

4

Pittsford Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
13 008 100 004 08 7 1	10051 BEECHER RD	05/13/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$135,300
13 009 400 003 09 7 1	3892 S WALDRON RD	04/08/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$362,500
13 012 400 005 12 7 1	3678 S MERIDIAN RD	01/20/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$102,900
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900	\$54,900
13 025 300 007 25 7 1	6527 ELM RD	09/06/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$132,600
13 025 400 003 25 7 1	6620 S MERIDIAN RD	11/08/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$69,000
13 033 100 006 33 7 1	7025 TUTTLE RD	04/02/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$171,300
13 033 100 008 33 7 1	7411 TUTTLE RD	04/14/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$52,500
<b>Totals:</b>						<b>\$1,977,800</b>	<b>\$1,081,000</b>

Sale. Ratio =>  
Std. Dev. =>

Due to lack of improved Agricultural sales, the utilization of sales in the Residential ECF neighborhood were used to determine the 2024 Agricultural ECF. Many of these sales are representative of Farm House type structures to develop an accurate representation of the houses in the Agricultural ECF neighborhood.



Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
45.12	\$270,548	\$70,274	\$229,626	\$214,426	1.071	2,258	\$101.69	RES
54.10	\$725,008	\$192,435	\$477,565	\$570,207	0.838	3,040	\$157.09	RES
60.53	\$205,877	\$7,492	\$162,508	\$212,404	0.765	1,520	\$106.91	RES
46.56	\$109,869	\$3,257	\$114,643	\$114,146	1.004	2,654	\$43.20	RES
66.30	\$265,169	\$44,415	\$155,585	\$236,353	0.658	1,456	\$106.86	RES
62.73	\$138,068	\$4,836	\$105,164	\$142,647	0.737	975	\$107.86	RES
49.65	\$342,626	\$23,787	\$321,213	\$341,369	0.941	2,404	\$133.62	RES
80.77	\$105,098	\$20,530	\$44,470	\$90,544	0.491	1,270	\$35.02	RES
	<b>\$2,162,263</b>		<b>\$1,610,774</b>	<b>\$1,922,095</b>			<b>\$99.03</b>	
54.66				E.C.F. =>	0.838		Std. Deviation=>	0.19111141
11.94				Ave. E.C.F. =>	0.813		Ave. Variance=>	15.0248

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
25.7703	FARM HOUSE	\$70,274	RESIDENTIAL	401	46
2.4346	LOG HOME	\$167,125	RESIDENTIAL	401	78
4.8093	RANCH	\$4,886	RESIDENTIAL	401	66
19.1174	FARM HOUSE	\$3,257	RESIDENTIAL	401	45
15.4911	MANUFACTURED	\$44,415	RESIDENTIAL	401	75
7.5949	RANCH	\$4,836	RESIDENTIAL	401	55
12.7771	TWO STORY	\$23,787	RESIDENTIAL	401	86
32.2041	FARM HOUSE	\$20,530	RESIDENTIAL	401	49
<b>2.4847</b>					

Coefficient of Var=> 18.47657021



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:29 AM

**Parcel:** 13 008 100 004 08 7 1  
**Owner's Name:** PETERMAN, STEVE R & CHERYL  
**Property Address:** 10051 BEECHER RD  
PITTSFORD, MI 49271  
**Liber/Page:** 1826/0695  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:**  
**School:** 30060 PITTSFORD AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

PETERMAN, STEVE R & CHERYL  
10051 E BEECHER RD  
PITTSFORD MI 49271

## Most Recent Sale Information

Sold on 05/13/2022 for 299,900 by CLAWSON, KENNETH & CHERYL.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1826/0695

## Most Recent Permit Information

Permit PB22-0581 on 08/22/2022 for \$0 category UTILITY BUILDING.

