

2023 AGRICULTURAL LAND VALES FOR ARCADIA TOV

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
001-010-001-50	FARLEY RD	12/22/20	\$121,500	WD	03-ARM'S LENGTH	\$121,500
001-024-003-10	TUBSPRING RD	03/21/22	\$399,114	WD	03-ARM'S LENGTH	\$399,114
002-022-002-50	LUM RD	02/25/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000
002-024-027-00	N SUMMERS	12/30/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000
004-002-006-04	9956 SHARP	09/24/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000
004-005-002-05	3651 CLIFFORD	04/15/21	\$403,893	WD	32-SPLIT VACANT	\$403,893
005-012-004-00	BROOKS RD V/L	06/25/21	\$416,000	WD	03-ARM'S LENGTH	\$416,000
005-014-007-30	WILCOX RD. V/L	05/27/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000
005-014-008-00	BROWN CITY RD V/L	12/06/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000
005-019-011-00	MARTUS RD V/L	04/28/21	\$136,200	MLC	03-ARM'S LENGTH	\$136,200
005-020-010-00	VAN DYKE V/L	11/24/21	\$201,600	WD	32-SPLIT VACANT	\$201,600
005-031-004-00	WILLIS RD V/L	07/28/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000
005-125-002-00	INDEX V/L	04/08/21	\$72,000	WD	03-ARM'S LENGTH	\$72,000
005-126-010-05	MAYNARD V/L	06/04/20	\$415,125	WD	32-SPLIT VACANT	\$415,125
006-003-002-02	CASTLE ROAD	03/01/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000
006-010-008-40	6175 FALKENBURY	06/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000
006-016-061-63	5550 N LAPEER	08/03/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500
006-026-009-32	2301 MOTT ROAD	03/08/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000
007-021-001-00	CRAWFORD RD AT HAVENS	11/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000
009-003-019-00	ABBOTT RD	05/19/21	\$151,284	WD	03-ARM'S LENGTH	\$151,284
009-005-019-00	N VAN DYKE RD	05/04/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000
009-010-010-00	SHOOK RD	06/22/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000
009-014-007-00	KOHLER RD	02/09/21	\$73,802	WD	03-ARM'S LENGTH	\$73,802
009-016-014-00	LYONS RD	02/18/21	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000
009-021-012-10	SHAW RD	01/25/21	\$65,000	QC	03-ARM'S LENGTH	\$65,000
009-026-002-00	1881 WHEELING RD	06/25/20	\$185,900	WD	03-ARM'S LENGTH	\$185,900
009-032-031-00	N BLACKS CORNERS RD	07/22/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000
009-032-035-10	BOWERS RD	01/12/22	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000
010-003-030-10	PRATT RD	09/03/21	\$185,020	WD	03-ARM'S LENGTH	\$185,020
010-003-030-30	PRATT RD	09/03/21	\$223,764	WD	03-ARM'S LENGTH	\$223,764
010-010-015-10	PRATT RD	02/09/22	\$487,200	WD	03-ARM'S LENGTH	\$487,200
011-009-024-00	RULE RD	01/06/22	\$167,500	WD	03-ARM'S LENGTH	\$167,500

011-014-016-10	IMLAY CITY RD	11/10/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000
011-022-004-10	S DORAN RD/VL	04/09/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000
013-002-008-51	BRIGGS	06/17/20	\$75,000	WD	03-ARM'S LENGTH	\$75,000
013-012-017-10	3191 OTTER LAKE	09/16/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000
013-021-010-00	NORTH LAKE RD	07/17/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
016-005-002-00	NORTH BRANCH RD	10/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
016-034-014-00	CLEAR LK RD	03/23/22	\$113,080	WD	03-ARM'S LENGTH	\$113,080
017-005-012-00	MOUNT MORRIS RD	12/10/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000
017-024-001-00	MILLVILLE RD	04/30/21	\$78,900	WD	03-ARM'S LENGTH	\$78,900
017-025-024-00	MILLVILLE RD	07/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000
017-028-002-00	PERO LAKE RD	01/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
017-029-038-00	5120 MCDOWELL RD	04/12/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000
018-018-004-00	MURPHY LAKE	04/28/20	\$98,500	WD	03-ARM'S LENGTH	\$98,500
018-020-015-00	RICH RD	10/12/21	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000
018-025-003-00	SILVERWOOD	07/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000
018-034-005-00	SQUAW CREEK	02/04/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000
Totals:			\$9,530,882			\$9,530,882

2023 ARCADIA TOWNSHIP AGRICULTURAL LAND VALUES \$ 4,200 PER ACRE, ROUNDED UP FROM \$ 4,191.43
 USED MUTI TOWNSHIP IN LAPEER COUNTY TO CALCULATE LAND VALUE

