

2024 Vacant Ag Land Sales Analysis - Tillable- Duplain Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Total Acres	Dollars/Acre	Liber/Page
060-023-400-015-00	E FRENCH RD	10/16/21	LC	03-ARM'S LENGTH	\$375,000	75.59	\$4,961	5321588
060-036-400-070-00	3325 N MERIDIAN RD	04/07/23	DW	03-ARM'S LENGTH	\$125,000	19.89	\$6,285	5334695
060-036-100-040-00	N MERIDIAN RD	03/24/23	WD	03-ARM'S LENGTH	\$78,452	17.83	\$4,400	5303930
060-036-200-007-00	N HOLLISTER RD	06/28/22	WD	03-ARM'S LENGTH	\$394,420	75.85	\$5,200	FROM PTA

Totals:

\$972,872

189.16

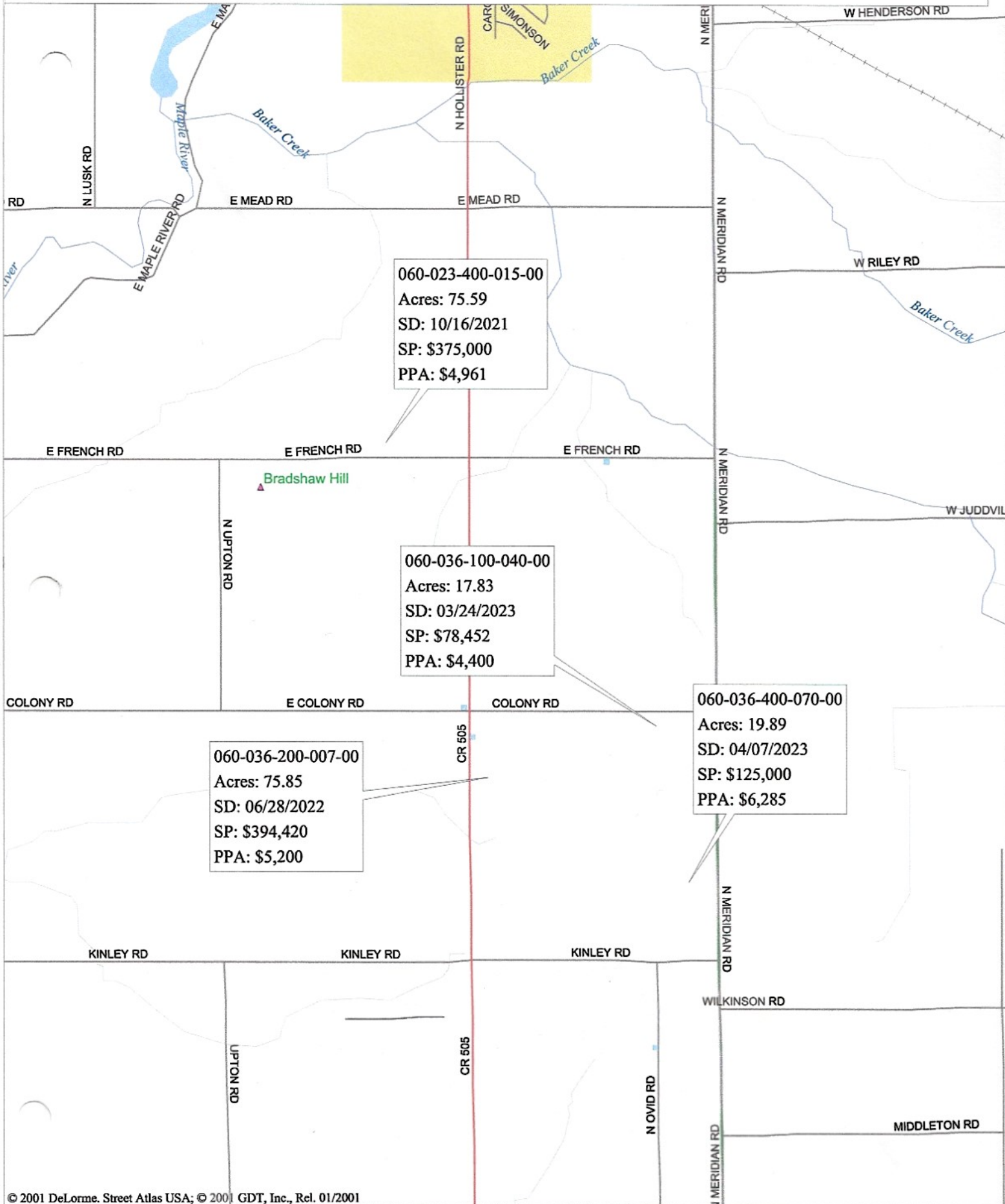
Average

per Net Acre=>

\$ 5,143.12

Used: \$5,150

2024 Duplain Twp Vacant Ag Land Sales



2024 Commercial Vacant Land Sale Analysis - Duplain Township

