

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
070-036-101-003-00	1910 BOMAN	09/20/23	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$29,600	40.55
070-112-000-106-00	4485 MOHAWK	10/07/22	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000	\$23,400	42.55
070-180-000-067-00	421 W INDIAN LAKE RD	05/08/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$36,400	31.65
Totals:			\$243,000			\$243,000	\$89,400	
							Sale. Ratio =>	36.79
							Std. Dev. =>	5.80

Residential and Agriculture
10 acres

Clement Township

2026
Land Analysis

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$81,542	\$46,458	\$55,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,646	\$0.11
\$46,586	\$45,231	\$36,817	66.0	726.0	9.38	8.28	\$685	\$4,822	\$0.11
\$93,022	\$77,829	\$55,851	0.0	0.0	10.85	10.85	#DIV/0!	\$7,173	\$0.16
\$221,150	\$169,518	\$147,668	66.0		30.23	29.13			
	Average per FF=>		\$2,568		Average per Net Acre=>	5,607.42		Average per SqFt=>	\$0.13

used

\$6,000

Residential and AG were combined due to a lack of

Residential and Agriculture
10 acres

Clement Township

2026
Land Analysis

Other Parcels in Sale	Land Table
	SECTION LOTS & ACREAGE
070-112-000-093-01	SECTION LOTS & ACREAGE
	SECTION LOTS & ACREAGE

of data