

2026 Ionia Twp. Land Value Studies

-Residential

-Agricultural

-Commercial / Industrial

**2026 IONIA TOWNSHIP
RESIDENTIAL VACANT LAND STUDY- STUDY PERIOD 4/1/23 -3/31/25**

**RESIDENTIAL STUDY- neighborhoods
4000/4010/4020/4030/4040/4050/4060/4070/4080/4090/5000 NEIGHBORHOODS**

vacant and improved parcels in Ionia Township and neighboring townships used to gather sufficient vacant land data for study- allocation and extraction methods used sales are arms-length transaction that fell within the study period unless noted and necessary for analysis

1 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-011-000-015-02	4530 STONE RD	10/26/23	\$280,000	WD	31-SPLIT IMPROVED	\$280,000	\$0	0.00	\$252,618
060-017-000-030-23	1137 NORTH ST	06/27/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$10,500	65.63	\$20,745
060-100-000-285-10	LAWTON ST	08/30/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$4,900	20.42	\$22,078
060-023-000-095-00	4704 E RIVERSIDE DR	09/20/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,200	68.80	\$27,829
060-031-000-070-00	96 BELLEVIEW DR	05/09/24	\$220,500	WD	03-ARM'S LENGTH	\$220,500	\$98,200	44.54	\$215,123
060-008-000-010-12	1725 KELLOGG RD	10/28/24	\$260,000	WD	31-SPLIT IMPROVED	\$260,000	\$0	0.00	\$220,259
060-007-000-100-07	190 OWEN RD	01/04/24	\$346,800	WD	03-ARM'S LENGTH	\$346,800	\$156,500	45.13	\$360,251
060-016-000-015-00	2936 E BLUEWATER HWY	07/31/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$73,400	38.23	\$178,808
Totals:			\$1,364,300			\$1,364,300	\$360,700		\$1,297,711

Sale. Ratio => 26.44
Std. Dev. => 26.58

	2026	2025	2024	25-'26 change
1 ACRE-used 24000	24000	20800	21000	15%
as calculated				

060-023-000-070-00	4701 E RIVERSIDE DR	12/18/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,000	36.00	\$104,141
060-006-000-090-22	88 E PARMETER RD	05/05/25	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$66,100	33.55	\$134,681
060-180-000-020-01	1791 HORIZON DR	11/30/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$169,700	44.67	\$354,940
060-004-000-090-00	2224 KELLOGG RD	12/03/24	\$137,800	WD	03-ARM'S LENGTH	\$137,800	\$68,900	50.00	\$153,223
060-003-000-010-10	3783 NICKLEPLATE RD	12/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,700	36.83	\$188,683

1.5-2.5 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-006-000-155-14	2267 JEFFERSON RD	04/12/24	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$115,200	36.00	\$261,963
060-007-000-005-00	1799 JEFFERSON RD	07/07/25	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$75,600	54.00	\$155,878
060-007-000-005-00	1799 JEFFERSON RD	07/02/25	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,600	54.00	\$155,878
060-010-000-030-36	3321 E BLUEWATER HWY	05/25/23	\$270,000	WD	19-MULTI PARCEL ARM	\$270,000	\$103,800	38.44	\$225,044
060-007-000-100-20	254 OWEN RD	06/08/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$164,400	46.57	\$382,005
060-009-000-005-10	2749 WELCH RD	03/18/25	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$100,600	23.50	\$374,273
060-002-000-040-01	2206 STAGE RD	06/28/24	\$225,100	MLC	31-SPLIT IMPROVED	\$225,100	\$0	0.00	\$248,788
060-029-000-265-22	KELSEY HWY	10/03/25	\$51,500	WD	32-SPLIT VACANT	\$51,500	\$323,400	627.96	\$34,000
060-015-000-010-00	3764 E BLUEWATER HWY	10/31/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$62,100	54.00	\$137,487
060-032-000-030-12	1101 E TUTTLE RD	10/23/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,700	44.30	\$333,577
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,600	29.22	\$210,070
060-016-000-115-11	2704 E BLUEWATER HWY	10/08/24	\$224,000	WD	19-MULTI PARCEL ARM	\$224,000	\$84,700	37.81	\$188,557
Totals:			\$2,876,600			\$2,876,600	\$1,338,700		\$2,707,520

Sale. Ratio => 46.54
Std. Dev. => 171.01

	2026	2025	2024	25-'26 change
1.5ACRE-used 22000/AC	33200	25500	22500	30%
as calculated				

060-031-000-055-00	2297 S STATE RD	10/17/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,100	41.78	\$196,833
060-032-000-080-10	2645 KELSEY HWY	04/11/24	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$139,500	38.86	\$367,110

	2026	2025	2024	25-'26 change
2ACRE-used 21200/ac	42400	34000	25000	25%
INTERPOLATED				

060-008-000-020-11	1890 JEFFERSON RD	06/16/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$189,400	67.64	\$277,801
060-006-000-150-01	2473 JEFFERSON RD	09/18/23	\$290,000	WD	31-SPLIT IMPROVED	\$290,000	\$0	0.00	\$230,154

2.5-3 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-032-000-030-12	1101 E TUTTLE RD	10/23/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,700	44.30	\$333,577
060-008-000-020-11	1890 JEFFERSON RD	06/16/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$189,400	67.64	\$277,801
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,600	29.22	\$210,070
060-016-000-115-11	2704 E BLUEWATER HWY	10/08/24	\$224,000	WD	19-MULTI PARCEL ARM	\$224,000	\$84,700	37.81	\$188,557
Totals:			\$1,114,000			\$1,114,000	\$507,400		\$1,010,005
								Sale. Ratio =>	45.55
								Std. Dev. =>	16.47

	2026	2025	2024	25-'26 change
2.5ACRE-used 20640/ac	51600	37000	25000	39%
say 20600/ac used				

060-016-000-070-01	996 PRAIRIE CREEK RD	09/04/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$101,000	34.83	\$267,077
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4050- 2 ACRES-28000= 14000/AC

060-030-000-080-01	BELLEVUE DR	04/19/24	\$27,200	PTA	03-ARM'S LENGTH	\$27,200	\$12,100	44.49	\$30,940
060-016-000-030-00	2877 HILLCREST DR	04/26/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,800	59.69	\$104,112
060-170-000-050-00	2669 E BLUEWATER HWY	10/02/25	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$103,900	31.97	\$212,903

3-4 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-032-000-030-12	1101 E TUTTLE RD	10/23/25	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$161,700	44.30	\$333,577
060-008-000-020-11	1890 JEFFERSON RD	06/16/25	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$189,400	67.64	\$277,801
060-008-000-075-01	1546 WELCH RD	08/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,600	29.22	\$210,070
060-016-000-115-11	2704 E BLUEWATER HWY	10/08/24	\$224,000	WD	19-MULTI PARCEL ARM	\$224,000	\$84,700	37.81	\$188,557
060-031-000-165-01	686 E TUTTLE RD	07/25/25	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$118,700	33.82	\$245,451
060-032-000-028-02	2187 BATES RD	06/20/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$169,000	45.07	\$348,900
060-220-000-020-00	1148 NORTH ST	09/08/25	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$15,600	22.29	\$44,448
060-070-000-005-20	2648 E BLUEWATER HWY	03/21/25	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$143,400	44.81	\$311,770
Totals:			\$2,230,000			\$2,230,000	\$954,100		\$1,960,574
								Sale. Ratio =>	42.78
								Std. Dev. =>	13.63

	2026	2025	2024	25-'26 change
3-ACRE-used 20266/ac	60800	40000	37500	52%
used 20600/ac interpolated- greatest weight on vacant sales				

3.5= 19700/AC AS NOTED VACANT SALE

	2026	2025	2024	25-'26 change
4-ACRE-used 20266/ac	69640	48000	40000	45%
interpolated between 3.5 and 15 acres				

060-016-000-030-00	2877 HILLCREST DR	04/26/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,800	59.69	\$104,112
060-070-000-005-20	2648 E BLUEWATER HWY	12/26/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$139,900	49.64	\$311,770

060-031-000-165-01	686 E TUTTLE RD	07/25/25	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$118,700	33.82	\$245,451
060-032-000-028-02	2187 BATES RD	06/20/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$169,000	45.07	\$348,900

4-10 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-004-000-075-00	2168 KELLOGG RD	12/20/24	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$92,200	68.55	\$207,532
060-016-000-005-01	2951 E BLUEWATER HWY	10/12/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$116,200	38.86	\$255,543
060-031-000-145-02	766 E TUTTLE RD	04/09/25	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,100	48.42	\$310,160
060-033-000-065-00	2476 FRANK RD	01/26/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,900	54.50	\$283,291
060-030-000-115-22	1828 BATES RD	08/09/24	\$480,000	PTA	31-SPLIT IMPROVED	\$480,000	\$0	0.00	\$546,869
060-029-000-210-12	1488 RIVERSIDE DR	08/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,300	45.75	\$45,338
Totals:			\$1,483,500			\$1,483,500	\$496,700		\$1,648,733

