

# **Everett Township**

**2023 for 2024 Residential Land Analysis**

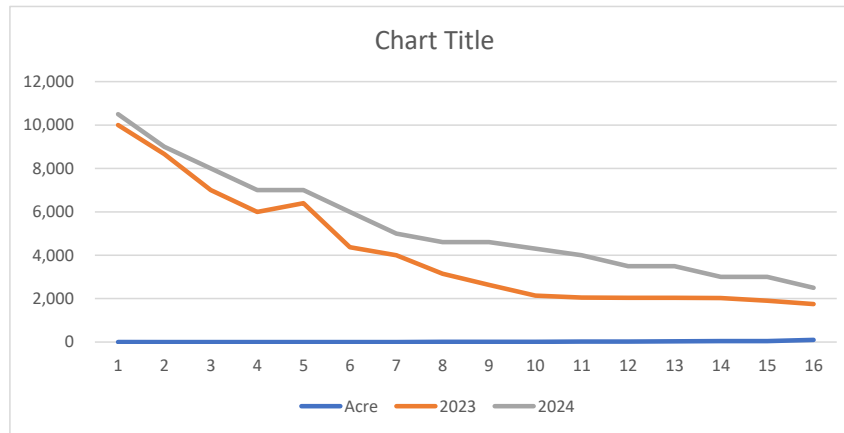
**2024 Everett Township Rural Land Analysis**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	id/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Frontepl	Net Acres	Total Acres	Dollars/Acre	and Tabl
15-20-100-002	09/21/22	\$50,000	WD	03-ARM'S LI	\$50,000	\$21,000	42.00	\$41,967	\$48,033	\$40,000	0.00 #	10	10.00	\$4,803	RURAL R
15-23-100-011	06/23/22	#####	WD	03-ARM'S LI	\$280,000	\$106,000	37.86	\$212,063	\$81,457	\$13,520	0.00 #	3	2.51	\$32,453	RURAL R
15-17-400-017	09/22/21	\$30,000	WD	03-ARM'S LI	\$30,000	\$31,900	106.33	\$63,755	\$18,787	\$52,542	0.00 #	17	16.61	\$1,131	RURAL R
15-11-100-026	04/28/22	#####	WD	03-ARM'S LI	\$250,000	\$131,600	52.64	\$263,135	\$6,905	\$20,040	0.00 #	5	5.01	\$1,378	RURAL R
15-12-300-020	10/21/22	#####	WD	03-ARM'S LI	\$425,000	\$230,000	54.12	\$459,976	\$166,944	\$201,920	0.00 #	76	75.96	\$2,198	RURAL R
15-14-200-003	05/27/21	#####	WD	03-ARM'S LI	\$155,000	\$84,600	54.58	\$169,153	\$25,919	\$40,072	0.00 #	10	10.04	\$2,582	RURAL R
11-36-300-009	10/01/21	#####	WD	03-ARM'S LI	\$234,000	\$118,800	50.77	\$237,653	\$56,347	\$60,000	0.00 #	20	20.00	\$2,817	RURAL R
15-23-100-006	06/10/22	#####	WD	03-ARM'S LI	\$560,000	\$272,200	48.61	\$544,322	\$165,678	\$150,000	0.00 #	50	50.00	\$3,314	RURAL R
15-10-200-020	10/08/21	#####	WD	03-ARM'S LI	\$135,000	\$59,000	43.70	\$118,001	\$91,074	\$74,075	0.00 #	25	25.45	\$3,579	RURAL R
15-20-100-003	09/21/22	\$50,000	WD	03-ARM'S LI	\$50,000	\$21,000	42.00	\$41,967	\$48,033	\$40,000	0.00 #	10	2.00	\$4,803	RURAL R
15-04-400-010	09/07/21	#####	WD	03-ARM'S LI	\$205,000	\$85,500	41.71	\$171,011	\$57,309	\$23,320	0.00 #	6	5.83	\$9,830	RURAL R
15-28-400-030	11/02/21	#####	WD	03-ARM'S LI	\$165,000	\$59,900	36.30	\$119,799	\$73,201	\$28,000	0.00 #	7	7.00	\$10,457	RURAL R
15-12-300-003	10/13/22	#####	WD	03-ARM'S LI	\$112,500	\$51,500	45.78	\$102,960	\$22,040	\$12,500	0.00 #	2	2.00	\$11,020	RURAL R
15-01-475-003	03/13/23	#####	WD	03-ARM'S LI	\$240,000	\$79,200	33.00	\$158,315	\$122,117	\$40,432	0.00 #	10	10.24	\$11,925	RURAL R
15-13-100-014	06/24/22	#####	WD	03-ARM'S LI	\$112,000	\$37,700	33.66	\$75,397	\$56,003	\$19,400	0.00 #	5	4.60	\$12,175	RURAL R
11-36-400-003	05/11/22	#####	WD	03-ARM'S LI	\$178,000	\$47,000	26.40	\$93,907	\$124,093	\$40,000	0.00 #	10	10.00	\$12,409	RURAL R
15-11-100-027	09/24/21	#####	WD	03-ARM'S LI	\$221,505	\$84,800	38.28	\$169,674	\$75,511	\$23,680	0.00 #	6	5.92	\$12,755	RURAL R
15-28-300-016	10/26/22	#####	WD	03-ARM'S LI	\$165,000	\$70,400	42.67	\$140,739	\$37,761	\$13,500	0.00 #	3	2.50	\$15,104	RURAL R
15-33-200-004	10/03/22	#####	WD	03-ARM'S LI	\$131,000	\$45,600	34.81	\$91,155	\$57,505	\$17,660	0.00 #	4	3.79	\$15,173	RURAL R
15-20-100-031	08/09/21	#####	WD	03-ARM'S LI	\$150,000	\$46,500	31.00	\$92,937	\$76,913	\$19,850	0.00 #	5	4.90	\$15,697	RURAL R
