

# 2024 AGRICULTURAL CLASS

Analysis Time Period

4/1/2021 - 3/31/23

**County: 58 MONROE**  
Unit(s): SUMMERFIELD  
**Class: Agricultural**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
14 031 004 00	BRYCE DENECKER FARMS LLC	101	186,700	413,511	45.15
14 031 006 00	WEASEL RANDALL & BARBARA	101	271,100	690,470	39.26
14 033 014 00	STAHL THOMAS & NANCY	101	336,300	679,180	49.52
14 102 038 00	SCHWALM HAROLD & LEONA TRUST	101	53,000	93,420	56.73
14 105 013 00	GAERTNER DALE & WAYNE E	102	22,800	45,000	50.67
14 105 022 10	HORAK JOSEPH E. III & JEFFERY	101	159,400	319,215	49.93
14 106 033 00	GAERTNER DALE & WAYNE E	102	53,500	116,656	45.86
14 107 021 10	RCI, LLC	102	81,200	161,580	50.25
14 108 007 01	HORAK MARTHA TRUST	101	109,800	242,578	45.26
14 108 010 00	IOTT TERRY	101	378,800	874,155	43.33
14 108 013 01	IOTT GARY G TRUSTEE	101	77,400	147,612	52.43
14 109 004 10	GARST DOROTHY M. TRUST	101	56,000	177,034	31.63
14 109 008 00	SMITH CHARLES JR & ANNETTE	101	60,700	131,433	46.18
14 109 021 10	SMITH CHARLES & ANNETTE	101	52,000	114,192	45.54
14 110 054 02	BRUCE CAROL	101	98,500	209,730	46.97
14 112 007 01	MICHIGAN NATURE ASSOCIATION	101	87,400	177,540	49.23
14 112 009 00	HORKEY GEORGE JR	101	271,700	455,080	59.70
14 113 012 10	TOWNSEND VIVIEN	101	239,100	523,122	45.71
14 113 048 00	ROHMER LAURA KAY	102	31,000	95,400	32.49
14 114 032 01	LUCHT MICHAEL & KAREN	101	131,700	230,786	57.07
14 115 004 00	MEINERT JAMES JR & KATHLEEN	101	62,000	120,000	51.67
14 115 005 20	MEINERT R. JAMES JR.	101	103,000	244,670	42.10
14 116 004 10	RODZIEWICZ DONNA (LL)	101	72,700	141,635	51.33
14 116 010 00	RCI, LLC	101	60,300	114,000	52.89
14 116 016 01	RCI LLC	101	233,700	465,259	50.23
14 117 002 00	KORALESKI RICHARD	101	113,100	234,060	48.32
14 117 006 00	RCI, LLC	101	241,300	527,897	45.71
14 117 008 00	SECOR LARRY & CATHY	101	103,600	214,500	48.30
14 117 011 00	RMI FAMILY L.L.C.	101	51,000	116,846	43.65
14 117 020 00	KORALESKI RICHARD & JOHN	101	112,800	206,010	54.75
14 118 004 01	GOLL MARY TRUSTEE	102	137,400	288,360	47.65
14 118 005 01	GRASLEY KEVIN & DIANE	101	103,600	214,164	48.37
14 118 020 00	SWINDEMAN BERNARD & BEVERLY	101	62,000	117,000	52.99
14 118 029 00	IOTT MICHAEL T.	101	108,800	219,100	49.66
14 119 016 01	APK RACING STABLE LLC	101	214,700	441,115	48.67
14 119 027 01	RCI LLC	101	109,900	227,334	48.34
14 119 027 10	RCI LLC	101	64,700	146,153	44.27
14 120 006 01	LENNARD WAYNE J & SONS INC	101	198,900	412,704	48.19
14 120 008 01	LENNARD WAYNE & SONS INC	101	141,500	289,920	48.81
14 123 027 01	GORR MARY ANN	101	170,700	385,524	44.28
14 125 025 10	ELLIS W. CHAD & KEVIN L. HERZI	101	141,400	298,776	47.33
14 126 006 02	WAYNE LENNARD & SONS, INC	101	117,800	240,666	48.95
14 127 015 20	SIELER TINA & DAVID REV. TRUST	101	325,200	670,680	48.49
14 128 003 02	CREMER BONNIE	102	289,800	598,560	48.42
14 033 002 01	SIELER WIBERT JUDITH & TODD	101	228,800	459,706	49.77
14 114 033 00	TRELOAR JAMES TRUSTEE	101	179,400	345,295	51.96
14 118 030 00	RCI, LLC	101	116,000	240,000	48.33