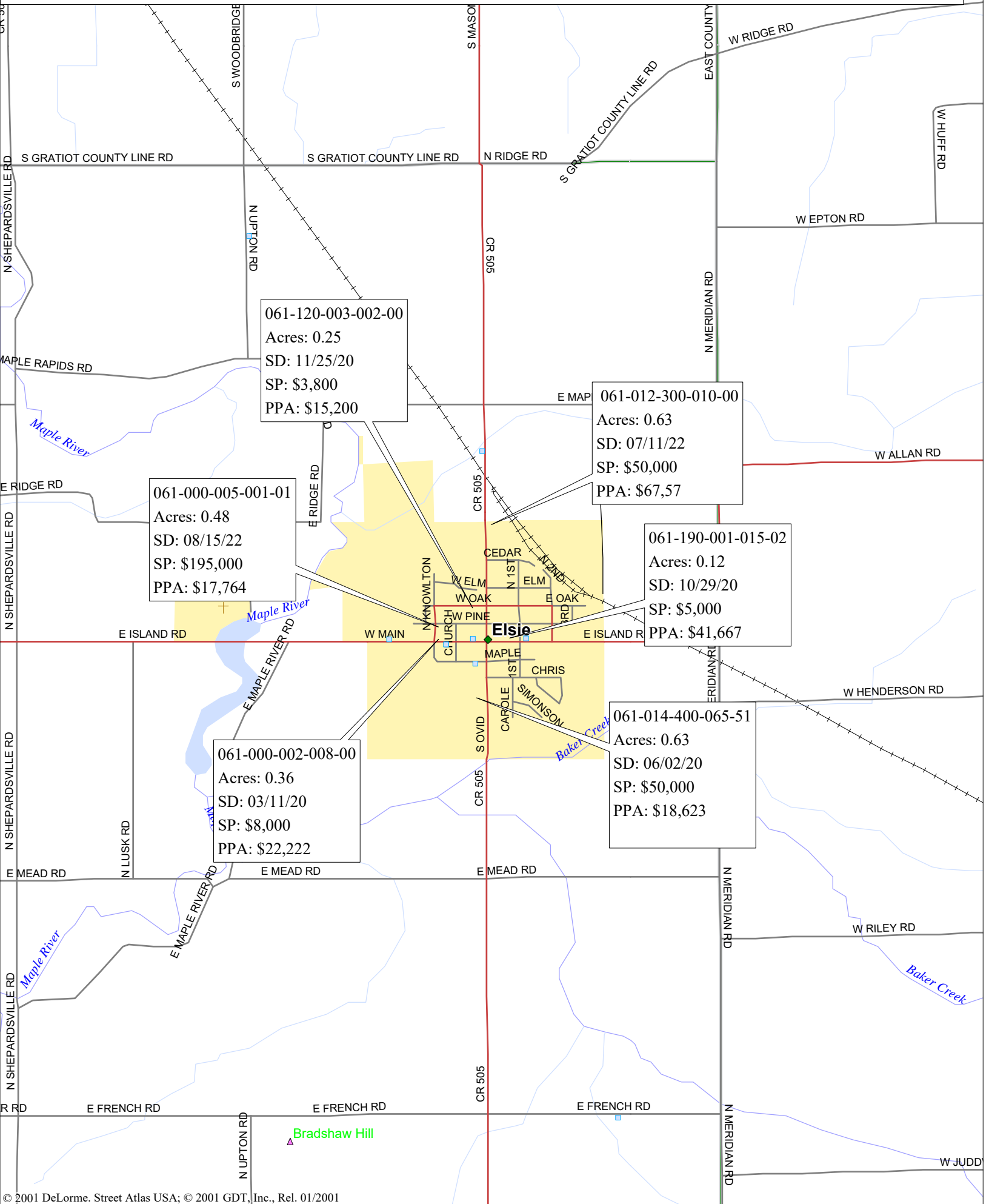
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
061-000-002-008-00	W MAIN ST	03/11/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$10,600	132.50
061-000-005-001-01	300 W MAIN ST	08/15/22	\$195,000	LC	03-ARM'S LENGTH	\$195,000	\$109,000	55.90
061-012-300-010-00	566 N OVID ST	07/11/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,500	49.00
061-014-400-065-51	310 S OVID STREET	06/02/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,400	56.80
061-120-003-002-00	W OAK ST---V/L	11/25/20	\$3,800	WD	03-ARM'S LENGTH	\$3,800	\$7,600	200.00
061-190-001-015-02	E MAIN STREET	10/29/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,000	60.00
Totals:						\$311,800	\$183,100	\$366,260

