

AGRICULTURAL LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-.45 acres
 Date Range 04/01/2023 - 03/31/2025
 SALE OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	#DIV/0!	#DIV/0!	Total value	Acreage
SEE ONE ACRE SITE VALUE									
TOTALS: 1.00 - 1.50 ACRES									
08 030 023 50	14650 TUNNICLIFFE RD	01/17/24	\$55,000	2.03	\$27,147			\$35,000	1.00 ACRES
08 090 023 60	14650 TUNNICLIFFE RD	01/17/24	\$55,000	2.03	\$27,147			\$42,500	1.50 ACRES
14 034 015 40	17110 DIXON RD	07/10/24	\$50,000	2.19	\$22,862				
14 036 001 20	2628 WELLS RD	07/12/24	\$60,000	2.50	\$24,000				
14 130 001 20	0 ALCOTT RD	12/21/23	\$54,000	2.53	\$21,344				
TOTALS: 2 ACRES									
TOTALS: 2 ACRES									
14 036 001 30	2550 WELLS RD	12/16/24	\$87,900	3.94	\$22,338				
14 110 026 01	4175 TEAL RD	07/30/24	\$74,900	3.07	\$24,389				
14 111 004 50	16795 ALBAIN RD	12/21/23	\$55,500	3.58	\$15,498				
14 112 002 60	3980 WELLS RD.	11/22/24	\$85,000	3.98	\$21,341				
14 112 002 50	WELLS RD.	01/28/25	\$84,900	3.99	\$21,300				
14 112 002 40	WELLS RD.	02/28/25	\$84,900	3.99	\$21,284				
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.06	\$13,072				
TOTALS: 3 ACRES									
TOTALS: 3 ACRES									
13 128 215 00	S CUSTER RD	07/22/24	\$59,500	5.00	\$11,900				
14 111 012 11	LULU RD VAC	06/09/25	\$100,000	5.60	\$17,873				
15 021 024 82	SYLVANIA PETERSBURG	04/30/24	\$83,000	5.03	\$16,501				
TOTALS: 5 ACRES									
TOTALS: 5 ACRES									
08 030 006 54	13961 TODD RD	01/12/24	\$87,500	6.25	\$13,993				
14 111 012 11	LULU RD VAC	06/09/25	\$100,000	5.60	\$17,873				
14 136 025 10	SUMMERFIELD RD VACANT	07/18/23	\$81,000	8.98	\$9,017				
TOTALS: 6-9 ACRES									
TOTALS: 6-9 ACRES									
08 023 019 04	LEWIS AVE-VACANT	01/17/25	\$110,000	10.28	\$10,697				
08 023 019 05	6615 LEWIS AVE	10/27/23	\$90,000	11.06	\$8,140				
14 031 005 00	2814 BRAGG RD	08/16/24	\$130,055	12.70	\$10,241				
14 036 001 10	WELLS RD	07/18/24	\$145,000	10.17	\$14,258				
14 112 002 20	ALBAIN RD	11/15/24	\$125,000	10.00	\$12,500				
TOTALS: 10 ACRES									
TOTALS: 10 ACRES									
08 023 019 05	6615 LEWIS AVE	10/27/23	\$90,000	11.06	\$8,140				
08 024 001 03	MINX RD-VACANT	01/26/24	\$80,000	10.01	\$7,992				
14 033 015 20	PETERSBURG RD VAC	05/16/24	\$150,000	13.28	\$11,293				
TOTALS: 12-15 AC									
TOTALS: 12-15 AC									
14 032 008 00	BRAGG RD VACANT	12/15/23	\$155,000	20.00	\$7,750				
14 032 009 00	BRAGG RD VACANT	12/15/23	\$165,000	20.00	\$8,250				
14 124 027 00	6420 WELLS RD	05/09/24	\$167,000	26.18	\$6,379				
14 125 029 50	MOROCCO RD. VAC	10/24/23	\$179,900	20.00	\$8,995				
TOTALS: 20 AC PLUS									
TOTALS: 20 AC PLUS									
13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935				
14 124 027 00	6420 WELLS RD	05/09/24	\$167,000	26.18	\$6,379				
TOTALS: 25 AC PLUS									
TOTALS: 25 AC PLUS									