Totals: 47 6,622,200 13,877,628 47.72

Class Totals: 101 41  
102 6

\*\*\* \*\* Statistics for this group (47 in sample) \*\*\* \*\*

Statistical Mean= 48.007 Median= 48.374 Maximum= 59.704 Minimum= 31.632

**County: 58 MONROE**  
Unit(s): SUMMERFIELD  
**Class: Agricultural**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
*** ** Statistics about Mean *** **					
Normalized Average Deviation	=	0.07248	(Coefficient of Dispersion)		
Average Squared Deviation	=	26.37115	(Variance)		
Square Root of Squared Deviation	=	5.13529	(Standard Deviation)		
Normalized Standard Deviation	=	0.10697	(Covariance)		
2 Standard Deviation Range (Low)	=	37.73685	(High)	=	58.27799
*** ** Statistics about Median *** **					
Normalized Average Deviation	=	0.07049	(Coefficient of Dispersion)		
Average Squared Deviation	=	26.50857	(Variance)		
Square Root of Squared Deviation	=	5.14865	(Standard Deviation)		
Normalized Standard Deviation	=	0.10643	(Covariance)		
2 Standard Deviation Range (Low)	=	38.07685	(High)	=	58.67144
Price Related Differential (PRD): 1.00605 PRD > 1 regressive, < 1 progressive.					

Unit: 14 - SUMMERFIELD TOWNSHIP

Rates/Values for Neighborhood 00101.AGRICULTURAL LAND, Last Edited: 01/09/2024

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 31,000	3 Acre: 52,000	10 Acre: 97,000	30 Acre: 177,000
1.5 Acre: 36,500	4 Acre: 60,000	15 Acre: 114,000	40 Acre: 236,000
2 Acre: 42,000	5 Acre: 68,000	20 Acre: 125,000	50 Acre: 295,000
2.5 Acre: 46,500	7 Acre: 81,500	25 Acre: 151,250	100 Acre: 590,000

Rates for Rate Table 'RATE TABLE 1', (Acres)

AGRICULTURE	: 5,900
TILLABLE #2	: 5,900
TILLABLE #3	: 5,900
TILLABLE #4	: 5,900
TILLABLE #5	: 5,900
TILLABLE #6	: 5,900
TILLABLE #7	: 5,900
TILLABLE #8	: 5,900
WOODS #1	: 5,900
WOODS #2	: 4,900
DITCH/WETLAND	: 1,500
RIVER FLATS	: 1,500
RIGHT-OF-WAY	: 0

# 2024 Summerfield Township Land Value Study Agricultural Vacant Land

## COMBINED PARCEL SALES

### OUT OF SALE DATE WINDOW

Updated 05/02/2023

04/01/2021 - 03/31/2023

Parcel Number	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre	Notes
14 125 024 00, 14 125 025 01, 14 135 002 00	2/7/2022	\$500,000.00	101.04	\$4,948.54	Ag, ditch, wetland, woods
14 127 018 00	1/28/2022	\$520,000.00	80	\$6,500.00	AG
14 127 020 00	1/28/2022	\$225,000.00	40	\$5,625.00	Ag, woods
14 0035 052 00	4/27/2022	\$290,000.00	64.25	\$4,513.62	
14 102 006 00	3/31/2021	\$525,000.00	74.58	\$7,039.42	AG
14 123 009 01	2/12/2021	\$163,000.00	23.7	\$6,877.64	Ag, ditch, woods