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page
\$21,240	\$8,000	\$21,240	0.36	\$22,222	5290444
\$217,912	\$7,998	\$31,350	0.48	\$16,838	5328285
\$49,013	\$42,237	\$41,250	0.63	\$67,579	5327035
\$56,809	\$11,658	\$18,467	0.63	\$18,623	5293295
\$15,250	\$3,800	\$15,250	0.25	\$15,200	5303680
\$6,036	\$5,000	\$3,540	0.12	\$41,667	5300048
\$78,693	\$131,097	2.46			

Sale. Ratio => 58.72 Average Average
 Std. Dev. => 61.19 per Net Acre=> \$ 32,041 per SqFt=> \$0.74

USED: \$ 32,000

2024 Duplain Twp Commercial Vacant Land Study



061-120-003-002-00
 Acres: 0.25
 SD: 11/25/20
 SP: \$3,800
 PPA: \$15,200

061-012-300-010-00
 Acres: 0.63
 SD: 07/11/22
 SP: \$50,000
 PPA: \$67,57

061-000-005-001-01
 Acres: 0.48
 SD: 08/15/22
 SP: \$195,000
 PPA: \$17,764

061-190-001-015-02
 Acres: 0.12
 SD: 10/29/20
 SP: \$5,000
 PPA: \$41,667

061-000-002-008-00
 Acres: 0.36
 SD: 03/11/20
 SP: \$8,000
 PPA: \$22,222

061-014-400-065-51
 Acres: 0.63
 SD: 06/02/20
 SP: \$50,000
 PPA: \$18,623

2024 Duplain Township Rural Residential Land Sales Analysis

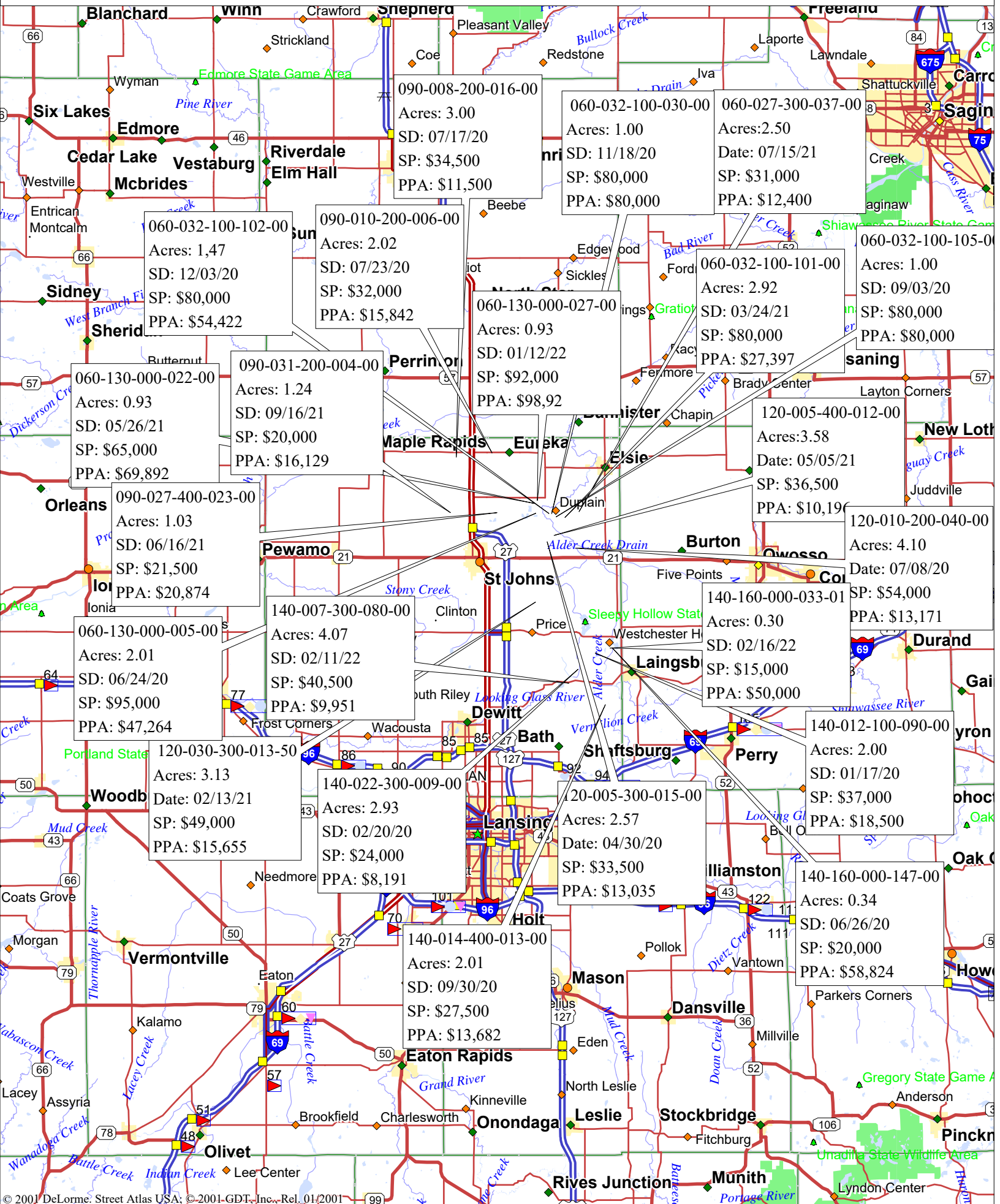
1 Acre Site

Parcel Number	Liber/Page	Instr.	Sale Date	Net Acre	Sale Price	Dollars/Acre
060-027-300-037-00	5313987	WD	07/15/21	2.50	\$31,000	\$12,400
060-032-100-030-00	5302286	WD	11/18/20	1.00	\$80,000	\$80,000
