

2024 Agriculture #1 Land Acre Rate Used

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
03-008-008-01	E GARFIELD/MC CLELLAND	08/19/21	\$205,000	WD	03-ARM'S LENGTH
03-028-019-00	8079 E WILSON RD	05/04/21	\$250,000	WD	03-ARM'S LENGTH
03-031-006-00	E WILSON (6000) RD	06/09/23	\$210,000	WD	03-ARM'S LENGTH
03-036-015-20	11558 E S GRATIOT COUNTY RD	06/09/22	\$165,000	PTA	03-ARM'S LENGTH
Totals:			\$830,000		

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03-031-001-00	11967 S WISNER RD	05/17/21	\$460,000	WD	03-ARM'S LENGTH
03-008-004-00	S MCCLELLAND/CLEVELAND	05/07/21	\$323,400	WD	03-ARM'S LENGTH

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front
\$205,000	\$101,300	49.41	\$202,675	\$205,000	\$202,675	0.0
\$250,000	\$109,800	43.92	\$219,444	\$235,846	\$205,290	0.0
\$210,000	\$110,200	52.48	\$220,411	\$206,489	\$216,900	0.0
\$165,000	\$0	0.00	\$162,165	\$165,000	\$162,165	0.0
\$830,000	\$321,300		\$804,695	\$812,335	\$787,030	0.0
	Sale. Ratio =>	38.71		Average		
	Std. Dev. =>	24.56		per FF=>		#DIV/0!

2024 Elba Agricultural #1 Land Acre Rate \$5,500

2024 Elba Agricultural #1 Untilled Land Rate Used Residential Large Acre rate \$4,200

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\$460,000	\$315,100	68.50	\$630,257	\$406,118	\$576,375	0.0
\$323,400	\$199,700	61.75	\$399,315	\$323,400	\$399,315	0.0

Gratiot County Comparison

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		

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Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.0	38.85	38.85	#DIV/0!	\$5,277	\$0.12	0.00	4000
0.0	40.00	40.00	#DIV/0!	\$5,896	\$0.14	0.00	4000
0.0	40.00	40.00	#DIV/0!	\$5,162	\$0.12	0.00	4000
0.0	29.20	29.20	#DIV/0!	\$5,651	\$0.13	0.00	4000
	148.05	148.05					
	Average per Net Acre=>	5,486.90		Average per SqFt=>	\$0.13		

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0.0	112.00	112.00	#DIV/0!	\$3,626	\$0.08	0.00	4000
0.0	77.00	77.00	#DIV/0!	\$4,200	\$0.10	0.00	4000

2024 Elba Residential Acre Rate used for Agriculture #1 Acre Rate

15,100 2024 Residential Elba Acre Rate

4,200 2024 Elba 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

Liber/Page	Land Table	Class
1088/27	AGRICULTURAL	102
1082/875	AGRICULTURAL	101
2023-00809	AGRICULTURAL	101
1104/903	AGRICULTURAL	102

1082/1227	AGRICULTURAL	102
1080/1061	AGRICULTURAL	102