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

**Lot Dimensions:**

**2023 S.E.V.:** 129,000

**2023 Taxable:** 129,000

**Acreeage:** 14.24

**Zoning:**

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 0.000

**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: FARM HOUSE

Exterior: Wood Siding

% Good (Physical): 46

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 2,258

Ground Area: 1,416

Garage Area: 437

Basement Area: 842

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:29 AM

**Parcel:** 13 009 400 003 09 7 1  
**Owner's Name:** HOYE, SCOTT & PAMELA  
**Property Address:** 3892 S WALDRON RD  
HUDSON, MI 49247  
**Liber/Page:** 1823/1092  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 19 N/A 03-26  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

HOYE, SCOTT & PAMELA  
3892 S WALDRON RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 04/08/2022 for 670,000 by SINGH, SUKHBIR & JASVIR KAUR.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1823/1092

## Most Recent Permit Information

Permit PP14-0111 on 12/31/2014 for \$0 category BUILDING.

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

**Lot Dimensions:**

**2023 S.E.V.:** 346,700

**2023 Taxable:** 346,700

**Acreeage:** 50.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 0.0

**PRE:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 2001

Occupancy: Single Family

Class: B

Style: LOG HOME

Exterior: Wood Siding

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 3 Half Baths: 0

Floor Area: 3,040

Ground Area: 1,520

Garage Area: 960

Basement Area: 1,520

Basement Walls:

Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:29 AM

<b>Parcel:</b>	13 012 400 005 12 7 1	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GALBREATH, DOUGLAS R & SUSAN (LE)	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3678 S MERIDIAN RD HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1838/0468	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	21 N/A 09-16
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL

## Mailing Address:

GALBREATH, DOUGLAS R & SUSAN (LE)  
3678 S MERIDIAN RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/28/2022 for 0 by GALBREATH, DOUGLAS R & SUSAN.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 1838/0468

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	97,100	<b>2023 Taxable:</b>	97,100	<b>Acres:</b>	0.99
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+12  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 66  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,520  
Ground Area: 1,520  
Garage Area: 598  
Basement Area: 1,520  
Basement Walls:  
Estimated TCV: Tentative



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:30 AM

**Parcel:** 13 014 400 011 14 7 1  
**Owner's Name:** HARDY, KEVIN  
**Property Address:** 13620 HUDSON RD  
HUDSON, MI 49247  
**Liber/Page:** 1822/0119  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:**  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

**Mailing Address:**

HARDY, KEVIN  
13620 HUDSON RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 03/04/2022 for 117,900 by BORCK, RONALD L & ANITA J.

**Terms of Sale:** 03-ARM'S LENGTH

## Most Recent Permit Information

Permit PB07-0555 on 10/08/2007 for \$3,500 category BUILDING.

**Liber/Page:** 1822/0119

## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 51,100	<b>2023 Taxable:</b> 51,100	<b>Acreage:</b> 0.66
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD-15  
Style: FARM HOUSE  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,654  
Ground Area: 1,432  
Garage Area: 0  
Basement Area: 1,222  
Basement Walls:  
Estimated TCV: Tentative



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:30 AM

**Parcel:** 13 025 300 007 25 7 1  
**Owner's Name:** SANT'ANGELO, WILLIAM J & GLENDA S  
**Property Address:** 6527 ELM RD  
HUDSON, MI 49247  
**Liber/Page:** 1834/0811  
**Split:** / /  
**Public Impr. Topography:** None  
**Created:** / /  
**Active:** Active  
**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 N/A 12-02  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

SANT'ANGELO, WILLIAM J & GLENDA S  
4227 LAFAYETTE BLVD  
LINCOLN PARK MI 48146

## Most Recent Sale Information

Sold on 09/06/2022 for 200,000 by BOWMAN, JAMES ESTATE.

**Terms of Sale:** 03-ARM'S LENGTH

## Most Recent Permit Information

Permit 04-0667 on 10/04/2005 for \$30,608 category .

