

2024 Agriculture #2 Land Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
03-008-004-00	S MCCLELLAND/CLEVELAND	05/07/21	\$323,400	WD	03-ARM'S LENGTH	\$323,400
03-008-008-01	E GARFIELD/MC CLELLAND	08/19/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000
03-031-001-00	11967 S WISNER RD	05/17/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000
03-031-006-00	E WILSON (6000) RD	06/09/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000
03-036-015-20	11558 E S GRATIOT COUNTY RD	06/09/22	\$165,000	PTA	03-ARM'S LENGTH	\$165,000
Totals:			\$1,363,400			\$1,363,400

2024 Agriculture #2 Land Not Used

03-010-006-02	9054 E GARFIELD RD	04/29/21	\$60,000	QC	03-ARM'S LENGTH	\$60,000
03-036-005-00	11367 S MASON RD	07/12/21	\$1,800,000	WD	09-FAMILY	\$1,800,000
03-036-010-01	11425 E S CO LINE RD	07/12/21	\$550,000	WD	09-FAMILY	\$550,000
03-034-011-00	S BARRY/E S CO LINE RD	09/29/22	\$135,000	LC	09-FAMILY	\$135,000
03-032-009-00	E S GRATIOT RD	09/29/22	\$40,000	LC	09-FAMILY	\$40,000
03-022-007-00		03/13/23	\$80,000	WD	09-FAMILY	\$80,000
03-028-019-00	8079 E WILSON RD	05/04/21	\$250,000	WD		\$250,000
03-004-005-01	6283 S RANSOM RD	08/17/21	\$220,000	QC	09-FAMILY	\$220,000
03-015-008-00	9561 E ROOSEVELT RD	01/10/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000

2024 Agriculture #2 Land Used

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$199,700	61.75	\$424,850	\$323,400	\$424,850	0.0	0.0
\$101,300	49.41	\$213,730	\$205,000	\$213,730	0.0	0.0
\$315,100	68.50	\$618,170	\$460,000	\$618,170	0.0	0.0
\$110,200	52.48	\$220,411	\$206,489	\$216,900	0.0	0.0
\$0	0.00	\$165,010	\$165,000	\$165,010	0.0	0.0
\$726,300		\$1,642,171	\$1,359,889	\$1,638,660	0.0	
Sale. Ratio =>	53.27			Average		
Std. Dev. =>	27.03			per FF=>	#DIV/0!	

2024 Elba Agriculture #2 Acre Rate

\$4,600

2024 Elba Agriculture #2 Untilled Acre Rate used Residentail Large Acre Rate

\$4,200

2024 Agriculture #2 Land Not Used

\$109,900	183.17	\$303,756	\$15,994	\$259,750	0.0	0.0
\$530,100	29.45	\$1,164,668	\$1,122,270	\$486,938	0.0	0.0
\$0	0.00	\$417,189	\$550,000	\$417,189	0.0	0.0
\$243,700	180.52	\$504,868	\$74,470	\$444,338	0.0	0.0
\$110,200	275.50	\$224,700	\$40,000	\$224,700	0.0	0.0
\$83,800	104.75	\$176,750	\$80,000	\$176,750	0.0	0.0
\$109,800	43.92	\$234,704	\$233,596	\$218,300	0.0	0.0
\$129,300	58.77	\$297,714	\$125,686	\$203,400	0.0	0.0
\$174,600	48.50	\$435,877	\$277,223	\$353,100	0.0	0.0

Comparision to County Land Value

Gratiot County 2023-2024		NEIGHBORHOODS		
Ag land Summary		A LAND	B LAND	C LAND
Land Type	Price per Acre	ARCADA	ELBA	SEVILLE
A Land	\$8,400	BETHANY	HAMILTON	SUMNER
B Land	\$5,400	EMERSON	WASHINGTON	NEW HAVEN (NORTH 1/2)
C Land	\$3,900	FULTON		
Scrub	\$3,700	LAFAYETTE		
Buildable	SEE TABLE ON TAB 4	NEWARK		
		NEW HAVEN (SOUTH 1/2)		
		NORTH SHADE		
		NORTH STAR		
		PINE RIVER		
		WHEELER		

B Land C Land

$\$5,400 + \$3,900 = \$9,300 / 2 = \$4,650$ Average

2024 Agriculture #2 Land Used

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
77.00	77.00	#DIV/0!	\$4,200	\$0.10	0.00	4010	1080/1061
38.85	38.85	#DIV/0!	\$5,277	\$0.12	0.00	4000	1088/27
112.00	112.00	#DIV/0!	\$4,107	\$0.09	0.00	4010	1082/1227
40.00	40.00	#DIV/0!	\$5,162	\$0.12	0.00	4000	2023-00809
29.20	29.20	#DIV/0!	\$5,651	\$0.13	0.00	4000	1104/903
297.05	297.05						
Average per Net Acre=>	4,577.98		Average per SqFt=>	\$0.11			

2024 Agriculture #2 Land Not Used

62.00	62.00	#DIV/0!	\$258	\$0.01	0.00	4010	1079/1331
86.00	86.00	#DIV/0!	\$13,050	\$0.30	0.00	4000	1087/1479
74.23	74.23	#DIV/0!	\$7,409	\$0.17	0.00	4000	1084/1038
79.53	79.53	#DIV/0!	\$936	\$0.02	0.00	4000	1110/353
40.00	40.00	#DIV/0!	\$1,000	\$0.02	0.00	4000	1110/356
39.00	39.00	#DIV/0!	\$2,051	\$0.05	0.00	4010	1116/1205
40.00	40.00	#DIV/0!	\$5,840	\$0.13	0.00	4000	1082/875
40.00	40.00	#DIV/0!	\$3,142	\$0.07	0.00	4000	1087/654
80.00	80.00	#DIV/0!	\$3,465	\$0.08	0.00	4010	1096/1370

2024 Elba Residential Acre Rate used for Agriculture #2 Acre Rate

15,100 2024 Residential Acre Rate

4,200 2024 Over Ten Acre Residential Acre Rate

1 Acre	15,100	15,100
1.5 Acre	15,100	22,650
2 Acre	15,100	30,200
2.5 Acre	15,100	37,750
3 Acre	15,100	45,300
4 Acre	15,100	60,400
5 Acre	15,100	75,500
7 Acre	15,100	105,700
10 Acre	15,100	151,000
15 Acre	4,200	63,000
20 Acre	4,200	84,000
25 Acre	4,200	105,000
30 Acre	4,200	126,000
40 Acre	4,200	168,000
50 Acre	4,200	210,000
100 Acre	4,200	420,000