060-032-100-101-00	5308136	WD	03/24/21	2.92	\$80,000	\$27,397
060-032-100-102-00	5302726	WD	12/03/20	1.47	\$80,000	\$54,422
060-032-100-105-00	5297777	WD	09/03/20	1.00	\$80,000	\$80,000
060-130-000-005-00	5295310	WD	06/24/20	2.01	\$95,000	\$47,264
060-130-000-022-00	5310583	WD	05/26/21	0.93	\$65,000	\$69,892
060-130-000-027-00	5320630	WD	01/12/22	0.93	\$92,000	\$98,925
090-008-200-016-00	5295745	WD	07/17/20	3.00	\$34,500	\$11,500
090-010-200-006-00	5295708	WD	07/23/20	2.02	\$32,000	\$15,842
090-027-400-023-00	5312245	WD	06/16/21	1.03	\$21,500	\$20,874
090-031-200-004-00	5315514	WD	09/16/21	1.24	\$20,000	\$16,129
090-200-000-028-00	5316204	WD	10/04/21	1.84	\$76,892	\$41,789
120-005-300-015-00	5292210	WD	04/30/20	2.57	\$33,500	\$13,035
120-005-400-012-00	5309884	WD	05/05/21	3.58	\$36,500	\$10,196
120-010-200-040-00	5295006	WD	07/08/20	4.10	\$54,000	\$13,171
120-030-300-013-50	5305747	WD	02/13/21	3.13	\$49,000	\$15,655
140-007-300-080-00	5322041	WD	02/11/22	4.07	\$40,500	\$9,951
140-012-100-090-00	5288729	WD	01/17/20	2.00	\$37,000	\$18,500
140-014-400-013-00	5299072	WD	09/30/20	2.01	\$27,500	\$13,682
140-022-300-009-00	5289895	WD	02/20/20	2.93	\$24,000	\$8,191
140-160-000-033-01	5321914	WD	02/16/22	0.30	\$15,000	\$50,000
140-160-000-147-00	5297436	WD	06/26/20	0.34	\$20,000	\$58,824
				46.92	\$1,124,892	