Sale. Ratio => 33.48
Std. Dev. => 23.18

	2026	2025	2024	25-'26 change
5-ACRE-used 15696/ac	78480	53000	46250	48%
used 15696/ac interpolated- greatest weight on vacant sales				
	2026	2025	2024	25-'26 change
7-ACRE-used 12825/ac	89780	63000	56000	43%
interpolated between 3.5 and 15 acres				

7-10 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-005-000-015-00	1824 NICKLEPLATE RD	10/31/25	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$118,300	31.13	\$241,327
060-006-000-155-11	2135 JEFFERSON RD	05/20/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,300	54.37	\$392,319
060-006-000-155-12	JEFFERSON RD	02/26/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,700	40.82	\$77,385
Totals:			\$815,000			\$815,000	\$343,300		\$711,031

Sale. Ratio => 42.12
Std. Dev. => 11.67

	2026	2025	2024	25-'26 change
10-ACRE-used 10674/ac	106740	78000	70000	37%
used 10674/ac as calculated-/interpolated				

060-029-000-210-12	1488 RIVERSIDE DR	08/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,300	45.75	\$45,338
060-023-000-005-31	4233 SMOKEY ROW RD	04/19/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$170,100	47.92	\$410,796

15-20 ACRES ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-029-000-210-12	1488 RIVERSIDE DR	08/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,300	45.75	\$45,338
060-006-000-155-12	JEFFERSON RD	02/26/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,700	40.82	\$77,385
060-029-000-265-18	1744 KINGSTON RD	03/15/24	\$250,000	WD	32-SPLIT VACANT	\$250,000	\$0	0.00	\$180,924
060-026-000-070-04	4270 E RIVERSIDE DR	04/22/24	\$454,000	WD	31-SPLIT IMPROVED	\$454,000	\$0	0.00	\$418,767
060-006-000-155-13	2255 JEFFERSON RD	07/11/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,900	38.95	\$100,866
Totals:			\$934,000			\$934,000	\$93,900		\$823,280

Sale. Ratio => 10.05
Std. Dev. => 23.05

	2026	2025	2024	25-'26 change
15-ACRE used 9000/ac	135000	100500	78000	34%
as calculated/interpolated- 9000/ac				

060-005-000-015-00	1824 NICKLEPLATE RD	10/31/25	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$118,300	31.13	\$241,327
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060-006-000-155-11	2135 JEFFERSON RD	05/20/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,300	54.37	\$392,319
060-033-000-085-05	E TUTTLE RD	07/12/24	\$98,150	WD	32-SPLIT VACANT	\$98,150			

	2026	2025		25-'26 change
20-ACRE used 7906/ac	158130	112000		41%
INTERPOLATED				

20-100acres

used ratio 10% to adjust sale to current value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual
060-012-000-005-20	STONE RD	09/14/22	\$178,000	WD	03-ARM'S LENGTH	\$195,800	\$79,300	40.50	\$173,816
060-026-000-070-05	E RIVERSIDE DR	09/20/24	\$300,000	WD	32-SPLIT VACANT	\$300,000	\$0	0.00	\$228,000
060-027-000-300-00	E RIVERSIDE DR	05/27/22	\$290,000	WD	19-MULTI PARCEL ARM	\$319,000	\$120,900	37.90	\$262,000
Totals:			\$768,000			\$814,800	\$200,200		\$663,816
								Sale. Ratio =>	24.57
								Std. Dev. =>	22.67

	2026	2025		25-'26 change
30-ACRE used 6813/ac	204390	168000		22%
interpolated- 9000/ac				
	2026	2025		25-'26 change
40-ACRE used 6266/ac	250650	216000		16%
interpolated				
	2026	2025		25-'26 change
50-ACRE used 5938/ac	296910	270000		10%
interpolated				
	2026	2025		25-'26 change
100-ACRES USED 5400	540000	540000		0%
continued with 2025 value				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
060-023-000-005-31	4233 SMOKEY ROW RD	04/19/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$170,100	47.92	\$410,796
060-028-000-085-00	2049 E RIVERSIDE DR	10/01/25	\$205,000	WD	19-MULTI PARCEL ARM	\$205,000	\$118,000	57.56	\$239,125
060-007-000-070-00	1275 JEFFERSON RD	08/30/23	\$1,000,000	WD	19-MULTI PARCEL ARM	\$1,000,000	\$424,400	42.44	\$1,027,322
Totals:			\$1,560,000			\$1,560,000	\$712,500		\$1,677,243
								Sale. Ratio =>	45.67
								Std. Dev. =>	7.66

CONCLUSION: 4000/4010/4020/4030/4070

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	24,000	3 Acre:	60,800	10 Acre:	106,740	30 Acre:	204,390
1.5 Acre:	33,200	4 Acre:	69,640	15 Acre:	135,000	40 Acre:	250,650
2 Acre:	42,400	5 Acre:	78,480	20 Acre:	158,130	50 Acre:	296,910

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	20,400	3 Acre:	51,680	10 Acre:	90,729	30 Acre:	173,732
1.5 Acre:	28,220	4 Acre:	59,194	15 Acre:	114,750	40 Acre:	216,000
2 Acre:	36,040	5 Acre:	66,708	20 Acre:	134,411	50 Acre:	270,000
2.5 Acre:	43,860	7 Acre:	76,313	25 Acre:	154,071	100 Acre:	540,000

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$45,644	\$18,262	209.0	237.5	1.00	1.00	\$218	\$45,644	\$1.05	161.00
\$16,000	\$18,054	0.0	0.0	1.00	1.00	#DIV/0!	\$16,000	\$0.37	0.00
\$24,000	\$22,078	379.7	123.8	1.14	1.14	\$63	\$21,127	\$0.49	400.00
\$18,996	\$21,825	0.0	0.0	1.29	1.29	#DIV/0!	\$14,737	\$0.34	0.00
\$23,624	\$18,247	169.0	190.0	1.43	0.77	\$140	\$16,543	\$0.38	150.00
\$63,737	\$23,996	0.0	0.0	1.48	1.48	#DIV/0!	\$43,066	\$0.99	0.00
\$16,064	\$29,515	0.0	0.0	1.43	1.43	#DIV/0!	\$11,234	\$0.26	0.00
\$35,759	\$22,567	0.0	0.0	1.46	1.46	#DIV/0!	\$24,526	\$0.56	0.00
\$243,824	\$174,544	757.6		10.22	9.57				
Average per FF=>		\$322		Average per Net Acre=>	23,855.20		Average per SqFt=>	\$0.55	

\$44,239	\$23,380	227.0	175.5	1.00	1.00	\$195	\$44,328	\$1.02	208.00
\$89,382	\$27,063	197.4	325.0	1.06	1.06	\$453	\$84,085	\$1.93	130.00
\$98,226	\$73,266	244.2	383.5	1.44	1.44	\$402	\$68,165	\$1.56	163.67
\$6,242	\$21,665	0.0	0.0	1.20	1.20	#DIV/0!	\$5,193	\$0.12	0.00
\$63,151	\$21,834	0.0	0.0	1.28	1.28	#DIV/0!	\$49,337	\$1.13	0.00

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$81,854	\$23,817	0.0	0.0	1.50	1.50	#DIV/0!	\$54,569	\$1.25	0.00
\$9,406	\$25,284	0.0	0.0	1.66	1.66	#DIV/0!	\$5,677	\$0.13	0.00
\$9,406	\$25,284	0.0	0.0	1.66	1.66	#DIV/0!	\$5,677	\$0.13	0.00
\$70,390	\$25,434	0.0	0.0	1.67	1.67	#DIV/0!	\$42,150	\$0.97	0.00
\$3,045	\$32,050	0.0	0.0	1.74	1.74	#DIV/0!	\$1,750	\$0.04	0.00
\$81,947	\$28,220	0.0	0.0	1.88	1.88	#DIV/0!	\$43,589	\$1.00	0.00
\$3,971	\$27,659	0.0	0.0	1.90	1.90	#DIV/0!	\$2,090	\$0.05	0.00
\$51,500	\$34,000	0.0	0.0	2.00	2.00	#DIV/0!	\$25,750	\$0.59	0.00
\$11,873	\$34,360	0.0	0.0	2.35	2.35	#DIV/0!	\$5,052	\$0.12	0.00
\$67,355	\$35,932	0.0	0.0	2.50	2.50	#DIV/0!	\$26,942	\$0.62	0.00
\$70,910	\$35,980	0.0	0.0	2.60	2.60	#DIV/0!	\$27,273	\$0.63	0.00
\$80,032	\$44,589	0.0	0.0	2.90	1.69	#DIV/0!	\$27,569	\$0.63	0.00
\$541,689	\$372,609	0.0		24.36	23.14				
Average per FF=>		#DIV/0!		Average per Net Acre=>	22,239.56		Average per SqFt=>	\$0.51	

\$57,783	\$24,616	0.0	0.0	1.64	1.64	#DIV/0!	\$35,320	\$0.81	0.00
\$15,980	\$24,090	0.0	0.0	1.53	1.53	#DIV/0!	\$10,444	\$0.24	0.00