**Liber/Page:** 1834/0811

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	126,200	<b>2023 Taxable:</b>	126,200	<b>Acreage:</b>	9.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: MANUFACTURED  
Exterior: Wood Siding  
% Good (Physical): 75  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,456  
Ground Area: 1,456  
Garage Area: 1,008  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:30 AM

**Parcel:** 13 025 400 003 25 7 1  
**Owner's Name:** HOLLY, MICHAEL  
**Property Address:** 6620 S MERIDIAN RD  
HUDSON, MI 49247  
**Liber/Page:** 1857/0545  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 13 PITTSFORD TWP  
**MAP #:** 21 N/A 11-16  
**School:** 46080 HUDSON AREA SCHOOLS  
**Neighborhood:** RES RESIDENTIAL

## Mailing Address:

HOLLY, MICHAEL  
6620 S MERIDIAN RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 09/01/2023 for 95,495 by HOLLY, MICHAEL.

**Terms of Sale:** 10-FORECLOSURE

## Most Recent Permit Information

None Found

**Liber/Page:** 1857/0545

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 65,300

**2023 Taxable:** 57,435

**Acreage:** 0.98

**Zoning:**

**Land Value:** Tentative

**Frontage:** 0.0

**AREA:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+20

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 55

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 975

Ground Area: 975

Garage Area: 852

Basement Area: 975

Basement Walls:

Estimated TCV: Tentative



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:30 AM

<b>Parcel:</b>	13 013 200 001 13 7 1	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	GODFREY, JERRY A & MARY J FAMILY	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	DAY RD HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1252/205	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	AG AGRICULTURAL

## Mailing Address:

GODFREY, JERRY A & MARY J FAMILY TR  
13451 BEECHER RD  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 03/03/2006 for 100 by GODFREY, JERRY & MARY JO.

**Terms of Sale:** 14-INTO/OUT OF TRUST

## Most Recent Permit Information

**Liber/Page:** 1252/205

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	147,300	<b>2023 Taxable:</b>	45,530	<b>Acreage:</b>	79.13
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/04/2023 11:30 AM

<b>Parcel:</b>	13 033 100 008 33 7 1	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCHMELTZ, BRENDA SUE REV TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7411 TUTTLE RD PITTSFORD, MI 49271	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1859/0903	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	09/14/2020	<b>Gov. Unit:</b>	13 PITTSFORD TWP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 SPLIT N/A 05-18-21
<b>Topography:</b>	None	<b>School:</b>	30060 PITTSFORD AREA SCHOOLS
		<b>Neighborhood:</b>	RES RESIDENTIAL
<b>Mailing Address:</b>	SCHMELTZ, BRENDA SUE REV TRUST 7411 TUTTLE RD PITTSFORD MI 49271		

## Most Recent Sale Information

Sold on 10/13/2023 for 138,000 by MOHR, GARRETT.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1859/0903

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	49,800	<b>2023 Taxable:</b>	13,501	<b>Acreage:</b>	4.16
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD+1  
Style: FARM HOUSE  
Exterior: Wood Siding  
% Good (Physical): 49  
Heating System: Forced Air w/o Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,270  
Ground Area: 940  
Garage Area: 0  
Basement Area: 660  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts:



Pittsford Only Land Value Analysis Agricultural

Sale Date	Parcel Number	# of Pcts	Libor/PA or	Sale Price	Ver	PA 260	Bldg Value/PP
9/17/22	13 007 200 009 07 7 1	1	1835/688	\$ 150,000			\$ -
9/14/21	13 029 100 010 29 7 1	1	1806/989	\$ 140,000	rps		\$ -
5/9/22	13 020 100 004 20 7 1	1	1826/22	\$ 313,650	rps	X	\$ -
4/30/21	13 005 100 001 05 7 1	2	1794/668	\$ 731,196	rps	X	\$ -
Sale Count = 4				\$ 1,334,846			\$ -

Acreage Analysis	
Sale Count	4
Ave Acres/Sale	86.53
Ave ABS DEV Acres	52.94
C.O.D.	0.6118

Tillable /	
Sale Count	
Ave Tillable	
Ave ABS DEV Tillable	
C.O.D.	