Average per acre **\$23,975**

Used: \$24,000

2024 Duplain Twp Rural Residential Land Study



2024 Duplain Township Rural Residential Land Sales Analysis

Additional Acres / Non-tillable / Woods

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Adjusted Acres	Dollars/Acre	Liber/Page
060-008-300-020-01	N WATSON RD V/L	10/03/22	WD	03-ARM'S LENGTH	\$9,000	2.70	\$2,432	5329745
060-021-400-023-00	N SHEPARDVILLE RD--\	05/09/22	WD	03-ARM'S LENGTH	\$7,180	2.21	\$2,239	5325087
060-027-300-037-00	7165 E COLONY RD	07/15/21	WD	03-ARM'S LENGTH	\$7,000	1.50	\$2,800	5313987
Totals:						6.41		

Average

per Net Acre=>

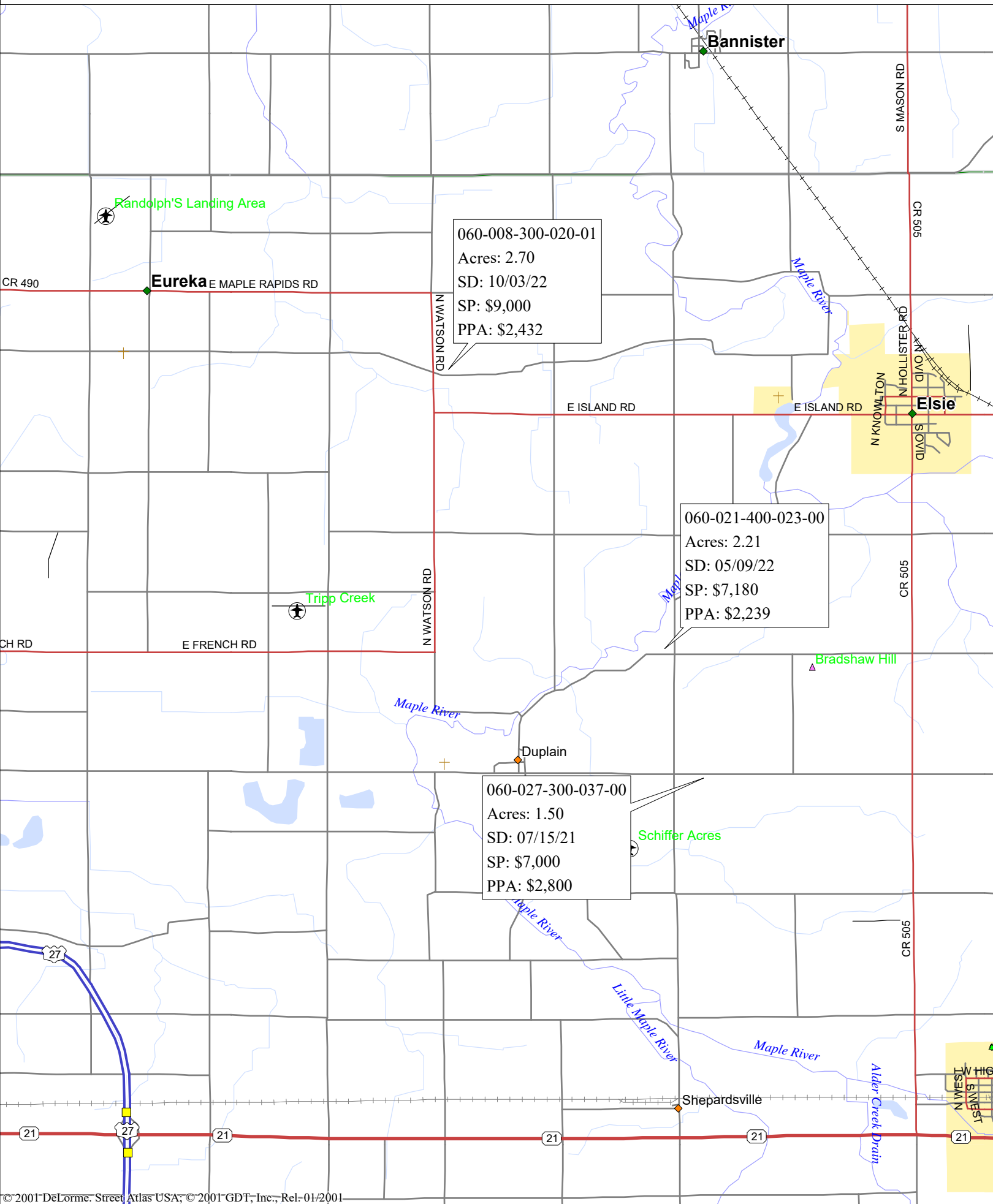
3,616.22

Used:

\$3,600

Formula: (Sale Price - \$24,000) / (Total acres - 1) = Surplus land value

2024 Duplain Twp Rural Residential Add Acres Study



Duplain Township - Colony Lakes Lots 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Acres	
060-130-000-022-00	4060 Estate Way	05/26/21	\$65,000	wd	\$65,000	\$31,200	48.00	\$62,310	0.93	
060-130-000-02700	4210 Estate Way	01/12/22	\$92,000	wd	\$92,000	\$37,200	40.43	\$74,400	0.93	
060-032-100-106-00	V/L Harmon	05/21/21	\$80,000	WD	\$80,000	\$30,200	37.75	\$60,300	0.90	
060-032-100-101-00	V/L Colony RD	03/24/21	\$80,000	WD	\$80,000	\$33,500	41.88	\$60,300	1.01	
060-032-100-102-00	5620 E Colony Road	12/02/20	\$80,000	PTA	\$80,000	\$33,000	41.25	\$60,000	1.01	
060-032-100-104-00	V/L Harmon	04/28/23	\$80,000	WD	\$80,000	\$40,000	50.00	\$80,000	1.00	
060-032-100-107-00	V/L Harmon	04/28/23	\$80,000	WD	\$80,000	\$35,600	44.50	\$71,600	1.00	
060-032-100-109-00	V/L Harmon	09/29/23	\$80,000	WD	\$80,000	\$36,000	45.00	\$72,000	1.00	
060-032-100-030-00	V/L Colony RD	11/17/20	\$80,000	WD	\$80,000	\$30,000	37.50	\$60,000	1.00	
060-032-100-105-00	3925 N HARMON RD	09/03/20	\$80,000	WD	\$80,000	\$30,000	37.50	\$60,000	1.00	
060-130-000-005-00	4177 E COLONY RD	06/24/20	\$95,000	WD	\$95,000	\$30,000	31.58	\$60,000	1.47	
Totals:								\$892,000	\$892,000	11.25

Average Per Lot:
average per acre

Used:

\$89,200

\$79,289

\$80,000

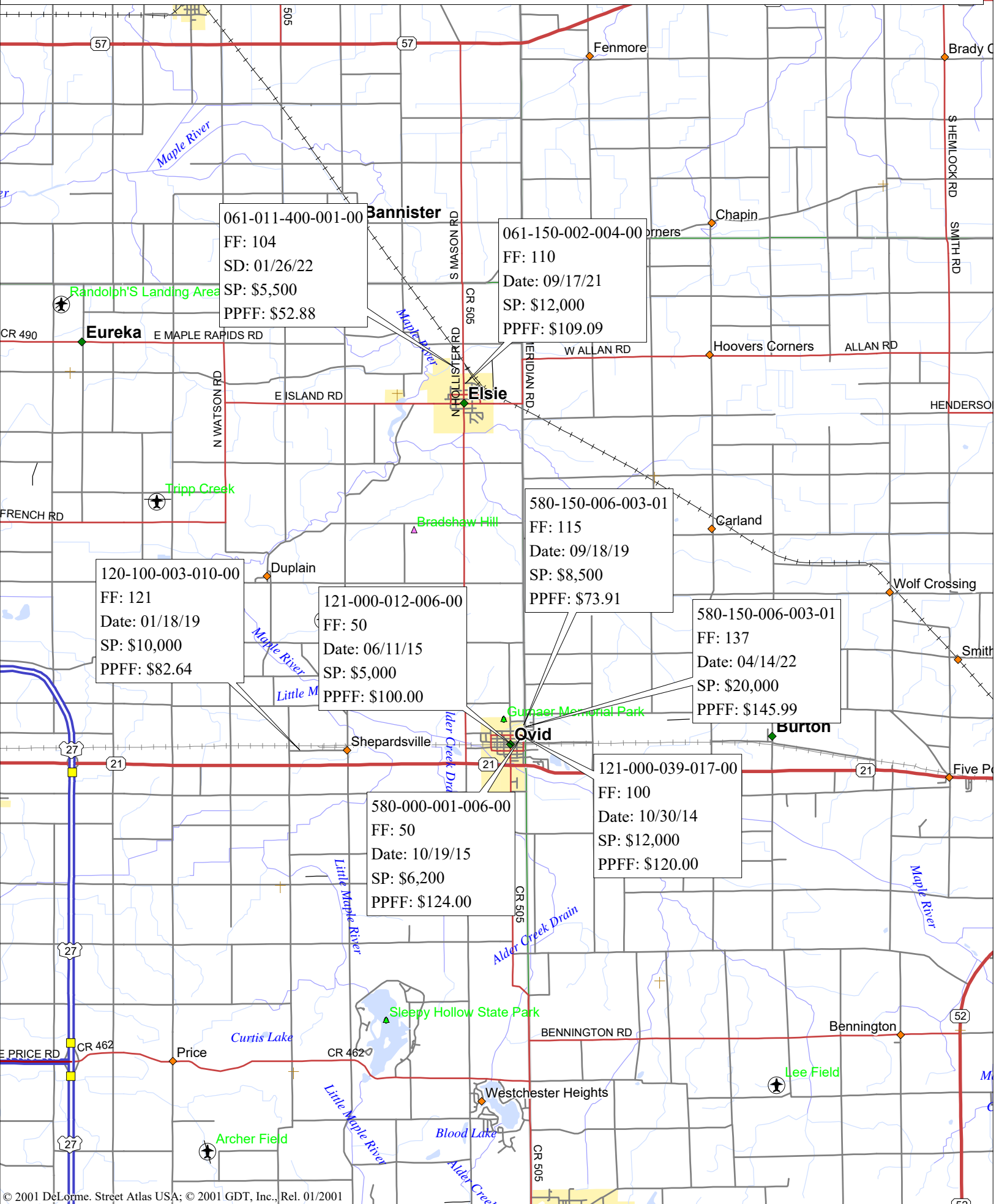
2024 City of Elsie Residential Lot Sales