\$2,199	\$35,740	0.0	0.0	2.58	2.58	#DIV/0!	\$852	\$0.02	0.00
\$87,590	\$27,744	0.0	0.0	2.09	2.09	#DIV/0!	\$41,909	\$0.96	0.00

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$67,355	\$35,932	0.0	0.0	2.50	2.50	#DIV/0!	\$26,942	\$0.62	0.00
\$2,199	\$35,740	0.0	0.0	2.58	2.58	#DIV/0!	\$852	\$0.02	0.00
\$70,910	\$35,980	0.0	0.0	2.60	2.60	#DIV/0!	\$27,273	\$0.63	0.00
\$80,032	\$44,589	0.0	0.0	2.90	1.69	#DIV/0!	\$27,569	\$0.63	0.00
\$220,496	\$152,241	0.0		10.58	9.37				
Average per FF=>		#DIV/0!		Average per Net Acre=>			Average per SqFt=>		
					20,834.92			\$0.48	

SAY 20600/INTERPOLATED

\$96,477	\$73,554	329.2	366.0	2.22	0.82	\$293	\$43,497	\$1.00	297.50
\$27,200	\$30,940	0.0	0.0	2.00	2.00	#DIV/0!	\$13,573	\$0.31	0.00
(\$2,316)	\$36,796	0.0	0.0	2.67	2.67	#DIV/0!	(\$869)	(\$0.02)	0.00
\$146,097	\$34,000	315.1	622.3	2.14	2.14	\$464	\$68,174	\$1.57	150.00

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$67,355	\$35,932	0.0	0.0	2.50	2.50	#DIV/0!	\$26,942	\$0.62	0.00
\$2,199	\$35,740	0.0	0.0	2.58	2.58	#DIV/0!	\$852	\$0.02	0.00
\$70,910	\$35,980	0.0	0.0	2.60	2.60	#DIV/0!	\$27,273	\$0.63	0.00
\$80,032	\$44,589	0.0	0.0	2.90	1.69	#DIV/0!	\$27,569	\$0.63	0.00
\$144,229	\$38,680	0.0	0.0	3.00	3.00	#DIV/0!	\$48,076	\$1.10	0.00
\$67,060	\$40,960	0.0	0.0	3.30	3.30	#DIV/0!	\$20,321	\$0.47	0.00
\$70,000	\$44,448	358.6	911.1	3.56	3.56	\$195	\$19,685	\$0.45	170.00
\$54,070	\$45,840	0.0	0.0	3.73	3.73	#DIV/0!	\$14,496	\$0.33	0.00
\$555,855	\$322,169	358.6		24.17	22.96				
Average per FF=>		\$1,550		Average per Net Acre=>			Average per SqFt=>		
					22,998.68			\$0.53	

(\$2,316)	\$36,796	0.0	0.0	2.67	2.67	#DIV/0!	(\$869)	(\$0.02)	0.00
\$14,070	\$45,840	0.0	0.0	3.73	3.73	#DIV/0!	\$3,772	\$0.09	0.00

\$144,229	\$38,680	0.0	0.0	3.00	3.00	#DIV/0!	\$48,076	\$1.10	0.00
\$67,060	\$40,960	0.0	0.0	3.30	3.30	#DIV/0!	\$20,321	\$0.47	0.00

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
(\$21,732)	\$51,300	0.0	0.0	4.93	4.93	#DIV/0!	(\$4,413)	(\$0.10)	0.00
\$95,207	\$51,750	0.0	0.0	5.00	5.00	#DIV/0!	\$19,041	\$0.44	0.00
\$52,290	\$52,450	0.0	0.0	5.02	5.02	#DIV/0!	\$10,416	\$0.24	0.00
(\$13,741)	\$49,550	0.0	0.0	5.02	5.02	#DIV/0!	(\$2,737)	(\$0.06)	0.00
(\$14,759)	\$52,110	0.0	0.0	5.08	5.08	#DIV/0!	(\$2,905)	(\$0.07)	0.00
\$40,000	\$45,338	0.0	0.0	8.35	8.35	#DIV/0!	\$4,790	\$0.11	0.00
\$137,265	\$302,498	0.0		33.40	33.40				
Average per FF=>		#DIV/0!		Average per Net Acre=>	4,110.35		Average per SqFt=>	\$0.09	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$212,923	\$74,250	0.0	0.0	10.10	10.10	#DIV/0!	\$21,081	\$0.48	0.00
\$34,921	\$77,240	0.0	0.0	10.16	10.16	#DIV/0!	\$3,437	\$0.08	0.00
\$85,000	\$77,385	0.0	0.0	10.18	10.18	#DIV/0!	\$8,350	\$0.19	0.00
\$332,844	\$228,875	0.0		30.44	30.44				
Average per FF=>		#DIV/0!		Average per Net Acre=>	10,934.43		Average per SqFt=>	\$0.25	

\$40,000	\$45,338	0.0	0.0	8.35	8.35	#DIV/0!	\$4,790	\$0.11	0.00
\$47,510	\$103,306	0.0	0.0	16.22	16.22	#DIV/0!	\$2,929	\$0.07	0.00

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$40,000	\$45,338	0.0	0.0	8.35	8.35	#DIV/0!	\$4,790	\$0.11	0.00
\$85,000	\$77,385	0.0	0.0	10.18	10.18	#DIV/0!	\$8,350	\$0.19	0.00
\$250,000	\$100,307	0.0	0.0	15.00	15.00	#DIV/0!	\$16,667	\$0.26	0.00
\$135,733	\$100,500	0.0	0.0	15.00	15.00	#DIV/0!	\$9,049	\$0.21	0.00
\$105,000	\$100,866	0.0	0.0	15.24	15.24	#DIV/0!	\$6,890	\$0.16	0.00
\$615,733	\$424,396	0.0		63.77	63.77				
Average per FF=>		#DIV/0!		Average per Net Acre=>	9,655.53		Average per SqFt=>	\$0.22	
					say 9000/ac				

\$212,923	\$74,250	0.0	0.0	10.10	10.10	#DIV/0!	\$21,081	\$0.48	0.00
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\$34,921	\$77,240	0.0	0.0	10.16	10.16	#DIV/0!	\$3,437	\$0.08	0.00
\$98,150				15.10	15.10		\$6,500		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page
\$195,800	\$173,816	0.0	0.0	39.00	39.00	#DIV/0!	\$5,021	\$0.12	0.00
\$300,000	\$228,000	0.0	0.0	40.00	40.00	#DIV/0!	\$7,500	\$0.17	0.00
\$319,000	\$262,000	0.0	0.0	61.00	21.00	#DIV/0!	\$5,230	\$0.12	0.00
\$814,800	\$663,816	0.0		140.00	100.00				
Average			Average			Average			
per FF=>		#DIV/0!	per Net Acre=>		5,820.00	per SqFt=>		\$0.13	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$47,510	\$103,306	0.0	0.0	16.22	16.22	#DIV/0!	\$2,929	\$0.07	0.00
\$150,775	\$184,900	0.0	0.0	35.50	28.50	#DIV/0!	\$4,247	\$0.10	0.00
\$606,053	\$633,375	0.0	0.0	115.64	80.00	#DIV/0!	\$5,241	\$0.12	0.00
\$804,338	\$921,581	0.0		167.36	124.72				
Average			Average			Average			
per FF=>		#DIV/0!	per Net Acre=>		4,806.03	per SqFt=>		\$0.11	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	0676/7041		4000 - RESIDENTIAL	0	0	6/11/2025		401	FRONT FOOT
4000	0675/3981		4000 - RESIDENTIAL	0	0	10/6/2025		401	
4050	0676/1376		4050 - IONIA SUBS- PVT DR	0	0	11/1/2023		402	FF
4040	0680/1954		4040 - RIVERSIDE DR	0	0	10/28/2024		401	
4000	0678/6984		4050 - IONIA SUBS- PVT DR	0	0	1/1/2026		401	FF
4000	0680/4696		4000 - RESIDENTIAL	0	0	8/6/2025		401	
4070	0677/4155		4070 - NORTH SUBS	0	0	7/21/2021		401	
4010	0675/7434		4010 - M-21 & M-66	0	0	8/12/2023		401	

4040	0681/0277		4040 - RIVERSIDE DR	0	0	12/1/2024		401	FRONT FOOT
4000	0682/4323		4000 - RESIDENTIAL	0	0	7/22/2020		401	FRONT FOOT
4060	0677/0751		4060 - HORIZON/SHIRLEY SUBS	0	0	12/1/2024		401	FRONT FOOT
4000	0680/8637		4000 - RESIDENTIAL	0	0	9/17/2025		401	
4000	0677/3288		4000 - RESIDENTIAL	0	0	9/19/2025		401	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	0678/3783		4000 - RESIDENTIAL	0	0	11/13/2021		401	
4000			4000 - RESIDENTIAL	0	0	5/24/2022		401	
4000	0683/1375		4000 - RESIDENTIAL	0	0	5/24/2022		401	
4010	0675/1620		4010 - M-21 & M-66	0	0	5/24/2022		401	
4070	0675/1998		4070 - NORTH SUBS	0	0	12/30/2020		401	
4000	0681/9106		4000 - RESIDENTIAL	0	0	9/26/2025		401	
4000	0679/1909		4000 - RESIDENTIAL	0	0	9/26/2025		401	
4000	2025/07675		4000 - RESIDENTIAL	0	0	NOT INSPECTED		402	
4010	0680-5089		4010 - M-21 & M-66	0	0	8/25/2021		401	
4000	2025/07977		4000 - RESIDENTIAL	0	0	12/22/2017		401	
4000	0675/8623		4000 - RESIDENTIAL	0	0	8/6/2025		401	
4010	0680/2548	060-070-000-041-00	4010 - M-21 & M-66	0	0	10/28/2024		401	