Total Sale Price \$2,223,000.00

Total Acres: 383.57

Ave. Price/Ac/Group Sale \$5,917.37 Cost per Acre / Average Sale

Ave. Price/Ac/Ind Acre \$5,795.55 Total Sale Price / Total Acres Sold

**TILLABLE: \$5900 PER ACRE**

**WOODS: \$5900 #1 PER ACRE  
\$4900 #2 PER ACRE**

**SUMMERFIELD Township Vacant Land Sales  
2024 ASSESSMENT ROLL  
Vacant Land Less than 20ac**

08 UNIT IS IDA TOWNSHIP/ADJACENT TO SUMMERFIELD  
20 acres & under 04/01/2021-03/31/2023 OUT OF SALE DATE WINDOW

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	APPLIED TO TABLES:
08 033 014 00	W Rauch Rd	4/2/2021	\$32,500.00	1	\$32,500.00	
08 023 019 31	7900 Todd Rd	6/18/2021	\$28,900.00	1.26	\$22,936.51	
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750.00	1.22	\$23,565.57	
14 125 029 20	Morocco Rd	5/4/2022	\$62,000.00	1.79	\$34,636.87	
14 035 022 20	15950 Dixon Rd	12/23/2023	\$28,750.00	1.377	\$20,878.72	
<b>TOTALS: 1.00 - 1.50 ACRES</b>			<b>\$180,900.00</b>	<b>6.647</b>	<b>\$27,215.29</b>	<b>\$31,000 1.00 ACRES \$36,500 1.50 ACRES</b>
08 023 019 02	8100 Todd Rd	6/10/2021	\$40,000.00	2.36	\$16,949.15	
08 007 026 10	4808 Secor Rd	2/3/2022	\$60,000.00	2.12	\$28,301.89	
08 023 019 03	6751 Lewis Ave	8/17/2022	\$38,900.00	2.13	\$18,262.91	
08 030 023 70	Tunncliffe Rd	1/5/2023	\$55,000.00	2.03	\$27,093.60	
14 111 002 80	Albain Rd	12/20/2021	\$46,190.00	2.9	\$15,927.59	
14 036 033 31	s Wells Rd	10/3/2022	\$30,000.00	1.82	\$16,483.52	
14 130 015 50	Morocco	11/12/2021	\$27,000.00	2	\$13,500.00	
<b>TOTALS: 2 ACRES</b>			<b>\$297,090.00</b>	<b>15.36</b>	<b>\$19,341.80</b>	<b>\$40,000 2.00 ACRES</b>
08 030 023 10	7041 wells Rd	4/23/2022	\$65,000.00	3.82	\$17,015.71	
08 030 023 20	7057 Wells Rd	4/23/2022	\$65,000.00	3.58	\$18,156.42	
08 030 023 30	Wells Rd	1/5/2023	\$62,000.00	3.41	\$18,181.82	
14 111 002 80	Albain Rd	12/20/2021	\$46,190.00	2.9	\$15,927.59	
14 111 002 80	Albain Rd	1/20/2022	\$65,000.00	3.86	\$16,839.38	
14 111 002 10	Albain Rd	11/9/2021	\$65,000.00	3.86	\$16,839.38	