AGRICULTURAL LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-25 acres

Date Range 04/01/2023 - 03/31/2025

SALE OUTSIDE OF TOWNSHIP

Parcel Number	Address	Partner Parcel(s) thru sale	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre
14 032 008 00	BRAGG RD VACANT		12/15/23	\$160,000	20.00	\$8,000.00
14 032 009 00	BRAGG RD		12/12/23	\$160,000	20.00	\$8,000.00
14 128 003 03	TODD RD VAC		09/05/24	\$260,000	60.16	\$4,321.81
14 132 008 00	GOETZ RD		01/09/25	\$380,000	40.00	\$9,500.00
OUTSIDE OF TOWNSHIP						
08 030 026 00	TUNNICLIFFE RD-VACANT		04/23/24	\$450,000	59.79	\$7,526.22
Total Sale Price				\$1,410,000.00		
Total Acres:					199.951	
Ave. Price/Ac/Group Sale						\$7,469.60
Ave. Price/Ac/Ind Acre						\$7,051.73
Total Sale Price / Total Acres Sold						26.18
14 124 027 00				WELLS RD	\$167,000	\$6,378.92
				05/09/24		mostly wooded

APPLIED TO: NEIGHBORHOOD LAND TABLE

AGRICULTURAL 00101

Acresage	Total Value	Value per Acre
1	\$35,000	\$35,000
1.5	\$42,500	\$28,333
2	\$49,000	\$24,500
2.5	\$55,000	\$22,000
3	\$60,000	\$20,000
4	\$70,000	\$17,500
5	\$78,000	\$15,600
7	\$92,000	\$13,143
10	\$111,000	\$11,100
15	\$136,000	\$9,067
20	\$155,000	\$7,750
25	\$175,000	\$7,000
30	\$210,000	\$7,000
40	\$280,000	\$7,000
50	\$350,000	\$7,000
100	\$700,000	\$7,000

AGRICULTURAL	00101
AGRICULTURAL	\$7,000
TILLABLE:	\$7,000
WOODS #1:	\$7,000
WOODS #2:	\$6,400
DITCH/WETLAND	\$3,000
RIVER FLATS	\$3,000

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENT

Residential Structures 100-81%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	Building Destr.	Building Occupancy																				
14 107 010 25	209 N COUNTY LINE HWY	6/6/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$108,200	44.16	\$269,124	\$43,934	\$201,066	\$183,081	1.098	1,470	\$136.78	'00001	2.2241	C	\$53,900	401	79	Single Family																				
14 113 002 30	4986 WELLS RD	7/30/2024	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$195,000	41.05	\$432,291	\$84,960	\$390,040	\$282,382	1.381	1,936	\$201.47	'00001	26.0774	C	\$47,088	401	79	Single Family																				
14 113 005 10	15317 LULU RD	1/18/2024	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$109,000	38.89	\$393,120	\$51,981	\$228,019	\$226,046	1.168	1,736	\$129.58	'00001	28.1141	CD	\$46,140	401	78	Single Family																				
14 124 002 70	14815 IDA CENTER RD	8/7/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$129,000	37.07	\$273,082	\$65,218	\$1,026,847	\$811,496	0.893	1,950	\$109.28	'00001	28.1141	C	\$46,140	401	80	Single Family																				
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
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Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
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Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124124						
Total:																						\$1,275,000	\$465,500	48.55	\$1,397,197	\$1,026,847	\$811,496	1.129	\$1,444.72	\$144.72	\$1,444.72	\$1,444.72	0.879			0.223124						