total assessable acres	
total sale price of all sales	
Value/Assessable Acre	

Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres
\$ 150,000	37.25	36.59	\$ 4,099	\$ 150,000	0.00	\$ -	\$ -	0.66
\$ 140,000	40.45	0.00	\$ -	\$ -	40.09	\$ 3,492	\$ 140,000	0.36
\$ 313,650	76.01	53.35	\$ 4,570	\$ 243,810	20.00	\$ 3,492	\$ 69,840	2.66
\$ 731,196	192.42	126.55	\$ 4,067	\$ 514,622	62.02	\$ 3,492	\$ 216,574	3.85
\$ 1,334,846	346.13	216.49	\$ 4,196	\$ 908,432	122.11	\$ 3,492	\$ 426,414	7.53
Total AVE/Acre = \$ 3,856 ← Includes ROW Acres								

Analysis

3	\$ 4,196	3
200	\$ 200	2
0.0477	\$ 0.0477	0.0477
<b>Use \$ 4,100</b>		

Non-Tillable Analysis		
Sale Count	3	
Ave Non-Tillable	\$ 3,492	
Ave ABS DEV Non-Tillable	\$ 0	
C.O.D.	0.0000	
<b>Use \$ 3,490</b>		

338.60	Sale Count	4
\$ 1,334,846	Ave \$/Acre	\$ 3,942
\$ 3,942	Ave ABS DEV \$/Acre	\$ 251
<b>\$ 3,940</b>	C.O.D.	0.0638



Comments			\$ per acre	ACREAG	SALE PRICE	ABS DEV Acreage	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV S/Acre
Some till	\$ 150,000	37.25	\$ 4,027	ok	ok	49.28	97	-	157,230,2894
pa260	\$ 140,000	40.45	\$ 3,461	ok	ok	46.08	-	0	450,107,764
Wheatland Twp also, pa260	\$ 313,650	76.01	\$ 4,126	ok	ok	10.52	374	0	333,823,1766
	\$ 731,196	192.42	\$ 3,800	ok	ok	105.89	130	0	64,666,521,91

Vacant Land Sales 0 to 10 Acres Agricultural Values

Sale Date	Parcel Number	# of Pcts	Libert/Page	Sale Price	Ver	PA 250	Blgd Value/PP	Land Residual	Total Acres	Tillable Acres
9/7/22	12 019 100 0	1	1834/1086	\$ 8,000	pta		\$ -	\$ 8,000	2.50	0.00
12/15/22	13 002 200 0	1	1841/601	\$ 16,500	pta		\$ -	\$ 16,500	3.00	2.76
1/27/23	12 033 200 0	1	1843/892	\$ 30,000	pta		\$ -	\$ 30,000	3.81	0.00
2/3/22	12 033 200 0	1	1819/185	\$ 17,000	pta		\$ -	\$ 17,000	3.87	0.00
5/27/21	12 019 200 0	1	1796/838	\$ 10,000			\$ -	\$ 10,000	4.00	3.95
5/26/21	12 013 200 1	1	1796/735	\$ 60,000			\$ -	\$ 60,000	5.00	5.00
1/25/23	16 015 300 0	1	1843/336	\$ 56,000			\$ 5,000	\$ 51,000	6.91	0.00
Sale Count =			7	\$ 197,500			\$ 5,000	\$ 192,500	29.09	11.71
									Total AVE/Acre =	\$ 6,617 ← Includes R

Acreage Analysis	
Sale Count	7
Ave Acres/Sale	4.16
Ave ABS DEV Acres	1.03
C.O.D.	0.2474

Tillable Analysis	
Sale Count	3
Ave Tillable	\$ 7,387
Ave ABS DEV Tillable	\$ 3,626
C.O.D.	0.4908
<b>Use</b>	<b>\$ 7,380</b>

total assessable acres	26.84
total sale price of all sales	\$ 192,500
Value/Assessable Acre	\$ 7,172
<b>Use</b>	<b>\$ 7,170</b>



Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments	\$ per acre	ACREAGE
\$ -	\$ -	2.50	\$ 3,200	\$ 8,000	0.00	adj owner.no	2.50	3,200
\$ 5,978	\$ 16,500	0.00	\$ -	\$ -	0.24		3.00	5,500
\$ -	\$ -	3.09	\$ 9,709	\$ 30,000	0.72		3.81	7,874
\$ -	\$ -	3.42	\$ 4,971	\$ 17,000	0.45	Nichols #161	3.87	4,393
\$ 2,532	\$ 10,000	0.00	\$ -	\$ -	0.05	access to nor	4.00	2,500
\$ 12,000	\$ 60,000	0.00	\$ -	\$ -	0.00	M-34, Off-Road	5.00	12,000
\$ -	\$ -	6.12	\$ 8,333	\$ 51,000	0.79	old bldg site/b	6.91	7,381
\$ 7,387	\$ 86,500	15.13	\$ 7,006	\$ 106,000	2.25			

Non-Tillable Analysis	
Sale Count	4
Ave Non-Tillable	\$ 7,006
Ave ABS DEV Non-Tillable	\$ 2,468
C.O.D.	0.3522
<b>Use</b>	<b>\$ 7,000</b>

Sale Count	7
Ave \$/Acre	\$ 7,172
Ave ABS DEV \$/Acre	\$ 2,933
C.O.D.	0.4090

SALE PRICE

	ABS DEV Average	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV S/Acre
ok	1.66 \$	-	3,806	3972.13115
ok	1.16 \$	1,409	-	1193.87028
ok	0.35 \$	-	2,703	2536.60672
ok	0.29 \$	-	2,035	2201.37091
ok	0.16 \$	4,855	-	4640.48558
ok	0.84 \$	4,613	-	4827.86885
ok	2.75 \$	-	1,327	1161.20219



Vacant Land Sales Analysis 10 Acres and Up Agricultural

Sale Date	Parcel Number	# of Pcts	Libor/Pag	Sale Price	Ver	PA 260	Bidg Value/Pr	Land Residual
4/19/22	12 030 400 007 30 7 2	1	1824/712	\$ 70,000	pta		-	\$ 70,000
5/1/21	12 012 300 005 12 7 2	1	1795/244	\$ 72,500	pta		-	\$ 72,500
6/7/22	12 012 300 005 12 7 2	1	1828/949	\$ 97,000	pta		-	\$ 97,000
11/17/21	12 004 400 046 04 7 2	1	1812/828	\$ 55,700	pta		-	\$ 55,700
12/9/21	16 005 300 011 05 8 2	1	1814/698	\$ 100,000	pta/rps		-	\$ 100,000
12/7/21	12 013 100 027 13 7 2	1	1814/477	\$ 150,000	pta		-	\$ 150,000
4/2/21	12 007 400 010 07 7 2	1	1791/554	\$ 140,000	pta/rps		-	\$ 140,000
5/26/21	16 010 400 001 10 8 2	1	1797/214	\$ 80,000	pta/rps		-	\$ 80,000
2/7/22	16 026 200 003 26 8 2	1	1820/25	\$ 148,000	rps		-	\$ 148,000
9/17/22	13 007 200 009 07 7 1	1	1835/688	\$ 150,000			-	\$ 150,000
4/19/21	12 028 300 001 28 7 2	1	1793/26	\$ 160,000			-	\$ 160,000
9/14/21	13 029 100 010 29 7 1	1	1806/989	\$ 140,000	rps		-	\$ 140,000
4/26/21	12 001 100 002 01 7 2	1	1793/853	\$ 120,000			-	\$ 120,000
5/27/21	16 029 300 001 29 8 2	1	1797/305	\$ 250,000	rps		-	\$ 250,000
12/30/22	12 030 200 007 30 7 2	2	1841/1242	\$ 350,000	pta		-	\$ 350,000
5/6/21	16 029 400 004 29 8 2	1	1795/1010	\$ 270,000	pta/rps		-	\$ 270,000
5/9/22	13 020 100 004 20 7 1	1	1826/22	\$ 313,650	rps		-	\$ 313,650
5/1/22	16 029 300 005 29 8 2	1	1826/503	\$ 475,000	rps		-	\$ 475,000
4/23/21	16 021 100 007 21 8 2	1	1793/754	\$ 415,000	pta		-	\$ 415,000
1/26/23	12 018 300 009 18 7 2	1	1843/93	\$ 220,000	pta		-	\$ 220,000
8/20/21	12 029 200 004 29 7 2	1	1804/971	\$ 312,500	pta		-	\$ 312,500
4/29/22	13 001 200 011 01 7 1	2	1826/570	\$ 399,000	pta		-	\$ 399,000
1/13/23	16 002 300 005 02 8 2	2	1842/1050	\$ 731,196	rps		-	\$ 731,196
4/30/21	13 005 100 001 05 7 1	2	1794/668	\$ 731,196	rps		-	\$ 731,196