<b>TOTALS: 3 ACRES</b>			<b>\$366,190.00</b>	<b>21.43</b>	<b>\$17,181.05</b>	<b>\$52,000 3.00 ACRES</b>
14 130 004 20	Todd & Albott	10/26/2022	\$50,000.00	4.04	\$12,376.24	
14 111 002 70	Albain Rd	1/20/2022	\$56,519.00	4.21	\$13,900.00	
14 034 015 50	Dixon Rd	3/30/2022	\$66,500.00	4.84	\$13,739.67	
14 034 015 20	17230 Dixon Rd	12/23/2021	\$66,500.00	4.75	\$14,000.00	
<b>TOTALS: 5 ACRES</b>			<b>\$241,519.00</b>	<b>17.84</b>	<b>\$13,538.05</b>	<b>\$68,000 5.00 ACRES</b>
14 119 006 01	20459 Ida Center	4/21/2021	\$89,000.00	7.56	\$11,772.49	
<b>TOTALS: 6.9 ACRES</b>			<b>\$98,000.00</b>	<b>7.96</b>	<b>\$11,772.49</b>	<b>\$81,500 7.00 ACRES</b>
14 124 012 01	5995 Summerfield Rd	5/7/2021	\$99,000.00	10	\$9,900.00	
14 123 044 50	6380 Summerfield Rd	7/13/2022	\$115,000.00	10.01	\$11,488.51	
14 116 002 20	5200 Sylvania Pete	11/19/2021	\$95,000.00	10	\$9,500.00	
14 116 001 10	5150 Sylvania Pete	6/8/2021	\$95,000.00	10	\$9,500.00	
14 116 002 10	Sylvania Peteresburg	9/23/2021	\$99,500.00	10	\$9,950.00	
14 116 001 20	5000 Sylvania Pete	7/1/2021	\$90,000.00	10.89	\$8,264.46	
<b>TOTALS: 10 ACRES</b>			<b>\$993,500.00</b>	<b>60.9</b>	<b>\$9,745.46</b>	<b>\$97,000 10 ACRES</b>
08 023 019 05	6615 Lewis Ave	8/13/2021	\$65,000.00	11.06	\$5,877.03	
08 024 001 02	Minx Rd	3/11/2022	\$89,000.00	12.08	\$7,367.55	
14 113 001 20	5150 Wells Rd	12/26/2021	\$114,900.00	13.02	\$8,824.88	
14 113001 30	5110 Wells Rd	3/8/2022	\$119,900.00	13.05	\$9,187.74	
14 125 029 70	Wells & Morocco	12/18/2020	\$95,000.00	16.39	\$5,796.22	
14 113 001 10	Wells Rd	12/6/2021	\$114,900.00	13.68	\$8,399.12	
<b>TOTALS: 12-19 AC</b>			<b>\$996,700.00</b>	<b>79.28</b>	<b>\$7,551.72</b>	<b>\$114,000 15 ACRES</b>
14 123 009 01	16543 Ida Center	2/12/2021	\$163,000.00	23.7	\$6,877.64	
14 125 025 01	Summerfield Rd	2/7/2022	\$134,072.00	24.39	\$5,497.01	
14 111 002 50	Albain Rd	1/20/2021	\$131,481.00	21.16	\$6,213.66	
<b>TOTALS: 20 AC PLUS</b>			<b>\$428,553.00</b>	<b>69.25</b>	<b>\$6,188.49</b>	<b>\$5900 PER ACRE OVER 25 ACRES (AG Rate)</b>