VNSHIP

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$81,300	66.91	\$136,016	\$121,500	\$136,016	0.0	0.0	28.13	28.13	#DIV/0!
\$117,800	29.52	\$349,780	\$399,114	\$349,780	0.0	0.0	73.91	73.91	#DIV/0!
\$33,800	32.19	\$58,305	\$105,000	\$62,790	0.0	0.0	19.57	19.57	#DIV/0!
\$72,000	33.96	\$157,179	\$212,000	\$157,179	0.0	0.0	40.00	40.00	#DIV/0!
\$67,500	40.91	\$180,981	\$165,000	\$180,981	0.0	0.0	50.62	50.62	#DIV/0!
\$28,400	7.03	\$252,551	\$403,893	\$252,551	0.0	0.0	85.23	59.23	#DIV/0!
\$157,900	37.96	\$319,948	\$416,000	\$319,948	0.0	0.0	79.96	79.96	#DIV/0!
\$72,500	65.32	\$151,410	\$111,000	\$151,410	0.0	0.0	36.72	36.72	#DIV/0!
\$168,600	71.14	\$329,616	\$237,000	\$329,616	0.0	0.0	80.00	80.00	#DIV/0!
\$73,100	53.67	\$147,000	\$136,200	\$147,000	0.0	0.0	37.00	37.00	#DIV/0!
\$79,000	39.19	\$156,156	\$201,600	\$156,156	0.0	0.0	40.00	40.00	#DIV/0!
\$100,400	53.69	\$170,443	\$187,000	\$182,742	0.0	0.0	44.62	44.62	#DIV/0!
\$34,600	48.06	\$74,528	\$72,000	\$72,631	0.0	0.0	19.78	19.78	#DIV/0!
\$224,200	54.01	\$381,256	\$415,125	\$408,488	0.0	0.0	99.63	99.63	#DIV/0!
\$96,000	38.40	\$218,856	\$250,000	\$218,856	0.0	0.0	56.00	56.00	#DIV/0!
\$47,000	36.15	\$108,970	\$130,000	\$108,970	0.0	0.0	26.03	26.03	#DIV/0!
\$26,200	61.65	\$48,685	\$42,500	\$49,104	0.0	0.0	10.98	11.16	#DIV/0!
\$24,800	43.51	\$66,264	\$57,000	\$66,264	0.0	0.0	15.06	15.06	#DIV/0!
\$135,600	54.24	\$217,524	\$250,000	\$217,524	0.0	0.0	47.71	47.71	#DIV/0!
\$63,900	42.24	\$154,880	\$151,284	\$154,880	0.0	0.0	36.02	36.02	#DIV/0!
\$90,700	55.99	\$238,039	\$162,000	\$238,986	0.0	0.0	54.51	54.51	#DIV/0!
\$18,300	33.27	\$41,800	\$55,000	\$41,800	0.0	0.0	10.00	10.00	#DIV/0!
\$32,200	43.63	\$84,885	\$73,802	\$84,885	0.0	0.0	19.79	19.79	#DIV/0!
\$150,900	39.19	\$348,329	\$385,000	\$348,329	0.0	0.0	109.99	78.76	#DIV/0!
\$0	0.00	\$89,817	\$65,000	\$90,230	0.0	0.0	23.73	23.73	#DIV/0!
\$67,500	36.31	\$165,810	\$185,900	\$165,810	0.0	0.0	40.00	40.00	#DIV/0!
\$129,400	29.41	\$205,610	\$440,000	\$205,610	0.0	0.0	70.20	30.20	#DIV/0!
\$59,000	25.11	\$67,236	\$235,000	\$67,236	0.0	0.0	40.00	19.39	#DIV/0!
\$94,900	51.29	\$168,728	\$185,020	\$168,728	0.0	0.0	31.59	31.59	#DIV/0!
\$103,100	46.08	\$201,096	\$223,764	\$201,096	0.0	0.0	38.54	38.54	#DIV/0!
\$164,800	33.83	\$583,070	\$487,200	\$583,070	0.0	0.0	116.00	116.00	#DIV/0!
\$83,500	49.85	\$160,793	\$167,500	\$160,793	0.0	0.0	40.00	40.00	#DIV/0!