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENT

Duplex / Mobile home

Parcel Number	Street Address	Sale Date	Sale Price	Intst.	Terms of Sale	Adj. Subj \$	Adj. when Sold	Net/Foli. Sale	Cur. Appraisal	Land + Impr.	Bldg. Residential	Cont. Man. S.	E.C.F.	Floor Area	5/26 Gr.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels to Sale	Property Class	Building Occupancy
14-035-002-00	16455 DIXON RD	12/8/2023	\$377,000	WD	03-ARMY'S LENGTH	\$377,000	\$130,300	34.56	\$377,013	\$11,025	\$265,975	\$200,760	1.325	4,488	\$179,775	'00001	4.8615	C	\$85,000		RESIDENTIAL	60 Single Family
14-035-027-00	16190 DIXON RD	1/21/2024	\$370,000	WD	03-ARMY'S LENGTH	\$370,000	\$144,300	39.00	\$366,134	\$68,290	\$301,710	\$239,875	1.258	2,090	\$144,300	'00001	1.8445	C	\$49,000		RESIDENTIAL	61 Single Family
14-035-048-00	2755 SUMMERFIELD RD	4/16/2024	\$420,000	WD	03-ARMY'S LENGTH	\$420,000	\$172,800	42.29	\$387,625	\$147,603	\$301,710	\$239,875	1.258	2,090	\$144,300	'00001	1.8445	C	\$49,000		RESIDENTIAL	61 Single Family
14-035-054-00	2755 SUMMERFIELD RD	4/16/2024	\$420,000	WD	03-ARMY'S LENGTH	\$420,000	\$172,800	42.29	\$387,625	\$147,603	\$301,710	\$239,875	1.258	2,090	\$144,300	'00001	1.8445	C	\$49,000		RESIDENTIAL	61 Single Family
14-011-002-00	14607 DA WEST RD	5/16/2023	\$329,000	WD	03-ARMY'S LENGTH	\$329,000	\$60,300	26.33	\$149,510	\$19,450	\$189,337	\$159,337	0.924	992	\$159,337	'00001	18.2796	CD	\$18,000	14,101,001.10	RESIDENTIAL	40 Single Family
14-011-025-00	15008 ALBANI RD	11/7/2023	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$104,200	44.34	\$164,799	\$36,609	\$198,942	\$158,992	0.924	992	\$159,337	'00001	18.2796	CD	\$18,000		RESIDENTIAL	40 Single Family
14-011-021-00	14605 DA WEST RD	10/17/2023	\$399,654	WD	03-ARMY'S LENGTH	\$399,654	\$63,600	63.83	\$272,773	\$27,773	\$178,861	\$105,760	0.699	888	\$68,921	'00001	9.8793	CD	\$35,000		RESIDENTIAL	40 Single Family
14-011-010-00	14605 DA WEST RD	10/17/2023	\$399,654	WD	03-ARMY'S LENGTH	\$399,654	\$63,600	63.83	\$272,773	\$27,773	\$178,861	\$105,760	0.699	888	\$68,921	'00001	9.8793	CD	\$35,000		RESIDENTIAL	40 Single Family
14-011-025-00	14533 BALDADO ST	12/19/2023	\$372,000	PT	03-ARMY'S LENGTH	\$372,000	\$147,300	54.08	\$168,184	\$48,235	\$120,243	\$40,104	0.838	1,143	\$68,921	'00001	41.9452	C	\$45,371	14,102,019.20, 14,102,019.30, 14,102,019.10	RESIDENTIAL	75 Single Family
14-011-025-00	14533 BALDADO ST	12/19/2023	\$372,000	PT	03-ARMY'S LENGTH	\$372,000	\$147,300	54.08	\$168,184	\$48,235	\$120,243	\$40,104	0.838	1,143	\$68,921	'00001	41.9452	C	\$45,371		RESIDENTIAL	75 Single Family
14-104-005-01	2020 DENFENSON RD	11/27/2024	\$335,000	WD	03-ARMY'S LENGTH	\$335,000	\$177,600	38.06	\$142,976	\$38,623	\$238,377	\$192,982	1.285	2,160	\$110,366	'00001	10.8778	CD	\$78,543		RESIDENTIAL	64 Single Family
14-104-034-01	209 N COUNTY LINE HWY	6/16/2023	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$108,000	44.16	\$129,124	\$49,934	\$202,066	\$183,081	1.098	1,470	\$138,798	'00001	17.7996	C	\$33,000		RESIDENTIAL	72 Single Family
14-107-010-25	209 N COUNTY LINE HWY	6/16/2023	\$245,000	WD	03-ARMY'S LENGTH	\$245,000	\$108,000	44.16	\$129,124	\$49,934	\$202,066	\$183,081	1.098	1,470	\$138,798	'00001	17.7996	C	\$33,000		RESIDENTIAL	72 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87	\$297,399	\$29,399	\$268,000	\$216,216	1.246	1,692	\$216,216	'00001	3.0369	C	\$23,633		RESIDENTIAL	65 Single Family
14-110-030-10	4138 TALL RD	3/16/2024	\$256,000	WD	03-ARMY'S LENGTH	\$256,000	\$118,200	38.87														