APPLIED ABOVE TO: RES, AG, COMMERCIAL AND INDUSTRIAL CLASS LAND VALUES/TABLES

E.C.F.s for Neighborhood: 00098 'AGRICULTURAL'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1 STORY		1.050	1.050	1.150	1.180	1.200	1.230
1.5 STORY		1.050	1.050	1.150	1.180	1.200	1.230
2 STORY		1.050	1.050	1.150	1.180	1.200	1.230
A		1.050	1.050	1.150	1.180	1.200	1.230
B		1.050	1.050	1.150	1.180	1.200	1.230
BC		1.050	1.050	1.150	1.180	1.200	1.230
C		1.050	1.050	1.150	1.180	1.200	1.230
CD		1.050	1.050	1.150	1.180	1.200	1.230
D		1.050	1.050	1.150	1.180	1.200	1.230

Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 0.970  
Commercial Bldgs : 0.832  
Industrial Bldgs : 0.818

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000





Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Building Style	Land Value	Land Table	Property Class	Building Depr.		
14 103 002 00	17314 RAILROAD ST	09/16/22	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$102,200	30.06	\$259,602	\$43,568	\$296,432	\$198,145	1.496	1,408	\$210.53	00001 C	C	\$31,253	RESIDENTIAL	401	75		
14 107 010 05	345 N COUNTY LINE HWY	10/28/22	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$159,000	37.41	\$392,388	\$49,150	\$375,850	\$323,809	1.161	2,710	\$138.69	00001 C	C	\$33,409	RESIDENTIAL	401	74		
14 124 001 30	6008 WELLS RD	05/12/21	\$580,000	WD	03-ARMY'S LENGTH	\$580,000	\$249,900	43.09	\$662,175	\$119,082	\$460,918	\$512,352	0.900	4,794	\$96.14	00001 C	C	\$97,850	RESIDENTIAL	401	74		
14 125 031 20	7535 SUMMERFIELD RD	09/28/22	\$680,000	WD	03-ARMY'S LENGTH	\$680,000	\$241,100	35.46	\$588,265	\$118,736	\$561,264	\$442,952	1.267	2,669	\$210.29	00001 BC	BC	\$99,713	RESIDENTIAL	401	71		
Totals:											\$2,025,000	\$752,200	\$1,896,480	\$1,477,258		\$163.51							
											Sale. Rate =>	37.15	E.C.F. =>	1.147									
											Std. Dev. =>	5.38	Ave. E.C.F. =>	1.206									

**USED: 1.150 ECF IN 71-80% GOOD**

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES





Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Avd. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost/Man \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value	Property Class	Building Depr.														
14 096 016 00	2605 SUMMERFIELD RD	11/29/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$62,000	52.54	\$145,320	\$57,501	\$60,499	\$78,061	0.775	1,218	\$64.87	00001 D	\$30,070	RESIDENTIAL	401	46														
14 109 022 10	1220 ROSE RD	11/22/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,700	39.33	\$183,464	\$38,471	\$156,529	\$128,883	1.215	2,132	\$73.42	00001 CD	\$31,000	RESIDENTIAL	401	48														
14 110 012 00	17877 ALBAIN RD	01/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,300	34.73	\$216,245	\$36,992	\$223,008	\$159,336	1.400	1,556	\$143.32	00001 C	\$32,210	RESIDENTIAL	401	50														
14 110 016 00	17877 ALBAIN RD	08/31/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,200	32.80	\$225,065	\$57,911	\$217,089	\$146,581	1.461	2,085	\$104.12	00001 C	\$39,800	RESIDENTIAL	401	45														
14 111 012 00	16100 LULU RD	02/25/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$106,300	38.65	\$250,939	\$132,340	\$147,660	\$105,421	1.353	1,222	\$116.74	00001 CD	\$125,000	RESIDENTIAL	401	46														
14 118 023 01	202801 IDA CENTER RD	05/09/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$68,700	44.32	\$163,529	\$41,087	\$113,913	\$108,837	1.047	1,040	\$109.53	00001 C	\$40,185	RESIDENTIAL	401	50														
14 125 025 00	6035 TEAL RD	06/03/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$91,300	41.88	\$220,089	\$51,599	\$166,401	\$149,769	1.111	1,638	\$86.00	00001 C	\$33,750	RESIDENTIAL	401	50														
14 126 026 40	16915 TODD RD	03/24/23	\$225,200	WD	03-ARM'S LENGTH	\$225,200	\$86,900	38.59	\$207,377	\$65,813	\$139,387	\$108,057	1.290	1,616	\$86.25	00001 CD	\$83,288	RESIDENTIAL	401	45														
14 130 013 20	5855 S COUNTY LINE HWY	08/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,100	39.45	\$163,015	\$50,656	\$114,944	\$100,408	1.145	1,576	\$72.93	00001 CD	\$31,000	RESIDENTIAL	401	45														
14 136 005 10	8233 SUMMERFIELD RD	11/30/21	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$78,600	46.10	\$156,668	\$35,037	\$135,463	\$108,116	1.253	1,250	\$108.37	00001 C	\$35,037	RESIDENTIAL	401	45														
Totals:												\$2,056,700	\$215,6100	\$81,931,711	\$1,469,893	\$1,195,470	\$96.24																	
												Sale. Ratio =>	39.68																					
												Std. Dev. =>	5.71																					
												E.C.F. =>	1.230																					
												Ave. E.C.F. =>	1.205																					