Price Per Front Foot

Parcel Number	Doc Num	Instr	Date	Transfer	Seller	Buyer	Class	Acres	Sale Price	FF	Price FF
121-000-012-006-00	5229379	wd	6/11/15	yes	Ackels, B	Fender, C	402	0.172	\$5,000	50	\$100.00
121-000-039-017-00	5221058	wd	10/30/14	yes	VanGieson	Miller, S	402	0.411	\$12,000	100	\$120.00
580-000-001-006-00	5284862	wd	10/15/19	yes	Workman	Lupu	401	0.13	\$6,200	50	\$124.00
580-150-006-003-01	5283962	wd	9/18/19	yes	Dawson	Demello	402	0.446	\$8,500	115	\$73.91
120-100-003-010-00	5104637	wd	1/18/19	yes	Sischo	Hehrer	402	0.4	\$10,000	121	\$82.64
061-150-002-004-00	5315770	wd	9/17/21	yes	Watson	Tyrel	402	0.452	\$12,000	110	\$109.09
061-011-400-001-00	5321202	wd	1/26/22	yes	Nicholson	Prubsky	402	0.867	\$5,500	104	52.88
580-150-006-003-01	5324689	wd	4/14/22	yes	Vincent	Swanson	402	0.446	\$20,000	137	\$145.99
									\$79,200	787	\$808.51