4010	2025/0770		4010 - M-21 & M-66	0	0	10/18/2016		401	
4000	0678/3668		4000 - RESIDENTIAL	0	0	5/8/2024		401	

4000 0682/9455	4000 - RESIDENTIAL	0	0	12/1/2024	401
4000 0676/3835	4000 - RESIDENTIAL	0	0	NOT INSPECTED	401

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	2025/07977		4000 - RESIDENTIAL	0	0	12/22/2017		401	
4000	0682/9455		4000 - RESIDENTIAL	0	0	12/1/2024		401	
4000	0675/8623		4000 - RESIDENTIAL	0	0	8/6/2025		401	
4010	0680/2548	060-070-000-041-00	4010 - M-21 & M-66	0	0	10/28/2024		401	

4020 0679/9124	060-009-000-035-02, 060-016-000-045-01	4020 - EAST IONIA SUBS (NORTH)	0	0	8/1/2024	401	FRONT FOOT
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4050 0678/4238	4000 - RESIDENTIAL	0	0	11/16/2021	402
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4030 0674/7717	4030 - EAST IONIA SUBS (SOUTH)	0	0	8/10/2023	401	
4010 2025/07490	4010 - M-21 & M-66	0	0	8/12/2023	401	PRIME FF

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	2025/07977		4000 - RESIDENTIAL	0	0	12/22/2017		401	
4000	0682/9455		4000 - RESIDENTIAL	0	0	12/1/2024		401	
4000	0675/8623		4000 - RESIDENTIAL	0	0	8/6/2025		401	
4010	0680/2548	060-070-000-041-00	4010 - M-21 & M-66	0	0	10/28/2024		401	
4000			4000 - RESIDENTIAL	0	0	9/17/2025		401	
4000	0682/9911		4000 - RESIDENTIAL	0	0	8/10/2023		401	
4000	2025/06605		4050 - IONIA SUBS- PVT DR	0	0	11/22/2021		401	FF
4010	0681/9700		4010 - M-21 & M-66	0	0	11/13/2021		401	

4030 0674/7717	4030 - EAST IONIA SUBS (SOUTH)	0	0	8/10/2023	401
4010 0677/3410	4010 - M-21 & M-66	0	0	11/13/2021	401

4000		4000 - RESIDENTIAL	0	0	9/17/2025	401
4000 0682/9911		4000 - RESIDENTIAL	0	0	8/10/2023	401

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	0681/1101		4000 - RESIDENTIAL	0	0	9/12/2025		401	
4010	0676/6348		4010 - M-21 & M-66	0	0	1/1/2019		401	
4000	0682/1466		4000 - RESIDENTIAL	0	0	11/8/2020		401	
4000	0677/5893		4000 - RESIDENTIAL	0	0	8/21/2023		401	
4000			4000 - RESIDENTIAL	0	0	12/1/2024		401	
4000	0676/2479		4000 - RESIDENTIAL	0	0	9/13/2023		402	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000			4000 - RESIDENTIAL	0	0	8/15/2025		401	
4000	0682/6659		4000 - RESIDENTIAL	0	0	11/13/2021		401	
4000	0681/6686		4000 - RESIDENTIAL	0	0	10/2/2025		001	

4000 0676/2479		4000 - RESIDENTIAL	0	0	9/13/2023	402
4000 0674/7126		4000 - RESIDENTIAL	0	0	NOT INSPECTED	401

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	0676/2479		4000 - RESIDENTIAL	0	0	9/13/2023		402	
4000	0681/6686		4000 - RESIDENTIAL	0	0	10/2/2025		001	
4000	0678/0542		4000 - RESIDENTIAL	0	0	12/30/2024		401	
4000	0678/4835		4000 - RESIDENTIAL	0	0	12/1/2025		401	
4000	0675/5014		4000 - RESIDENTIAL	0	0	12/30/2024		001	

4000		4000 - RESIDENTIAL	0	0	8/15/2025	401
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4000 0682/6659
1000 0679/3117

4000 - RESIDENTIAL

0 0

11/13/2021

401

Other Parcels in Sale	Land Table	Gravel	Paved	Class				
	1000 0672/4909		1000 - AGRICULTURAL	0	0	11/1/2023		102
	1000 0680/0892		1000 - AGRICULTURAL	0	0	NOT INSPECTED		102
	4040 0671/1941	060-022-000-055-00	4040 - RIVERSIDE DR	0	0	11/16/2021		402

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
4000	0674/7126		4000 - RESIDENTIAL	0	0	NOT INSPECTED		401	
4040	2025/07309	060-028-000-080-00	4040 - RIVERSIDE DR	0	0	11/3/2025		401	
1000	0676/1346	060-007-000-075-00	1000 - AGRICULTURAL	0	0	11/1/2023		101	

2026 IONIA TOWNSHIP

RES LAND STUDY Bianca Way- SALES PERIOD 4/1/223-3/31/25

vacant land overview

BIANCA WAY- LAND VALUE ANALYSIS STUDY PERIOD 4/1/23 - 3/31/25 -used sales inside and near study period

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Cur. Appraisal
060-250-000-006-00	BIANCA WAY	05/19/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000		
060-250-000-017-00	1302 MCGUIRE WAY	05/17/22	\$20,000	WD	19-MULTI PARCEL ARM	\$20,000	\$8,400	\$64,775
060-250-000-018-00	BIANCA WAY	06/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$8,400	\$17,253
060-250-000-028-01	1337 MCGWIRE WAY	08/28/23	\$10,500	WD	32-SPLIT VACANT part i	\$10,500	\$0	\$34,257
060-250-000-031-00	BIANCA WAY	06/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$8,500	\$17,552
Totals:			\$90,500			\$90,500	\$25,300	\$133,837

USED \$69900/ACRE FOR ENTIRE SUB

OUTSIDE LOTS

INFORMATIONAL DATA OF ALL LAND SALES OF SUB

PARCEL	DATE OF SALE	SALE PRICE	ACRES	TIME ADJ	PER ACRE	
060-250-000-001-00	9/20/22	\$150,000	0.43		\$68,807	multiparcel sale 2.17ac
060-250-000-002-00	no vacant land sale					
060-250-000-003-00	no vacant land sale					
060-250-000-004-00	no vacant land sale					
060-250-000-005-00	4/7/21	\$18,000	0.275		\$65,455	
060-250-000-006-00	3/23/22	\$12,000	0.275			w/-007-00 -builder
060-250-000-007-00	3/23/22	\$12,000	0.275			w/-006-00 -builder
060-250-000-032-00	5/19/22	\$20,000	0.55			builder purchase
060-250-000-008-00	no vacant land sale					
060-250-000-009-00	12/30/20	\$20,000	0.3		\$66,667	
060-250-000-010-00	9/20/22	\$150,000	0.46		\$68,807	multiparcel sale 2.17ac
060-250-000-011-00	9/20/22	\$150,000	0.417		\$68,807	multiparcel sale 2.17ac
060-250-000-012-00	OUT OF STUDY					builder purchased back
060-250-000-013-00	OUT OF STUDY					builder purchased back
060-250-000-014-00	no vacant land sale					
060-250-000-015-00	no vacant land sale					
060-250-000-017-00	5/17/22	\$20,000	0.289		\$69,204	
060-250-000-018-00	6/24/23	\$20,000	0.289		\$69,204	
060-250-000-020-00	9/20/22	\$150,000	0.289		\$68,807	multiparcel sale 2.17ac
060-250-000-022-01	5/7/24	\$10,500	0.138		\$76,087	
060-250-000-023-00	out of study					W/024
060-250-000-024-00	out of study					w/023
060-250-000-025-00	no vacant land sale					
060-250-000-026-00	no vacant land sale					
060-250-000-027-00	no vacant land sale					
060-250-000-028-00	no vacant land sale					
060-250-000-028-01	8/28/23	10500	0.147		\$71,429	pt of parcel .147ac
060-250-000-029-00	9/20/22	150000	0.294		\$68,807	multiparcel sale 2.17ac
060-250-000-030-00	9/20/22	150000	0.294		\$68,807	multiparcel sale 2.17ac
060-250-000-031-00	6/23/23	20000	0.294		\$68,027	
060-250-000-031-00	6/23/23	20000	0.294		\$72,727	pt of parcel
060-250-000-032-00	5/19/22	20000	0.275		\$72,727	
AVG PRICE/ AVG ACRE/AVG PRICE PER ACRE					\$69,403	

