------------------|
| \$31,088 | \$33,450 | 223.0 | 0.0 | 0.96 | 0.96 | \$139 | \$32,383 | \$0.74 | 223.00 | |
| \$24,472 | \$19,500 | 130.0 | 167.5 | 0.50 | 0.50 | \$188 | \$48,944 | \$1.12 | 130.00 | |
| \$55,560 | \$52,950 | 353.0 | | 1.46 | 1.46 | | | | | |
| | Average per FF=> | 157.0 | | Average per Net Acre=> | 38,054.79 | | Average per SqFt=> | \$0.87 | | |

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SECTION LOTS & ACREAGE
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4000 SECTION LOTS AND ACREAGE
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