

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-002-100-001-03	6575 RUTLEDGE	08/06/24	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$448,135
070-002-100-001-04	1237 E M-30	08/06/24	\$368,000	MLC	03-ARM'S LENGTH	\$368,000	\$0	0.00	\$381,057
070-027-300-002-01	651 BOMAN	09/30/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$113,200	42.72	\$226,343
Totals:			\$1,033,000			\$1,033,000	\$113,200		\$1,055,535
								Sale. Ratio =>	10.96
								Std. Dev. =>	24.66

Sherman Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
140-024-301-001-00	4712 OBERLIN RD	11/13/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$181,700	36.41	\$399,694
140-025-200-002-00	4280 OBERLIN RD	11/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,600	41.81	\$351,497
140-025-201-001-11	4408 OBERLIN RD	09/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$210,500	52.63	\$521,275
140-025-300-001-00	4200 OBERLIN RD	07/14/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$132,200	31.48	\$380,734
140-032-400-002-00	5200 W M-18	06/06/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$209,400	41.88	\$425,589
Totals:			\$2,184,000			\$2,184,000	\$886,400		\$2,078,789
								Sale. Ratio =>	40.59
								Std. Dev. =>	7.88

Residential and Agriculture
80 acres

Clement Township

2026
Land Analysis

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$231,234	\$279,369	0.0	0.0	103.47	103.47	#DIV/0!	\$2,235	\$0.05	0.00
\$237,943	\$251,000	0.0	0.0	90.00	90.00	#DIV/0!	\$2,644	\$0.06	0.00
\$265,000	\$224,343	0.0	0.0	75.97	75.97	#DIV/0!	\$3,488	\$0.08	0.00
\$734,177	\$754,712	0.0		269.44	269.44				
	Average per FF=>	#DIV/0!		Average per Net Acre=>	2,724.83		Average per SqFt=>	\$0.06	

Used \$3100 per acre

Residential and AG were combined due to a lack of sales
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/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
\$329,781	\$230,475	0.0	0.0	122.92	61.46	\$2,683	\$0.06		4000 SECTION
\$241,503	\$228,000	0.0	0.0	80.00	80.00	\$3,019	\$0.07		1000 AGRICUL
\$215,325	\$336,600	0.0	0.0	74.80	74.80	\$2,879	\$0.07		4000 SECTION
\$264,666	\$225,400	0.0	0.0	79.00	79.00	\$3,350	\$0.08		1000 AGRICUL
\$336,611	\$262,200	1,330.0	2620.1	80.00	80.00	\$4,208	\$0.10		1000 AGRICUL
\$1,387,886	\$1,282,675	1,330.0		436.72	375.26				
	Average per FF=>	\$1,044		Average per Net Acre=>	3,177.98	Average per SqFt=>	\$0.07		

Residential and Agriculture
80 acres

Clement Township

2026
Land Analysis

Other Parcels in Sale	Land Table
	AGRICULTURE
	AGRICULTURE
	SECTION LOTS & ACREAGE

LOTS AND ACREAGE
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LOTS AND ACREAGE
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