**MID-LOTS
LAND SALE**

PARCEL	DATE OF SALE	SALE PRICE	ACRES		PER ACRE
060-250-000-025-00	no vacant land sale				
060-250-000-026-00	no vacant land sale	0	0		
060-250-000-027-00	no vacant land sale	0	0		
060-250-000-028-00					
060-250-000-028-01	8/28/23	10500	0.147		\$71,429
060-250-000-029-00	9/20/22	150000	0.294		\$68,807
060-250-000-030-00	9/20/22	150000	0.294		\$68,807
060-250-000-031-00	6/23/23	20000	0.294		\$68,027
060-250-000-032-00	5/19/22	20000	0.275		\$72,727
AVG PRICE/ AVE PRICE PER ACRE		\$39,826	1.304		\$69,959

pt of parcel .147ac
 multiparcel sale 2.17ac
 multiparcel sale 2.17ac
 pt of parcel

USED

ALL LOTS	69900
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Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$20,000	\$17,253			0.28	0.28	\$72,727	\$1.67	4090 0672/5878	
\$20,000	\$17,253	84.0	150.0	0.29	0.29	\$69,204	\$1.59	4090 0672/5876	
\$20,000	\$17,253	0.0	0.0	0.29	0.29	\$69,204	\$1.59	4090 0672/5876	
\$10,500	\$26,328	0.0	0.0	0.15	0.44	\$71,429	\$1.64	4090 0676/0605	
\$20,000	\$17,552	0.0	0.0	0.29	0.29	\$68,027	\$1.56	4090 0675/3960	
\$90,500	\$95,639	84.0		1.29	1.59				
				Average per Net Acre=>		Average per SqFt=>			
					69,938.18		\$1.61		

Other Parcels in Sale	Land Table	Inspected Date
	4090 - BIANCA WAY	2/3/2021
060-250-000-018-00	4090 - BIANCA WAY	10/8/2024
060-250-000-017-00	4090 - BIANCA WAY	2/3/2021
	4090 - BIANCA WAY	12/20/2023
	4090 - BIANCA WAY	2/3/2021

**2026 IONIA TOWNSHIP
AG LAND STUDY- PERIOD 4/1/23-3/31/25**

used sales inside ionia township and neighboring otwnship to gather sufficient data for analysis

AG LAND

IN YEAR TIMEFRAME 4/1/2024 TO 3/31/2025				TIME ADJUSTMENT TO 4/1/2024				PER MONTH 0.003589844			
Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted
060-010-000-030-14	5/10/2022	\$400,000	670/9967	\$5,914	67.662	0.025	0.000	67.637	4.635	2.840	11.05%
060-012-000-050-20	9/14/2022	\$178,000	672/4909	\$4,791	39.000	1.847	0.000	37.153	8.535	3.641	32.77%
060-021-000-050-00	4/29/2022	\$120,000	670/9495	\$3,991	30.070	0.000	0.000	30.070	9.670	0.000	32.16%
060-036-000-020-20	5/18/2022	\$476,080	671/1900	\$4,907	98.018	1.003	0.000	97.015	23.648	0.000	24.38%
080-024-000-005-10	10/24/2022	\$119,968	673/1154	\$5,004	24.554	0.579	0.000	23.975	0.371	0.000	1.55%
150-002-000-040-00	9/6/2022	\$137,500	672/5118	\$5,249	27.576	1.379	0.000	26.197	3.186	0.000	12.16%
150-002-000-050-10	9/6/2022	\$157,500	672/4599	\$5,265	31.162	1.246	0.000	29.916	1.890	0.000	6.32%
		\$1,589,048		\$5,094				311.963			

USED: \$6000/AC -AG LAND-as calculated

SCRUB/WET

IN YEAR TIMEFRAME 4/1/2024 TO 3/31/2025				ME ADJUSTMENT 1 4/1/2024				PER MONTH 0.0000			
Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	ROW	Drain	Residual Acre	Other Acre	Type	Other Acre Value	Building Value
011-027-000-020-38	11/17/2022	\$190,000	673/2573	\$3,830	0.000	0.000	49.610	0.000		\$0	\$0
130-022-000-020-01	7/22/2024	\$157,000	679/3929	\$5,396	0.746	0.000	29.098	0.000		\$0	\$0
150-027-000-005-10	4/15/2024	\$60,000	678/4199	\$1,656	0.766	0.000	36.234	0.000		\$0	\$0
020-006-000-035-02	5/11/2022	\$122,500	671/0257	\$2,621	0.791	0.000	46.739	0.000	0	\$0	\$0

TIME ADJUSTMENT

Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted
051-019-000-040-20	2/20/2024	\$456,382	677/7639	\$6,339	73.313	0.419	0.901	71.993	12.500	0.000	17.36%
120-033-000-105-00	7/8/2022	\$300,000	671/6865	\$4,361	70.000	1.212	0.000	68.788	41.853	0.000	60.84%
140-001-000-040-00	12/22/2023	\$347,400	677/3157	\$5,527	63.350	0.500	0.000	62.850	1.413	0.212	2.59%
160-021-000-010-00	2/21/2023	\$180,000	674/0893	\$5,358	35.800	1.799	0.405	33.596	1.261	0.000	3.75%
160-025-000-035-00	5/31/2024	\$485,625	678/9408	\$7,688	64.600	1.434	0.000	63.166	3.993	0.000	6.32%
140-001-000-055-23	5/9/2022	\$205,695	671/0170	\$6,369	32.670	0.372	0.000	32.298	10.205	0.000	31.60%

SITE

IN YEAR TIMEFRAME
4/1/2024 TO 3/31/2025

NOT USED

TIME ADJUSTMENT TO

4/1/2024

PER
MONTH

Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	ROW	Drain	Residual Acre	Building Value	Residual Value	Days	Months	
160-017-000-055-00	11/1/2023	\$6,500	676/7666	\$15,588	0.231	0.000	0.417	\$0	6500	0	0	
060-017-000-030-23	6/27/2023	\$16,000	675/3981	\$18,433	0.132	0.000	0.868	\$0	16000	0	0	
120-036-000-050-06	6/5/2023	\$23,000	675/1758	\$12,764	0.197	0.000	1.802	\$0	23000	0	0	
060-030-000-080-01	4/19/2024	\$27,200	678/4238	\$14,392	0.110	0.000	1.890	\$0	27200	0	0	
020-020-000-015-12	12/13/2024	\$45,639	681/0034	\$16,729.84	0.136	0.000	2.728	\$0	45639	0	0	
							7.705					

CONCLUSION:

Description	Rate
BLDG SITE	15,000.00
AG LAND 1	6,000.00
AG LAND 2	6,000.00
AG LAND 3	6,000.00
AG LAND 4	6,000.00
AG LAND 5	6,000.00
AG LAND 6	6,000.00
AG LAND 7	6,000.00
AG LAND 8	6,000.00
RIVER	3,200.00
POND/STREAM	3,200.00
WOODS	6,000.00
BRUSH/PASTURE	3,200.00
SWAMP/DITCH	3,200.00
	0.00
ROAD	0.00

USED:	2023	2024	2025	2026	avg chng
site	24,150	21,000	5,700	15,000	163%
1	5,600	5,700	5,700	6,000	5%
2	5,500	5,600	5,700	6,000	5%
3	5,400	5,500	5,700	6,000	5%
4	5,300	5,400	5,700	6,000	5%
5	5,200	5,300	5,700	6,000	5%
6	5,200	5,300	5,700	6,000	5%
7	4,700	4,800	5,700	6,000	5%
8	4,500	4,600	5,700	6,000	5%
AVG	5,175	5,275	5,700	7,000	23% market increase
Pond	4,100	4,400	3,200	3,200	0%
River	5,300	4,400	3,200	3,200	0%
Woods	4,100	4,400	5,700	6,000	5%
Brush	4,100	4,400	3,200	3,200	0%
Pasture	4,100	4,400	3,200	3,200	0%
Swamp	3,200	2,900	3,200	3,200	0%
Ditch	3,200	2,900	3,200	3,200	0%
Road	0	0	0	0	

Scrub		\$3,200		Wet Acre		\$1,000				
Other Acre Value	Tillable Acre	non-till	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Tillable Price Per Acre	non-till/acre
\$17,672	60.162	7.475	\$0	\$382,328	681	23	0.082566407	413,895	\$6,880	\$2,364
\$30,953	24.977	12.176	\$0	\$147,047	557	19	0.068207032	157,077	\$6,289	\$2,542
\$30,944	20.400	9.670	\$0	\$89,056	692	23	0.082566407	96,409	\$4,726	\$3,200
\$75,674	73.367	23.648	\$0	\$400,406	673	22	0.078976563	432,029	\$5,889	\$3,200
\$1,187	23.604	0.371	\$0	\$118,781	517	17	0.061027344	126,030	\$5,339	\$3,200
\$10,195	23.011	3.186	\$0	\$127,305	565	19	0.068207032	135,988	\$5,910	\$3,200
\$6,048	28.026	1.890	\$0	\$151,452	565	19	0.068207032	161,782	\$5,773	\$3,200
\$172,673	253.547	58.416	\$0					1,523,210	\$6,008	\$2,956
								Median	\$5,889	\$3,200