**USED: 1.230 ECF IN 0-50% GOOD**

APPLIED TO RESIDENTIALLY USED STRUCTURES IN RESIDENTIAL, AGRICULTURAL, COMM & IND CLASSES

2023 ECF of AG BLDG .97 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Ins	Adj. Sale \$	Land + Impr	Residual	Cost Man. \$	ECF	Other Parcels in Sale	Class
01 014 027 00	12040 CREEK RD	10/29/21	\$342,400	WD	\$342,400	\$110,000	\$232,400	\$195,000	1.19		100
01 015 025 00	12530 CREEK RD	07/25/22	\$523,000	WD	\$523,000	\$360,000	\$163,000	\$190,000	0.86	01 014 020 00	100
02 013 047 00	9230 CRABB	09/29/21	\$235,000	WD	\$235,000	\$130,000	\$105,000	\$65,000	1.62		100
06 002 021 10	4527 W NEWBURG RD	11/24/21	\$460,000	WD	\$460,000	\$150,000	\$310,000	\$300,000	1.03		100
06 005 015 00	14055 TIMBERS RD	06/10/22	\$350,000	WD	\$350,000	\$207,000	\$143,000	\$161,500	0.89		100
06 016 002 00	12527 SUMPTER RD	01/03/23	\$319,900	WD	\$319,900	\$207,000	\$112,900	\$140,000	0.81		100
06 026 007 01	10261 STEFFAS RD	12/28/21	\$230,000	WD	\$230,000	\$65,000	\$165,000	\$170,000	0.97		100
07 012 401 02	2818 ASHLING	05/03/21	\$515,000	WD	\$515,000	\$240,000	\$275,000	\$240,000	1.15		100
08 004 013 00	3060 JACKMAN RD	06/23/21	\$880,000	WD	\$880,000	\$615,000	\$265,000	\$355,000	0.75		100
08 016 025 01	5400 JACKMAN RD	04/29/22	\$525,000	WD	\$525,000	\$145,000	\$380,000	\$406,944	0.93		100
09 021 058 00	2405 YARGERVILLE RD	08/23/22	\$499,000	WD	\$499,000	\$244,000	\$255,000	\$270,000	0.94	09 021 058 30	100
09 030 014 01	1124 WOOD RD	01/13/23	\$495,500	OTH	\$495,500	\$349,000	\$146,500	\$136,000	1.08		100
10 024 003 00	9343 ALLISON RD	07/21/22	\$450,000	WD	\$450,000	\$270,000	\$180,000	\$216,000	0.83		100
10 025 001 00	10683 PALMER RD	03/09/22	\$383,800	WD	\$383,800	\$280,000	\$103,800	\$140,000	0.74		100
11 010 019 00	17901 SHERMAN RD	07/27/22	\$440,000	WD	\$440,000	\$178,000	\$262,000	\$204,000	1.28		100
11 016 002 00	18333 HICKORY RD.	05/19/22	\$700,000	WD	\$700,000	\$235,000	\$465,000	\$437,500	1.06		100
12 010 417 00	3405 W ALBAIN	03/24/22	\$239,900	WD	\$239,900	\$170,000	\$69,900	\$102,000	0.69		100
13 210 105 01	1500 YENSCH RD	02/16/22	\$320,000	WD	\$320,000	\$190,000	\$130,000	\$170,000	0.76	13 210 105 20	100
14 113 004 11	15201 LULU RD	03/23/22	\$375,000	WD	\$375,000	\$200,000	\$175,000	\$145,000	1.21		100
14 121 006 00	IDA CENTER RD-VACANT	11/01/21	\$800,000	WD	\$800,000	\$700,000	\$100,000	\$130,000	0.77	14 121 002 00	100
15 018 001 00	9767 HEAD-O-LAKE RD	07/15/22	\$585,000	WD	\$585,000	\$285,000	\$300,000	\$379,000	0.80		100
<b>Total</b>			<b>\$9,668,500</b>		<b>\$9,668,500</b>	<b>\$5,330,000</b>	<b>\$4,338,500</b>	<b>\$4,546,944</b>	<b>0.95</b>		