Sale Count = 24 \$5,905,286

2,500 \$ 5,902,786  
Total AVE/Acre =

Acreage Analysis	
Sale Count	24
Ave Acres/Sale	62.63
Ave ABS DEV Acres	32.94
C.O.D.	0.5259

Tillable Analysis	
Sale Count	
Ave Tillable	
Ave ABS DEV Tillable	
C.O.D.	

total assessable acres	
total sale price of all sales	
Value/Assessable Acre	
Use	



Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres
14.04	13.69	\$ 5,113	\$ 70,000	0.00	\$ -	\$ -	0.35
18.49	0.00	\$ -	-	18.03	\$ 4,021	\$ 72,500	0.46
18.49	0.00	\$ -	-	18.03	\$ 5,380	\$ 97,000	0.46
27.85	0.00	\$ -	-	26.99	\$ 2,064	\$ 55,700	0.86
35.00	16.00	\$ 2,704	\$ 43,256	16.40	\$ 3,460	\$ 56,744	2.60
36.43	35.82	\$ 4,188	\$ 150,000	0.00	\$ -	\$ -	0.61
36.73	23.50	\$ 4,108	\$ 96,542	12.56	\$ 3,460	\$ 43,458	0.67
37.00	0.00	\$ -	-	36.73	\$ 2,178	\$ 80,000	0.27
37.00	35.55	\$ 4,163	\$ 148,000	0.00	\$ -	\$ -	1.45
37.25	36.59	\$ 4,099	\$ 150,000	0.00	\$ -	\$ -	0.66
40.00	0.00	\$ -	-	35.38	\$ 4,522	\$ 160,000	4.62
40.45	0.00	\$ -	-	40.09	\$ 3,492	\$ 140,000	0.36
42.79	18.00	\$ 2,038	\$ 36,683	24.08	\$ 3,460	\$ 83,317	0.71
60.00	29.50	\$ 4,956	\$ 146,200	30.00	\$ 3,460	\$ 103,800	0.50
65.98	63.85	\$ 5,482	\$ 350,000	0.00	\$ -	\$ -	2.13
73.09	71.94	\$ 3,753	\$ 270,000	0.00	\$ -	\$ -	1.15
76.01	53.35	\$ 4,582	\$ 244,450	20.00	\$ 3,460	\$ 69,200	2.66
94.00	55.68	\$ 6,325	\$ 352,170	35.50	\$ 3,460	\$ 122,830	2.82
94.96	94.05	\$ 4,413	\$ 415,000	0.00	\$ -	\$ -	0.91
99.32	76.39	\$ 1,883	\$ 143,880	22.00	\$ 3,460	\$ 76,120	0.93
102.23	62.83	\$ 3,089	\$ 194,090	33.50	\$ 3,460	\$ 115,910	5.90
109.50	105.93	\$ -	-	0.00	\$ -	\$ -	3.57
114.00	112.79	\$ 3,538	\$ 399,000	0.00	\$ -	\$ -	1.21
192.42	126.55	\$ 4,082	\$ 516,607	62.02	\$ 3,460	\$ 214,589	3.85
1,503.03	1,032.01	\$ 4,275	\$ 4,411,618	431.31	\$ 3,457	\$ 1,491,168	39.71