\$73,000	38.02	\$149,120	\$192,000	\$149,120	0.0	0.0	35.32	35.32	#DIV/0!
\$96,800	42.64	\$252,708	\$227,000	\$252,708	0.0	0.0	52.70	52.70	#DIV/0!
\$37,000	49.33	\$63,885	\$75,000	\$63,885	0.0	0.0	21.37	21.37	#DIV/0!
\$279,600	58.25	\$525,185	\$480,000	\$525,185	0.0	0.0	155.19	155.19	#DIV/0!
\$113,000	56.50	\$199,361	\$200,000	\$199,361	0.0	0.0	66.00	66.00	#DIV/0!
\$61,300	40.87	\$160,446	\$150,000	\$160,446	0.0	0.0	40.00	40.00	#DIV/0!
\$29,000	25.65	\$70,550	\$113,080	\$70,550	0.0	0.0	20.00	20.00	#DIV/0!
\$93,700	46.85	\$205,436	\$200,000	\$205,436	0.0	0.0	51.30	51.30	#DIV/0!
\$78,800	99.87	\$199,950	\$76,500	\$199,791	0.0	0.0	48.05	48.05	#DIV/0!
\$73,900	38.89	\$171,204	\$190,000	\$171,204	0.0	0.0	39.00	39.00	#DIV/0!
\$80,400	40.20	\$199,320	\$200,000	\$199,320	0.0	0.0	47.49	47.49	#DIV/0!
\$51,900	37.61	\$129,800	\$138,000	\$129,800	0.0	0.0	30.00	30.00	#DIV/0!
\$32,900	33.40	\$86,763	\$98,500	\$87,305	0.0	0.0	21.22	21.22	#DIV/0!
\$77,800	35.36	\$171,349	\$220,000	\$171,349	0.0	0.0	47.40	42.40	#DIV/0!
\$64,000	53.33	\$172,656	\$120,000	\$172,656	0.0	0.0	40.00	40.00	#DIV/0!
\$59,100	49.25	\$158,910	\$120,000	\$158,910	0.0	0.0	36.95	36.95	#DIV/0!
\$4,001,100		\$8,952,204	\$9,528,482	\$8,996,485	0.0		2,273.32	2,150.66	
Sale. Ratio =>	41.98			Average			Average		
Std. Dev. =>	15.81			per FF=>	#DIV/0!		per Net Acre=>	4,191.43	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Class
\$4,319	\$0.10	0.00		3160-203	101
\$5,400	\$0.12	0.00		3284-857	101
\$5,365	\$0.12	0.00		3179-392	102
\$5,300	\$0.12	0.00		3264-866	102
\$3,260	\$0.07	0.00	101	3243-728	102
\$4,739	\$0.11	0.00	101	3198-27	102
\$5,203	\$0.12	0.00		3217-423	102
\$3,023	\$0.07	0.00		3211-591	102
\$2,963	\$0.07	0.00		3262-359	101
\$3,681	\$0.08	0.00		3199-78	102
\$5,040	\$0.12	0.00	101	3257-115	102
\$4,191	\$0.10	0.00		3118-528	102
\$3,640	\$0.08	0.00	101	3191-134	102
\$4,167	\$0.10	0.00		3108-413	101
\$4,464	\$0.10	0.00	101	3277-775	102
\$4,994	\$0.11	0.00	101	3211-285	102
\$3,871	\$0.09	0.00		3120-398	402
\$3,785	\$0.09	0.00		3280-21	102
\$5,240	\$0.12	0.00	101	3255-391	102
\$4,200	\$0.10	0.00	101	3205-307	102
\$2,972	\$0.07	0.00		3101-92	402
\$5,500	\$0.13	0.00	101	3215-765	102
\$3,729	\$0.09	0.00	101	3175-574	102
\$3,500	\$0.08	0.00	101	3178-895	102
\$2,739	\$0.06	0.00		3169-364	102
\$4,647	\$0.11	0.00	101	3115-95	102
\$6,268	\$0.14	0.00	101	3231-149	102
\$5,875	\$0.13	0.00		3268-613	102
\$5,857	\$0.13	0.00	101	3239-950	102
\$5,806	\$0.13	0.00	101	3246-519	102
\$4,200	\$0.10	0.00	101	3276-121	102
\$4,188	\$0.10	0.00	101	3265-417	102

\$5,436	\$0.12	0.00	101 3252-889	102
\$4,307	\$0.10	0.00	101 3100-585	101
\$3,510	\$0.08	0.00	3112-852	102
\$3,093	\$0.07	0.00	3131-507	102
\$3,030	\$0.07	0.00	3116-242	102
\$3,750	\$0.09	0.00	3249-234	101
\$5,654	\$0.13	0.00	101 3283-530	102
\$3,899	\$0.09	0.00	101 3259-642	101
\$1,592	\$0.04	0.00	101 3201-244	001
\$4,872	\$0.11	0.00	101 3224-616	402
\$4,211	\$0.10	0.00	101 3269-880	102
\$4,600	\$0.11	0.00	3198-547	102
\$4,642	\$0.11	0.00	101 3099-248	101
\$4,641	\$0.11	0.00	101 3244-774	102
\$3,000	\$0.07	0.00	3223-603	402
\$3,248	\$0.07	0.00	101 3272-247	102

**Average
per SqFt=> \$0.10**