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENT
Agricultural Structures

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Adj. when Sold	Acq. Adj. Sale	Cur. Appraisal	Land \$/Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sa.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy	
14 035 002 00	16455 DIXON RD	12/8/2023	\$377,000	WD	03-ARMY'S LENGTH	\$377,000	\$130,300	34.56	\$377,033	\$356,188	\$20,812	\$15,825	1.315	0	#DIV/0!	'00001	36.4125	C	\$85,000		RESIDENTIAL	401	60	Single Family	
14 035 027 00	16490 DIXON RD	1/31/2024	\$370,000	WD	03-ARMY'S LENGTH	\$370,000	\$144,300	39.00	\$368,134	\$352,598	\$17,402	\$15,536	1.120	0	#DIV/0!	'00001	56.4151	C	\$49,000		RESIDENTIAL	401	61	Single Family	
14 113 014 00	15555 LULU RD	10/22/2024	\$339,000	WD	03-ARMY'S LENGTH	\$339,000	\$131,700	38.75	\$266,115	\$242,572	\$97,328	\$23,543	4.134	0	#DIV/0!	'00001	244.5793	C	\$53,860	14 113 012 20	RESIDENTIAL	401	53	Single Family	
14 113 035 00	15830 IDA CENTER RD	9/28/2023	\$254,000	WD	03-ARMY'S LENGTH	\$254,000	\$84,800	33.27	\$221,787	\$210,188	\$44,712	\$1,589	3.855	0	#DIV/0!	'00001	217.0556	C	\$25,005		RESIDENTIAL	401	58	Single Family	
14 115 012 00	5431 SYLVANIA PETERSBURG	9/14/2023	\$314,000	WD	03-ARMY'S LENGTH	\$314,000	\$132,200	42.10	\$318,922	\$297,180	\$16,820	\$21,742	0.774	0	#DIV/0!	'00001	91.0642	CD	\$111,000		RESIDENTIAL	401	51	Single Family	
14 115 030 15	5400 TEAL RD	9/21/2023	\$401,000	WD	03-ARMY'S LENGTH	\$401,000	\$147,800	36.86	\$465,942	\$386,672	\$20,328	\$80,270	0.253	0	#DIV/0!	'00001	143.1014	C	\$71,600		RESIDENTIAL	401	56	Single Family	
14 119 016 01	4563 S COUNTY LINE HWY	12/1/2023	\$540,000	WD	03-ARMY'S LENGTH	\$540,000	\$214,700	39.76	\$565,345	\$222,534	\$17,486	\$42,811	0.408	0	#DIV/0!	'00098	17.4610	CD	\$71,600		AGRICULTURAL LAND	401	73	Single Family	
14 122 008 00	17995 IDA CENTER RD	7/21/2025	\$385,000	WD	03-ARMY'S LENGTH	\$385,000	\$148,100	42.93	\$255,038	\$295,586	\$287,282	\$25,578	1.678	0	#DIV/0!	'00001	60.8138	C	\$56,600		RESIDENTIAL	401	57	Single Family	
Totals:			\$2,941,800			\$2,941,800	\$1,193,900	38.54	\$2,896,296			\$255,578	1.178		#DIV/0!	SM Deviations	60.8802								
Avg. E.C.F. =>								1.185					1.185												
Avg. Mar/Inces =>																									
Coefficient of Var =>																									