Price Per Sf **\$100.64**
Average Price Per Sf **\$89.83**
Used: **\$100.00**

2024 Duplain Twp City of Elsie Residential Lot Study



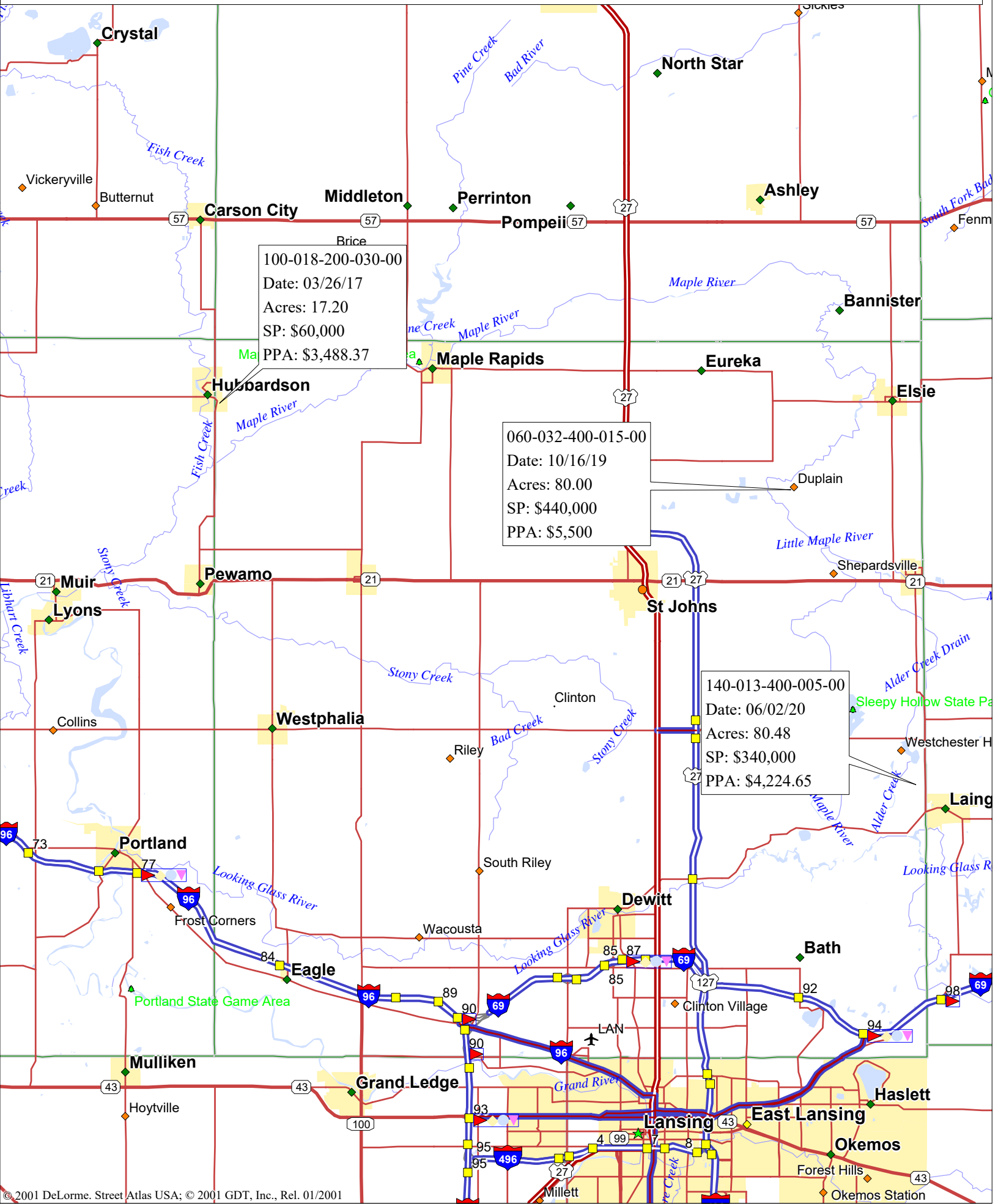
2024 Gravel Pit Land Sales Analysis - Duplain Township

Parcel #:	Date:	Price:	Acres:	Liber/Page	Price Per Acre
100-018-200-030-00	3/26/2017	\$60,000	17.20	5252642	\$3,488.37
060-032-400-015-00	10/16/2019	\$440,000	80.00	5284978	\$5,500.00
140-013-400-005-00	6/2/2020	\$340,000	80.48	5300689	\$4,224.65

Totals: \$840,000 177.68 Average PPA: **\$4,727.60**

Used: \$4,700.00

2024 Gravel Pit Land Sales-Duplain Twp



2024 Industrial Vacant Land Sale Analysis - Duplain Township

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page	Price/SF
061-130-001-008-00	28-Dec-17	23,000	LC	03-ARM'S LENG	\$21,240	0.56	41,071	5262200	0.943
140-025-400-050-00	23-Feb-21	78,930	WD	03-ARM'S LENG	\$31,350	1.79	44,095	5306309	1.012
150-185-000-006-00	11-Feb-16	50,000	WD	03-ARM'S LENG	\$41,250	1.40	35,714	5237929	0.820
150-035-100-015-03	17-Feb-17	199,440	WD	03-ARM'S LENG	\$18,467	3.08	64,753	5251041	1.487
Totals:						6.83			4.262

Average
per Net Acre \$ **51,445**

USED: \$ 51,500

Average
per SqFt=> **\$1.07**

2024 Duplain Twp Industrial Vacant Land Study

