

4 & 5 LaGrange Township Common Rural Residential Land Grid 2023

Acreage Rates							
1 ac	\$5,600	3 ac	\$16,800.0	10 ac	\$56,000	30 ac	\$168,000
1.5 ac	\$8,400	4 ac	\$22,400.0	15 ac	\$84,000	40 ac	\$224,000
2 ac	\$11,200	5 ac	\$28,000.0	20 ac	\$112,000	50 ac	\$280,000
2.5 ac	\$14,000	7 ac	\$39,200.0	25 ac	\$140,000	100 ac	\$560,000
Land		\$ 5,600					
Woods		\$ 3,200					
Wet Woods/Swamp		\$ 2,300					
Site		\$ 18,000					
ECF		0.920					

4 & 5 Rural Residential Land Value 2022

Land Table: Res, Res2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value/Vet	Acres/Dollars/Acre	
14-040-005-034-00	M 62	04/24/20	\$39,500	WD	03-ARM'S LENGTH	\$39,500	\$23,200	58.73	\$46,404	\$39,500	\$46,404	11.82	\$3,342
14-040-029-010-00	26650 POKAGON HV	07/24/20	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$88,500	33.52	\$173,500	\$156,584	\$66,084	16.73	\$9,359
14-040-011-027-01	57803 O'KEEFE RD	08/14/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$82,700	58.04	\$164,186	\$99,914	\$121,600	32.00	\$3,122
14-040-010-013-04	24123 ENGLE ST	08/20/20	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$8,500	9.19	\$53,050	\$92,500	\$53,050	16.10	\$5,745
14-040-027-004-10	24348 KINGSBURY S	10/01/20	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$73,500	49.00	\$154,956	\$16,884	\$21,840	5.20	\$3,247
14-040-019-008-00	WILBUR HILL RD	12/29/20	\$275,000	CD	03-ARM'S LENGTH	\$275,000	\$96,800	35.20	\$192,804	\$229,946	\$147,750	42.00	\$5,475
14-040-007-006-56	27973 MATHEWS ST	01/22/21	\$17,000	LC	03-ARM'S LENGTH	\$17,000	\$2,700	15.88	\$5,358	\$17,000	\$5,358	2.82	\$6,033
14-040-019-009-50	WILBUR HILL RD	06/11/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,800	26.91	\$29,503	\$48,261	\$22,764	6.00	\$8,044
14-040-003-002-15	24481 DUTCH SETTLE	08/13/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,800	46.72	\$216,601	\$28,983	\$10,584	2.70	\$10,734
14-040-033-022-90	61922 OAK GROVE F	10/08/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$107,700	34.74	\$223,094	\$163,418	\$76,512	25.19	\$6,487
14-040-007-006-56	27973 MATHEWS ST	10/25/21	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$3,200	14.55	\$6,345	\$22,000	\$6,345	2.82	\$7,807
14-040-005-005-05	26257 DUTCH SETTLE	03/02/22	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$34,800	43.50	\$77,643	\$15,282	\$12,925	2.75	\$5,557

Totals: \$1,682,500 \$1,682,500 \$646,200

Sale. Ratio => 38.41 Average per FF=> \$591,216 Average per Net, 166.13
 Std. Dev. => 16.55

Use \$5,600

4 & 5 Rural Residential Site Valueland Value 2022

Land Table: Res, Res2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre			
14-040-034-003-00	24715 POKAGON	05/08/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,500	32.92	\$77,975	\$49,925	\$7,900	2.00	\$24,963			
14-040-008-004-51	57047 CHERRY GR	08/27/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,800	40.50	\$127,508	\$40,358	\$7,866	2.07	\$19,497			
14-040-001-007-10	56469 O'KEEFE RL	09/01/20	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$53,600	45.23	\$105,543	\$29,833	\$16,876	2.00	\$14,917			
14-040-017-004-75	26461 PEAVINE ST	11/23/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$78,500	44.60	\$154,940	\$29,750	\$8,690	2.20	\$13,523			
Totals:			\$574,500			\$574,500	\$236,400									
							Sale. Ratio =>	41.15								
							Std. Dev. =>	5.67								
											Average	\$41,332	Average	8.27	Average	18,121.64
											per FF=>		per Net Acre			
													Use			\$18,000

4 & 5 Rural Residential ECF 2023

ECF Table: M&B 14010 & 14020

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-041-136-003-10	970 E STATE ST	09/01/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,600	56.33	\$131,370	\$58,872	\$61,128	\$122,463	0.499
14-040-005-019-10	DUTCH SETTLEM	03/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$149,400	37.35	\$312,296	\$37,615	\$362,385	\$516,318	0.702
14-041-109-005-50	135 S BROADWA	06/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,000	36.59	\$146,915	\$1,941	\$203,059	\$274,053	0.741
14-041-115-004-00	308 E STATE ST	09/30/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$25,200	36.00	\$49,407	\$9,902	\$60,098	\$66,731	0.901
14-041-136-003-03	980 E STATE ST	04/15/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$115,500	30.80	\$225,310	\$42,943	\$332,057	\$344,739	0.963
14-041-112-003-00	208 E STATE ST	02/05/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,500	27.14	\$91,127	\$17,287	\$157,713	\$124,730	1.264
14-041-126-073-00	105 N BROADWA	01/03/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$53,700	15.34	\$112,696	\$1,720	\$348,280	\$208,602	1.670

Totals: \$1,695,000 \$1,695,000 \$533,900 \$1,069,121 \$1,524,720 \$1,657,635

Sale. Ratio => 31.50 E.C.F. => 0.920

Std. Dev. => 12.42 Ave. E.C.F. => 0.963

Use 0.920