

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Taxable Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
03 017 100 001 17 5 2	9999 STRAIT	01/05/21	QC	21-NOT USED/OTHER	\$ 4,990	0.93	1.26	\$ 20	\$ 5,354	\$ 0.12	437.00	1784/1220		4000.RESIDENTIAL	401	GRAVEL ROAD
03 015 300 029 15 5 2	PATTERSON	09/29/20	WD	32-SPLIT VACANT	\$ 13,200	4.40	4.40	\$ 44	\$ 3,000	\$ 0.07	297.10	1774/559		4000.RESIDENTIAL	402	PRIVATE ROAD
03 011 400 009 11 5 2	7914 STRUBLE	11/24/20	OTH	21-NOT USED/OTHER	\$ 26,116	8.96	9.06	\$ 89	\$ 2,915	\$ 0.07	130.00	1809/535		4000.RESIDENTIAL	401	GRAVEL ROAD
03 005 300 015 05 5 2	4373 E MOSHERVILLE	07/30/20	WD	03-ARM'S LENGTH	\$ 44,000	11.75	12.00	\$ 111	\$ 3,745	\$ 0.09	397.05	1768/755		4000.RESIDENTIAL	402	PAVED ROAD
03 018 200 002 18 5 2	9760 STRAIT	03/19/21	WD	03-ARM'S LENGTH	\$ 160,000	38.03	40.00	\$ 61	\$ 4,208	\$ 0.10	2,640.00	1790/66		1000.AGRICULTURAL	102	PAVED ROAD
03 011 200 011 11 5 2	7670 E CHICAGO	11/16/20	MLC	32-SPLIT VACANT	\$ 140,000	40.43	40.43	\$ 176	\$ 3,463	\$ 0.08	666.14	1779/457		1000.AGRICULTURAL	102	US-12
03 017 200 009 17 5 2	E CHICAGO	10/22/21	WD	03-ARM'S LENGTH	\$ 251,000	50.00	50.00	\$ 325	\$ 5,020	\$ 0.12	500.00	1810/759		1000.AGRICULTURAL	102	US-12
03 034 300 004 34 5 2	6480 ADDISON	06/28/21	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 215,000	51.41	54.38	\$ 48	\$ 4,182	\$ 0.10	3,917.77	1799/868	03 034 300 006 34 5 2	1000.AGRICULTURAL	102	PAVED ROAD
03 010 400 001 10 5 2	E CHICAGO	07/13/20	WD	03-ARM'S LENGTH	\$ 215,000	66.13	67.13	\$ 163	\$ 3,251	\$ 0.07	1,320.00	1766/869		4000.RESIDENTIAL	402	US-12
03 018 100 004 18 5 2	9735 MILNES	12/04/20	OTH	08-ESTATE	\$ 250,000	96.07	98.51	\$ 77	\$ 2,602	\$ 0.06	3,217.83	1783/466		1000.AGRICULTURAL	101	PAVED ROAD

Totals: \$ 1,319,306 368.11 377.17

Min:	\$	4,990
Max:	\$	251,000

Average	
per Net Acre=>	\$ 3,584

Average	
per SqFt=>	\$ 0.08

Min \$/Acre: \$ 2,602 Low Quality Acreage  
 Max \$/Acre: \$ 5,354  
 Use: \$ 3,600 Standard Acreage <100A

Moscow Township  
Hillsdale County  
Michigan

Land Value Analysis for 2023 Assessments  
Sales Study Period April 1, 2020-March 31, 2022

Land Analysis - 50A+

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03 017 200 009 17 5 2	E CHICAGO	10/22/21	WD	03-ARM'S LENGTH	\$ 251,000	50.00	50.00	\$ 325	\$ 5,020	\$ 0.12	500.00	1810/759		1000.AGRICULTURAL	102	US-12
03 034 300 004 34 5 2	6480 ADDISON	06/28/21	WD	19-MULTI PARCEL ARM'S LENGTH	\$ 215,000	51.41	54.38	\$ 48	\$ 4,182	\$ 0.10	3,917.77	1799/868	03 034 300 006 34 5 2	1000.AGRICULTURAL	102	PAVED ROAD
03 010 400 001 10 5 2	E CHICAGO	07/13/20	WD	03-ARM'S LENGTH	\$ 215,000	66.13	67.13	\$ 163	\$ 3,251	\$ 0.07	1,320.00	1766/869		4000.RESIDENTIAL	402	US-12
03 018 100 004 18 5 2	9735 MILNES	12/04/20	OTH	08-ESTATE	\$ 250,000	96.07	98.51	\$ 77	\$ 2,602	\$ 0.06	3,217.83	1783/466		1000.AGRICULTURAL	101	PAVED ROAD

Totals: \$ 931,000 263.61 270.02

Min:	\$	215,000
Max:	\$	251,000

Average	per Net Acre=>	\$ 3,532
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Average	per SqFt=>	\$ 0.08
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Min \$/Acre: \$ 2,602 Low Quality Acreage  
Max \$/Acre: \$ 5,020  
Use: \$ 3,500 Standard Acreage >50A