Scrub Acre	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Scrub Price Per Acre	Comments
49.610	190,000	0	0	0.00	\$190,000	\$3,830	
29.098	157,000	0	0	0.00	\$157,000	\$5,396	
36.234	60,000	0	0	0.00	\$60,000	\$1,656	
46.739	122,500	0	0	0.00	\$122,500	\$2,621	Sold w: 020-006-000-030-02, 020-006-000-030-01, 020-006-000-035-03
161.681					\$529,500	\$3,275	Use \$3,200 Per Acre

Other Acre Value	Tillable Acre	Building Value	Residual Value	Unadjusted \$ / acre	# of Days	# of Months	% Change	% per Month	% per Year	
\$40,000	59.493	\$0	\$416,382	\$6,998.84	582	19	13.51%	0.7113%	8.54%	
\$133,930	26.935	\$0	\$166,070	\$6,165.60						
\$4,734	61.225	\$0	\$342,666	\$5,596.84	301	10	2.85%	0.2847%	3.42%	
\$4,035	32.335	\$0	\$175,965	\$5,441.93						
\$12,778	59.173	\$0	\$472,847	\$7,990.93	742	25	2.03%	0.0810%	0.97%	
\$32,656	22.093	\$0	\$173,039	\$7,832.30						
								Average	0.3590%	4.31%
								Median	0.2847%	3.42%

Time Adjustment	Adjusted Sale Price	Buildable Price Per Acre	Comments
0	6,500	15,588	
0	16,000	18,433	
0	23,000	12,764	
0	27,200	14,392	
0	45,639	16,730	
	118,339	15,359	

Say \$15000 SITE



Comments

Use \$6,000 per ac - \$3200/ac median for other land



**2026 IONIA TOWNSHIP
COMMERCIAL & INDUSTRIAL LAND ANALYSIS /1/23 - 3/31/25**

**2026 IONIA TOWNSHIP
COMMERCIAL LAND RURAL AREAS- not prime or main- period 4/1/23-3/31/25**

no time adjustment required

Valuation Meth	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual
Abstraction	051-110-000-005-00	1009 W Lincoln	4/28/2023	\$160,000	n	674/7921	0.328	14,288	120	0	130504	\$29,496
Allocation	051-110-000-005-00	1009 W Lincoln	4/28/2023	\$160,000	n	674/7921	0.328	14,288	120	0	0	\$30,384
Abstraction	091-060-000-240-00	117 N Washingt	7/14/2023	\$110,000	n	675/5866	0.110	4,792	48	0	99899	\$10,101
Abstraction	020-025-000-100-00	6260 W Portlan	9/12/2023	\$195,000	n	676/3207	0.950	41,382	276	9,104	150005	\$44,995
Allocation	120-150-000-025-00	5460 Orleans Rc	1/17/2024	\$15,000	n	677/5146	0.181	7,884	50	0	0	\$2,849
Allocation	031-050-000-090-00	125 W Cross St	2/1/2024	\$85,000	n	677/6348	0.188	8,189	83	0	0	\$16,142
Allocation	011-024-000-105-00	128 W Grand Ri	2/20/2024	\$270,000	n	677/8233	2.987	130,114	701	23,161	0	\$51,273
Allocation	101-150-000-465-00	1211 Sherman S	3/20/2024	\$300,000	n	678/1494	1.308	56,976	97	0	0	\$56,970
Abstraction	101-200-000-145-00	1019 First St	4/15/2024	\$400,000	n	678/3970	1.708	74,400	355	0	333502	\$66,498
Allocation	101-200-000-145-00	1019 First St	4/15/2024	\$400,000	n	678/3970	1.708	74,400	355	0	0	\$75,960
Abstraction	020-001-000-210-10	6196 W Riversid	4/19/2024	\$175,000	n	678/4609	2.170	94,525	102	3,354	138216	\$36,784
Allocation	020-001-000-210-10	6196 W Riversid	4/19/2024	\$175,000	n	678/4609	2.170	94,525	102	3,354	0	\$33,233
Abstraction	101-200-000-115-01	1108 Third Ave	4/24/2024	\$100,000	n	678/5434	0.471	20,517	144	0	76818	\$23,182
Allocation	101-200-000-115-01	1108 Third Ave	4/24/2024	\$100,000	n	678/5434	0.254	11,064	144	0	0	\$18,990
Abstraction	021-012-000-544-47	11 N Bridge St	5/13/2024	\$75,000	n	678/7015	0.093	4,051	35	0	66631	\$8,369
Allocation	021-012-000-544-47	11 N Bridge St	5/13/2024	\$75,000	n	678/7015	0.093	4,051	35	0	0	\$14,243
Abstraction	101-200-000-515-00	1032 Fourth Ave	6/21/2024	\$250,000	n	679/0840	0.125	5,445	44	0	238357	\$11,643
Abstraction	051-001-000-100-01	2275 N State Rd	9/10/2024	\$175,000	n	679/9977	1.100	47,916	110	3,630	127166	\$47,834
Allocation	051-001-000-100-01	2275 N State Rd	9/10/2024	\$175,000	n	679/9977	1.100	47,916	110	3,630	0	\$33,233
Abstraction	040-011-000-016-30	10350 Peake Rd	11/14/2024	\$525,000	n	680/7221	2.000	87,120	176	5,793	478325	\$46,675
Allocation	040-011-000-016-30	10350 Peake Rd	11/14/2024	\$525,000	n	680/7221	2.000	87,120	176	5,793	0	\$99,698
Abstraction	021-050-000-090-00	178 Washington	1/14/2025	\$50,000	n	681/2705	0.433	18,861	85	0	29944	\$20,056
Allocation	021-050-000-090-00	178 Washington	1/14/2025	\$50,000	n	681/2705	0.433	18,861	85	0	0	\$9,495
Abstraction	021-012-000-542-07	49 E Main St	2/27/2025	\$75,000	n	681/6650	0.396	17,250	95	0	60418	\$14,582
Allocation	021-012-000-542-07	49 E Main St	2/27/2025	\$75,000	n	681/6650	0.396	17,250	95	0	0	\$14,243
Vacant	020-002-000-055-20	7145 W Bluewa	3/21/2025	\$11,000	n	681/9550	0.739	32,191	82	4,008	0	\$11,000

USED 247/FF for rural COM properties in township

**2026 IONIA TOWNSHIP
COMMERCIAL LAND MAIN= AREAS NEAR IONIA CITY FRONT FOOT ANALYSIS PERIOD 4/1/23 - 3/31/25**

used sales of commercial property in neighboring townships to gather data for analysis due to limited sales within township - allocation method used

Valuation Meth	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmnts Value	Land Residual
Abstraction	402-170-000-180-00	203 S Pleasant s	6/30/2022	\$350,000	n	671/7163	0.274	11,935	115	0	325475	\$24,525
Allocation	402-170-000-180-00	203 S Pleasant s	6/30/2022	\$350,000	n	671/7163	0.274	11,935	115	0	325475	\$43,260
Vacant	140-032-000-030-54	E Grand River A	7/6/2022	\$215,000	n	671/7243	4.602	200,463	365	0	0	\$215,000
Abstraction	401-250-000-100-00	930 W State St	3/15/2023	\$400,000	n	674/3707	20.790	905,612	176	0	213833	\$186,167
Allocation	401-250-000-100-00	930 W State St	3/15/2023	\$400,000	n	674/3707	20.790	905,612	176	0	0	\$49,440
Vacant	300-035-000-005-00	Cutler Rd Vac	4/12/2023	\$1,800,000	n	674/6543	145.274	6,328,135	4,459	26,746	0	\$1,800,000
Allocation	401-040-000-380-30	825 Reed St	5/10/2023	\$1,500,000	n	675/9305	6.732	293,246	1,269	0	0	\$185,400
Abstraction	201-170-000-045-00	423 W Main St	7/28/2023	\$209,875	n	675/8093	0.106	4,617	35	0	186507	\$23,368