\$ 3,927 ← Includes ROW Acres

Use \$	4,270
	18
	\$ 4,275
	933
	0.2183

Non-Tillable Analysis	
Sale Count	15
Ave Non-Tillable	\$ 3,457
Ave ABS DEV Non-Tillable	\$ 419
C.O.D.	0.1212
Use	\$ 3,450

1,463.32	Sale Count	24
\$5,902.786	Ave \$/Acre	\$ 4,034
\$ 4,034	Ave ABS DEV \$/Acre	\$ 805
\$ 4,030	C.O.D.	0.1996



Comments											ACREAG SALE			
											E	PRICE	ABS DEV Acreage	ABS DEV Tiltable
	\$ 70,000	14.04	\$ 4,986	ok	ok	48.59	\$ 838	\$ -	-	1079.390042				
	\$ 72,500	18.49	\$ 3,921	ok	ok	44.14	\$ -	\$ 564	12.75530329					
	\$ 97,000	18.49	\$ 5,246	ok	ok	44.14	\$ -	\$ 1,923	1346.091064					
Wetlands?	\$ 55,700	27.85	\$ 2,000	ok	ok	34.78	\$ -	\$ 1,394	1970.103981					
Ransom Creek #37, pa260	\$ 100,000	35.00	\$ 2,857	ok	ok	27.63	\$ 1,571	\$ 3	947.4115347					
pa260, some non-till	\$ 150,000	36.43	\$ 4,117	ok	ok	26.20	\$ 87	\$ -	153.7734024					
pa260	\$ 140,000	36.73	\$ 3,812	ok	ok	25.90	\$ 167	\$ 3	151.4130959					
crp?, pa260?	\$ 80,000	37.00	\$ 2,162	ok	ok	25.63	\$ -	\$ 1,279	1855.775203					
pa260	\$ 148,000	37.00	\$ 4,000	ok	ok	25.63	\$ 112	\$ -	129.3192045					
	\$ 150,000	37.25	\$ 4,027	ok	ok	25.38	\$ 175	\$ -	65.64944468					
Nile Drain #149	\$ 160,000	40.00	\$ 4,000	ok	ok	22.63	\$ -	\$ 1,065	488.4977117					
some till	\$ 140,000	40.45	\$ 3,461	ok	ok	22.18	\$ -	\$ 35	541.6886088					
Rumsey Br1 #105A	\$ 120,000	42.79	\$ 2,804	ok	ok	19.84	\$ 2,237	\$ 3	1182.120261					
crp?	\$ 250,000	60.00	\$ 4,167	ok	ok	2.63	\$ 681	\$ 3	167.8493845					
pa260, some non-till	\$ 350,000	65.98	\$ 5,305	ok	ok	3.35	\$ 1,207	\$ -	1447.766206					
ob's n/v, pa260, some non-till	\$ 270,000	73.09	\$ 3,694	ok	ok	10.46	\$ 522	\$ -	280.7036814					
pa260	\$ 313,650	76.01	\$ 4,126	ok	ok	13.38	\$ 307	\$ 3	242.2423319					
pa260, some non-till	\$ 415,000	94.00	\$ 5,053	ok	ok	31.37	\$ 2,050	\$ 3	1175.644474					
pa260	\$ 220,000	99.32	\$ 2,215	ok	ok	32.33	\$ 138	\$ -	378.7152301					
old barn	\$ 310,000	102.23	\$ 3,032	ok	ok	36.69	\$ 2,391	\$ 3	1797.831694					
pa260, tiled county drain	\$ 685,740	109.50	\$ 6,262	ok	ok	39.60	\$ 1,186	\$ 3	815.7268551					
pa260, some non-till	\$ 399,000	114.00	\$ 3,500	ok	ok	46.87	\$ 2,199	\$ -	2439.688961					
Wheatland Twp also, pa260	\$ 731,196	192.42	\$ 3,800	ok	ok	51.37	\$ 737	\$ 3	496.2836328					