E.C.F. =>

Ave. E.C.F. =>

0.95

0.97

ECF: .970 APPLIED TO AG BUILDINGS IN AG, COMM, IND NEIGHBORHOODS

VACANT

04 14 15

MONROE COUNTY  
 AGRICULTURAL SALES - VACANT  
 FOR THE 2023 EQUALIZATION STUDY  
 STUDY PERIOD 4/1/21 THROUGH 3/31/23

UNIT	PARCEL #	NET ACREAGE	IMP/ VAC	ADJUSTED SALE PRICE	PRICE PER ACRE	SALE DATE
04 - Dundee Township	04 001 004 00*	1,378.37	V	\$9,093,780	\$ 6,597.49	Apr-21
04 - Dundee Township	04 004 011 01	20.00	V	\$66,000	\$ 3,300.00	Apr-22
04 - Dundee Township	04 005 015 01	74.74	V	\$365,000	\$ 4,883.60	Dec-21
04 - Dundee Township	04 016 011 00*	75.00	V	\$820,000	\$ 10,933.33	Sep-22
04 - Dundee Township	04 120 042 00	38.52	V	\$215,000	\$ 5,581.52	Oct-21
<b>TOTAL</b>		<b>1586.63</b>		<b>\$10,559,780</b>	<b>\$6,655</b>	

UNIT	PARCEL #	NET ACREAGE	IMP/ VAC	ADJUSTED SALE PRICE	PRICE PER ACRE	SALE DATE
14 - Summerfield Township	14 035 052 00	61.60	V	\$290,000	\$ 4,707.79	Apr-22
14 - Summerfield Township	14 125 025 01	101.04	V	\$500,000	\$ 4,948.54	Feb-22
14 - Summerfield Township	14 127 018 00	80.00	V	\$520,000	\$ 6,500.00	Jan-22
14 - Summerfield Township	14 127 020 00	40.00	V	\$225,000	\$ 5,625.00	Jan-22
<b>TOTAL</b>		<b>282.64</b>		<b>\$1,535,000</b>	<b>\$5,431</b>	

UNIT	PARCEL #	NET ACREAGE	IMP/ VAC	ADJUSTED SALE PRICE	PRICE PER ACRE	SALE DATE
15 - Whiteford Township	15 002 046 00	30.18	V	\$170,000	\$ 5,632.87	Jun-21
15 - Whiteford Township	15 012 079 01	62.09	V	\$434,000	\$ 6,989.85	Dec-21
15 - Whiteford Township	15 013 018 00	16.00	V	\$110,000	\$ 6,875.00	May-21
15 - Whiteford Township	15 015 003 60	15.81	V	\$168,500	\$ 10,657.81	Sep-22
15 - Whiteford Township	15 016 015 20	11.73	V	\$148,500	\$ 12,658.77	Apr-22
15 - Whiteford Township	15 019 033 00	24.92	V	\$119,000	\$ 4,775.28	Nov-22
15 - Whiteford Township	15 024 038 30	7.08	V	\$60,000	\$ 8,474.58	Nov-22
<b>TOTAL</b>		<b>167.81</b>		<b>\$1,210,000</b>	<b>\$7,210</b>	