Allocation	201-170-000-045-00	423 W Main St	7/28/2023	\$209,875	n	675/8093	0.106	4,617	35	0	0	\$25,941
Abstraction	401-040-000-255-00	1407 W Ellis Ave	8/24/2023	\$650,000	n	676/0568	3.004	130,854	198	6,534	451387	\$198,613
Allocation	401-040-000-255-00	1407 W Ellis Ave	8/24/2023	\$650,000	n	676/0568	3.004	130,854	198	6,534	0	\$80,340
Allocation	204-017-000-010-00	848 E Lincoln Av	2/9/2024	\$20,000	n	677/7053	0.854	37,200	128	0	0	\$2,472
Abstraction	401-250-000-071-00	1020 W State Rt	5/2/2024	\$520,600	n	678/7424	3.581	155,988	400	0	443054	\$77,546
Allocation	401-250-000-071-00	1020 W State Rt	5/2/2024	\$520,600	n	678/7424	3.581	155,988	400	0	0	\$64,346
Abstraction	204-090-000-075-00	314 S Jackson St	5/29/2024	\$40,000	n	678/8254	0.487	21,214	152	0	13042	\$26,958
Allocation	204-090-000-075-00	314 S Jackson St	5/29/2024	\$40,000	n	678/8254	0.487	21,214	152	0	0	\$4,944
Abstraction	201-030-000-045-12	430 Swartz Ct	6/7/2024	\$1,100,000	n	679/0398	0.909	39,596	150	0	1025357	\$74,643
Allocation	201-030-000-045-12	430 Swartz Ct	6/7/2024	\$1,100,000	n	679/0398	0.909	39,596	150	0	1025357	\$135,960
Abstraction	300-050-000-325-00	119 E Bridge St	10/25/2024	\$200,000	n	680/4627	0.093	4,051	44	0	189171	\$10,829
Allocation	300-050-000-325-00	119 E Bridge St	10/25/2024	\$200,000	n	680/4627	0.093	4,051	44	0	0	\$24,720
Abstraction	201-060-000-030-10	431 W Lincoln A	1/29/2025	\$160,000	n	481/4625	2.158	94,002	379	0	98712	\$61,288
Allocation	201-060-000-030-10	431 W Lincoln A	1/29/2025	\$160,000	n	481/4625	2.158	94,002	379	0	0	\$19,776
Abstraction	202-170-000-105-00	628 W Main St	1/31/2025	\$165,000	n	681/4719	0.258	11,238	83	0	146756	\$18,244
Allocation	202-170-000-105-00	628 W Main St	1/31/2025	\$165,000	n	681/4719	0.258	11,238	83	0	0	\$20,394
Abstraction	204-017-000-005-00	910 E Lincoln Av	2/21/2025	\$190,000	n	681/6746	1.241	54,058	210	13,860	145875	\$44,125
Allocation	204-017-000-005-00	910 E Lincoln Av	2/21/2025	\$190,000	n	681/6746	1.241	54,058	210	13,860	0	\$23,484

USED \$380/FF for properties on MAIN roads near Ionia City

**2026 IONIA TOWNSHIP
COMMERCIAL PRIME FF ANALYSIS - 4/1/23 - 3/31/25 - TIME ADJUSTMENT USED**

sales within township and neighboring townships to gather sufficient data for analysis

Valuation Meth	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual
Vacant	34-011-001-000-085-12	M-66	9/14/2005	\$595,000	n	591/7047	4.461	194,321	335	0	0	\$595,000
Vacant	34-011-001-000-085-42	M-66	11/4/2005	\$485,000	n	592/9829	1.870	81,457	323	0	0	\$485,000
Vacant	34-060-140-000-005-10	M-66	9/8/2006	\$300,000	n	598/8270	1.446	62,988	300	0	0	\$300,000
Abstraction	34-060-006-000-095-00	2260 M-66	10/16/2013	\$200,000	n	631/8714	1.214	52,882	235	11,750	33808	\$166,192
Allocation	34-060-006-000-095-00	2260 M-66	10/16/2013	\$200,000	n	631/8714	1.214	52,882	235	11,750	33808	\$80,860
Allocation	34-401-250-000-335-10	1525 W. State R	2/7/2014	\$297,000	n	632/9262	0.504	21,944	249	0	0	\$120,077
Abstraction	34-401-250-000-350-00	1439 W. State R	6/5/2014	\$80,000	n	634/1902	1.707	74,357	122	4,010	51893	\$28,107
Allocation	34-401-250-000-350-00	1439 W. State R	6/5/2014	\$80,000	n	634/1902	1.707	74,357	122	4,010	0	\$32,344
Abstraction	34-204-190-000-005-00	340 Lovel St	12/30/2014	\$248,651	n	636/3324	0.572	24,916	132	0	140849	\$107,802
Allocation	34-204-190-000-005-00	340 Lovel St	12/30/2014	\$248,651	n	636/3324	0.572	24,916	132	0	0	\$100,530
Vacant	34-010-036-000-160-70	M-66	5/14/2015	\$450,000	n	637/8662	1.971	85,857	255	7,623	0	\$450,000
Abstraction	34-201-030-000-045-17	431 Swartz Ct	8/3/2016	\$650,418	n	642/8611	0.991	43,168	198	0	572709	\$77,709
Allocation	34-201-030-000-045-17	431 Swartz Ct	8/3/2016	\$650,418	n	642/8611	0.991	43,168	198	0	0	\$262,964
Abstraction	34-204-600-000-405-00	643 Crawford St	2/23/2017	\$718,248	n	645/1404	3.410	148,540	184	1,307	520238	\$198,010
Allocation	34-204-600-000-405-00	643 Crawford St	2/23/2017	\$718,248	n	645/1404	3.410	148,540	184	1,307	0	\$290,388
Vacant	34-060-140-000-020-00	2731 State Rd Ic	10/30/2017	\$320,000	n	648/0772	1.446	62,988	300	0	0	\$320,000
Abstraction	34-401-250-000-350-10	1437 W State St	12/19/2017	\$150,000	n	648/7021	0.273	11,892	125	0	113419	\$36,581
Allocation	34-401-250-000-350-10	1437 W State St	12/19/2017	\$150,000	n	648/7021	0.273	11,892	125	0	0	\$60,645
Abstraction	34-060-031-000-045-11	2541 S State Rd	5/30/2018	\$1,293,750	n	650/5240	3.760	163,786	522	25,962	803414	\$490,336
Abstraction	34-401-250-000-365-00	1331 W State St	12/5/2018	\$338,000	n	652/9992	16.460	716,998	151	0	129314	\$208,686
Abstraction	34-401-250-000-365-00	1331 W State St	12/9/2019	\$610,000	n	657/4058	16.460	716,998	151	0	226879	\$383,121
Allocation	34-401-250-000-365-00	1331 W State St	12/9/2019	\$610,000	n	657/4058	16.460	716,998	151	0	0	\$246,623
Vacant	34-060-031-000-140-01	2983 S State Rd	8/26/2021	\$105,000	n	667/7365	1.000	43,560	120	7,928	0	\$105,000
Abstraction	34-060-031-000-045-20	2331 S State Rd	12/29/2021	\$1,825,000	n	669/1978	2.715	118,265	223	11,326	1228290	\$596,710
Allocation	34-060-031-000-045-20	2331 S State Rd	12/29/2021	\$1,825,000	n	669/1978	2.715	118,265	223	11,326	1228290	\$737,848
Vacant	060-031-000-115-26	2615 S State Rd	10/14/2022	\$325,000	n	672/8795	1.558	67,866	203	10,149	0	\$325,000

USED \$1353 PER FF FOR PRIME LAND ALONG M-66

Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjst \$ / acre	Unadjst \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
0.1844	0.328	14,288	\$89,927	\$2.06	11	0.00%	\$29,496	\$89,927	\$2.06	\$245.80		Sold w/051-110-000-010-00
0.1899	0.328	14,288	\$92,634	\$2.13	11	0.00%	\$30,384	\$92,634	\$2.13	\$253.20		Sold w/051-110-000-010-00
0.0918	0.110	4,792	\$91,827	\$2.11	9	0.00%	\$10,101	\$91,827	\$2.11	\$210.44		
0.2307	0.741	32,278	\$60,722	\$1.39	7	0.00%	\$44,995	\$60,722	\$1.39	\$163.03		
0.1899	0.181	7,884	\$15,738	\$0.36	2	0.00%	\$2,849	\$15,738	\$0.36	\$56.97		
0.1899	0.188	8,189	\$85,859	\$1.97	2	0.00%	\$16,142	\$85,859	\$1.97	\$195.65		
0.1899	2.455	106,952	\$20,885	\$0.48	1	0.00%	\$51,273	\$20,885	\$0.48	\$73.18		Sold w/011-024-000-100-00
0.1899	1.308	56,976	\$43,555	\$1.00	0	0.00%	\$56,970	\$43,555	\$1.00	\$587.32		
0.1662	1.708	74,400	\$38,933	\$0.89	0	0.00%	\$66,498	\$38,933	\$0.89	\$187.32		Sold w: 101-200-000-160-00 & 101-2
0.1899	1.708	74,400	\$44,473	\$1.02	0	0.00%	\$75,960	\$44,473	\$1.02	\$213.97		Sold w: 101-200-000-160-00 & 101-2
0.2102	2.093	91,171	\$17,575	\$0.40	-1	0.00%	\$36,784	\$17,575	\$0.40	\$360.01		
0.1899	2.093	91,171	\$15,878	\$0.36	-1	0.00%	\$33,233	\$15,878	\$0.36	\$325.25		
0.2318	0.471	20,517	\$49,219	\$1.13	-1	0.00%	\$23,182	\$49,219	\$1.13	\$161.55		Sold w: 101-200-000-120-00
0.1899	0.254	11,064	\$74,764	\$1.72	-1	0.00%	\$18,990	\$74,764	\$1.72	\$132.33		Sold w: 101-200-000-120-00
0.1116	0.093	4,051	\$89,989	\$2.07	-1	0.00%	\$8,369	\$89,989	\$2.07	\$239.11		
0.1899	0.093	4,051	\$153,145	\$3.52	-1	0.00%	\$14,243	\$153,145	\$3.52	\$406.93		
0.0466	0.125	5,445	\$93,144	\$2.14	-3	0.00%	\$11,643	\$93,144	\$2.14	\$264.61		
0.2733	1.017	44,286	\$47,034	\$1.08	-5	0.00%	\$47,834	\$47,034	\$1.08	\$434.85		
0.1899	1.017	44,286	\$32,677	\$0.75	-5	0.00%	\$33,233	\$32,677	\$0.75	\$302.11		
0.0889	1.867	81,327	\$25,000	\$0.57	-7	0.00%	\$46,675	\$25,000	\$0.57	\$265.20		
0.1899	1.867	81,327	\$53,400	\$1.23	-7	0.00%	\$99,698	\$53,400	\$1.23	\$566.46		
0.4011	0.433	18,861	\$46,319	\$1.06	-9	0.00%	\$20,056	\$46,319	\$1.06	\$235.95		
0.1899	0.433	18,861	\$21,928	\$0.50	-9	0.00%	\$9,495	\$21,928	\$0.50	\$111.71		
0.1944	0.396	17,250	\$36,823	\$0.85	-11	0.00%	\$14,582	\$36,823	\$0.85	\$153.49		
0.1899	0.396	17,250	\$35,966	\$0.83	-11	0.00%	\$14,243	\$35,966	\$0.83	\$149.92		
N/A	0.647	28,183	\$17,002	\$0.39	-12	0.00%	\$11,000	\$17,002	\$0.39	\$134.43		
										\$247.34		

Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjst \$ / acre	Unadjst \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
0.0701	0.274	11,935	\$89,507	\$2.05	21	9.59%	\$26,878	\$98,095	\$2.25	\$233.72		Sold w: 403-180-000-395-00
0.1236	0.274	11,935	\$157,883	\$3.62	21	9.59%	\$47,410	\$173,030	\$3.97	\$412.26		Sold w: 403-180-000-395-00
N/A	4.602	200,463	\$46,719	\$1.07	21	9.59%	\$235,627	\$51,201	\$1.18	\$645.55		Sold w: 140-032-000-030-52, 140-03
0.4654	20.790	905,612	\$8,955	\$0.21	13	5.94%	\$197,224	\$9,486	\$0.22	\$1,117.73		
0.1236	20.790	905,612	\$2,378	\$0.05	13	5.94%	\$52,376	\$2,519	\$0.06	\$296.83		
N/A	144.660	6,301,390	\$12,443	\$0.29	12	0.00%	\$1,800,000	\$12,443	\$0.29	\$403.65		Sold w: 300-034-000-005-01
0.1236	6.732	293,246	\$27,540	\$0.63	11	0.00%	\$185,400	\$27,540	\$0.63	\$146.06		
0.1113	0.106	4,617	\$220,453	\$5.06	8	0.00%	\$23,368	\$220,453	\$5.06	\$667.66		

0.1236	0.106	4,617	\$244,722	\$5.62	8	0.00%	\$25,941	\$244,722	\$5.62	\$741.16
0.3056	2.854	124,320	\$69,591	\$1.60	7	0.00%	\$198,613	\$69,591	\$1.60	\$1,001.83
0.1236	2.854	124,320	\$28,150	\$0.65	7	0.00%	\$80,340	\$28,150	\$0.65	\$405.25
0.1236	0.854	37,200	\$2,895	\$0.07	2	0.00%	\$2,472	\$2,895	\$0.07	\$19.26
0.1490	3.581	155,988	\$21,655	\$0.50	-1	0.00%	\$77,546	\$21,655	\$0.50	\$193.87
0.1236	3.581	155,988	\$17,969	\$0.41	-1	0.00%	\$64,346	\$17,969	\$0.41	\$160.87
0.6740	0.487	21,214	\$55,355	\$1.27	-2	0.00%	\$26,958	\$55,355	\$1.27	\$177.36
0.1236	0.487	21,214	\$10,152	\$0.23	-2	0.00%	\$4,944	\$10,152	\$0.23	\$32.53
0.0679	0.909	39,596	\$82,116	\$1.89	-2	0.00%	\$74,643	\$82,116	\$1.89	\$497.62
0.1236	0.909	39,596	\$149,571	\$3.43	-2	0.00%	\$135,960	\$149,571	\$3.43	\$906.40
0.0541	0.093	4,051	\$116,441	\$2.67	-7	0.00%	\$10,829	\$116,441	\$2.67	\$248.94
0.1236	0.093	4,051	\$265,806	\$6.10	-7	0.00%	\$24,720	\$265,806	\$6.10	\$568.28
0.3831	2.158	94,002	\$28,400	\$0.65	-10	0.00%	\$61,288	\$28,400	\$0.65	\$161.71
0.1236	2.158	94,002	\$9,164	\$0.21	-10	0.00%	\$19,776	\$9,164	\$0.21	\$52.18
0.1106	0.258	11,238	\$70,713	\$1.62	-10	0.00%	\$18,244	\$70,713	\$1.62	\$221.14
0.1236	0.258	11,238	\$79,047	\$1.81	-10	0.00%	\$20,394	\$79,047	\$1.81	\$247.20
0.2322	0.923	40,198	\$47,806	\$1.10	-11	0.00%	\$44,125	\$47,806	\$1.10	\$210.12
0.1236	0.923	40,198	\$25,443	\$0.58	-11	0.00%	\$23,484	\$25,443	\$0.58	\$111.83
										\$380.04
										AVG

Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
N/A	4.461	194,321	\$133,378	\$3.06	223	34.96%	\$802,997	\$180,004	\$4.13	\$2,397.01		
N/A	1.870	81,457	\$259,358	\$5.95	221	34.64%	\$653,023	\$349,210	\$8.02	\$2,021.43		
N/A	1.446	62,988	\$207,469	\$4.76	211	33.08%	\$399,229	\$276,092	\$6.34	\$1,330.76		
0.8310	0.944	41,132	\$176,051	\$4.04	126	19.75%	\$199,018	\$210,824	\$4.84	\$846.88		
0.4043	0.944	41,132	\$85,657	\$1.97	126	19.75%	\$96,831	\$102,576	\$2.35	\$412.05		
0.4043	0.504	21,944	\$238,248	\$5.47	122	19.12%	\$143,042	\$283,813	\$6.52	\$573.63		
0.3513	1.615	70,347	\$17,404	\$0.40	118	18.50%	\$33,306	\$20,623	\$0.47	\$274.12		
0.4043	1.615	70,347	\$20,027	\$0.46	118	18.50%	\$38,327	\$23,732	\$0.54	\$315.45		
0.4335	0.572	24,916	\$188,465	\$4.33	111	17.40%	\$126,560	\$221,259	\$5.08	\$958.79		
0.4043	0.572	24,916	\$175,751	\$4.03	111	17.40%	\$118,022	\$206,332	\$4.74	\$894.11		
N/A	1.796	78,234	\$250,557	\$5.75	107	16.77%	\$525,480	\$292,584	\$6.72	\$2,060.71		
0.1195	0.991	43,168	\$78,415	\$1.80	92	14.42%	\$88,916	\$89,724	\$2.06	\$449.07		
0.4043	0.991	43,168	\$265,352	\$6.09	92	14.42%	\$300,888	\$303,621	\$6.97	\$1,519.64		
0.2757	3.380	147,233	\$58,583	\$1.34	85	13.32%	\$224,394	\$66,389	\$1.52	\$1,221.72		
0.4043	3.380	147,233	\$85,914	\$1.97	85	13.32%	\$329,081	\$97,361	\$2.24	\$1,791.70		
N/A	1.446	62,988	\$221,300	\$5.08	77	12.07%	\$358,626	\$248,012	\$5.69	\$1,195.42	34-060-140-000-025-00	
0.2439	0.273	11,892	\$133,996	\$3.08	75	11.76%	\$40,882	\$149,750	\$3.44	\$327.05		
0.4043	0.273	11,892	\$222,143	\$5.10	75	11.76%	\$67,775	\$248,260	\$5.70	\$542.20		
0.3790	3.164	137,824	\$154,973	\$3.56	70	10.97%	\$544,142	\$171,979	\$3.95	\$1,042.26	34-060-031-000-045-11	
0.6174	16.460	716,998	\$12,678	\$0.29	64	10.03%	\$229,623	\$13,950	\$0.32	\$1,520.68		
0.6281	16.460	716,998	\$23,276	\$0.53	52	8.15%	\$414,351	\$25,173	\$0.58	\$2,744.05		
0.4043	16.460	716,998	\$14,983	\$0.34	52	8.15%	\$266,727	\$16,205	\$0.37	\$1,766.40		
N/A	0.818	35,632	\$128,362	\$2.95	31	4.86%	\$110,103	\$134,600	\$3.09	\$917.52		
0.3270	2.455	106,940	\$243,059	\$5.58	27	4.23%	\$621,966	\$253,347	\$5.82	\$2,791.59		
0.4043	2.455	106,940	\$300,549	\$6.90	27	4.23%	\$769,077	\$313,270	\$7.19	\$3,451.87		
N/A	1.325	57,717	\$245,283	\$5.63	18	2.82%	\$334,170	\$252,204	\$5.79	\$1,649.08		
										\$1,347		
										d with 2025 value of \$1353		