APPLIED TO:
ECF 1.185

NEIGHBORHOOD CODE STRUCTURES
Agricultural 0008 Agricultural

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENT
Commercial Structures

Parcel Number	Last Year of New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Impr.	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Occupancy	Other Parcels in Sale	Land Table
08 045 008 10	Last Year	LEWIS AVE/VACANT	4/28/23	\$ 170,000	WD	03-ARMY'S LENGTH	\$ 170,000	\$ 25,900	\$ 144,100	\$ 155,000	0.93	00045	Zon garage repair/w/ith house	08 055 001 00	COMMERCIAL
14 102 007 00	Last Year	16015 IDA WEST RD	1/12/24	\$ 140,000	WD	03-ARMY'S LENGTH	\$ 140,000	\$ 26,000	\$ 114,000	\$ 155,000	0.74	00099	Restaurant		COMMERCIAL
14 103 017 10	Last Year	17562 IDA WEST RD	1/16/24	\$ 855,000	WD	03-ARMY'S LENGTH	\$ 855,000	\$ 104,000	\$ 751,000	\$ 588,000	1.28	00099	Petersburg Self Storage with Residence on parcel		COMMERCIAL
15 011 004 20	Last Year	5325 ST ANTHONY RD	4/9/24	\$ 214,500	WD	03-ARMY'S LENGTH	\$ 214,500	\$ 146,000	\$ 68,500	\$ 108,000	0.63	00099	Golf Driving Range		COMMERCIAL
42 040 715 00	Last Year	140 YPSILANTI ST	2/16/24	\$ 170,000	WD	03-ARMY'S LENGTH	\$ 170,000	\$ 41,600	\$ 128,400	\$ 136,600	0.94	00098	Tanning salon		COMMERCIAL
Total									\$ 1,206,000	\$ 1,142,600	1.06				

1.050 rounded

After analysis, comparable business in surrounding townships were verified and used

APPLIED TO:
NEIGHBORHOOD CODE STRUCTURES
Agricultural 00098 Commercial

AGRICULTURAL ECF STUDY FOR 2026 ASSESSMENT
Industrial Structures

Parcel Number	Last Year of New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Impr.	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Occupancy	Other Parcels in Sale	Land Table
01 034 035 10	Last Year	8200 TELSGRAH RD	4/7/23	\$ 600,000	WD	03-ARMY'S LENGTH	\$ 600,000	\$ 122,000	\$ 478,000	\$ 673,000	0.71	01201	Garage/repair shop for semis		COMMERCIAL & INDUSTRIAL
02 015 049 00	New	9411 SUMMERFIELD	3/3/25	\$ 154,000	WD	03-ARMY'S LENGTH	\$ 154,000	\$ 61,000	\$ 93,000	\$ 105,173	0.88	199	Vacant Light Ind		INDUSTRIAL
02 036 046 40	New	130 REED	2/7/25	\$ 883,000	WD	03-ARMY'S LENGTH	\$ 883,000	\$ 112,000	\$ 771,000	\$ 700,000	1.10	199	Light Ind		INDUSTRIAL
Total									\$ 1,342,000	\$ 1,479,173	0.91				

0.915 rounded

After analysis, comparable business in other townships were verified and used

APPLIED TO:
NEIGHBORHOOD CODE STRUCTURES
Agricultural 00098 Industrial