15-01-300-010	02/28/23	#####	WD	03-ARM'S LI	\$260,000	\$70,300	27.04	\$140,694	\$159,146	\$39,840	0.00 #	10	9.96	\$15,979	RURAL R
15-20-250-015	07/19/21	\$86,000	WD	03-ARM'S LI	\$86,000	\$32,600	37.91	\$65,189	\$33,311	\$12,500	0.00 #	2	2.00	\$16,656	RURAL R
15-36-200-003	11/08/22	#####	WD	03-ARM'S LI	\$241,900	\$69,900	28.90	\$139,786	\$134,114	\$32,000	0.00 #	8	8.00	\$16,764	RURAL R
15-13-100-006	06/03/21	#####	WD	03-ARM'S LI	\$195,000	\$81,500	41.79	\$163,002	\$44,998	\$13,000	0.00 #	2	2.25	\$19,999	RURAL R
15-25-400-011	11/03/22	#####	WD	03-ARM'S LI	\$140,000	\$35,200	25.14	\$70,450	\$86,850	\$17,300	0.00 #	4	3.70	\$23,473	RURAL R
15-03-200-025	12/15/22	#####	WD	03-ARM'S LI	\$114,000	\$38,800	34.04	\$77,627	\$56,453	\$20,080	0.00 #	2	5.02	\$27,011	RURAL R
15-12-100-032	04/12/22	#####	WD	03-ARM'S LI	\$195,000	\$56,500	28.97	\$112,983	\$99,077	\$17,060	0.00 #	4	3.64	\$27,219	RURAL R
15-23-100-013	06/23/22	#####	WD	03-ARM'S LI	\$280,000	\$106,000	37.86	\$212,063	\$81,457	\$13,520	0.00 #	3	3.01	\$32,453	RURAL R
15-05-400-053	08/18/22	#####	WD	03-ARM'S LI	\$199,000	\$67,800	34.07	\$135,688	\$75,972	\$12,660	0.00 #	2	2.08	\$36,525	RURAL R
15-12-100-002	01/28/22	#####	WD	03-ARM'S LI	\$157,500	\$64,700	41.08	\$129,368	\$37,832	\$9,700	0.00 #	1	0.97	\$39,002	RURAL R
15-20-450-008	07/28/22	#####	WD	03-ARM'S LI	\$160,000	\$63,400	39.63	\$126,818	\$43,582	\$10,400	0.00 #	1	1.10	\$39,620	RURAL R
15-04-400-023	05/05/22	#####	WD	03-ARM'S LI	\$235,000	\$53,500	22.77	\$106,903	\$141,597	\$13,500	0.00 #	3	2.50	\$56,639	RURAL R
15-06-352-003	09/30/21	#####	WD	03-ARM'S LI	\$205,000	\$84,900	41.41	\$169,887	\$42,313	\$7,200	0.00 #	1	0.72	\$58,768	RURAL R
15-21-100-019	10/27/21	#####	WD	03-ARM'S LI	\$145,000	\$43,300	29.86	\$86,681	\$68,119	\$9,800	0.00 #	1	0.98	\$69,509	RURAL R
15-24-400-016	06/28/21	#####	WD	03-ARM'S LI	\$200,000	\$50,000	25.00	\$100,099	\$117,081	\$17,180	0.00 #	4	3.67	\$31,902	RURAL R
15-25-300-010	11/22/22	\$65,000	WD	03-ARM'S LI	\$65,000	\$57,500	88.46	\$115,000	\$65,000	\$115,000	0.00 #	40	40.00	\$1,625	RURAL R
15-31-300-009	11/18/21	\$25,000	WD	03-ARM'S LI	\$25,000	\$24,000	96.00	\$47,920	\$25,000	\$47,920	0.00 #	14	14.40	\$1,736	RURAL R
15-03-400-011	10/08/21	#####	WD	03-ARM'S LI	\$170,000	\$97,300	57.24	\$194,600	\$170,000	\$194,600	0.00 #	72	72.30	\$2,351	RURAL R
15-19-400-004	01/17/23	\$95,000	WD	03-ARM'S LI	\$95,000	\$57,500	60.53	\$115,000	\$95,000	\$115,000	0.00 #	40	40.00	\$2,375	RURAL R
15-28-400-011	11/10/21	\$32,000	WD	03-ARM'S LI	\$32,000	\$22,200	69.38	\$44,414	\$32,000	\$44,414	0.00 #	12	12.45	\$2,570	RURAL R
15-13-100-011	04/28/21	\$59,000	WD	03-ARM'S LI	\$59,000	\$30,100	51.02	\$60,200	\$59,000	\$60,200	0.00 #	20	20.08	\$2,938	RURAL R
15-07-200-008	09/02/21	\$16,900	WD	03-ARM'S LI	\$16,900	\$11,300	66.86	\$22,680	\$16,900	\$22,680	0.00 #	6	5.67	\$2,981	RURAL R
15-07-200-009	09/02/21	\$18,000	WD	03-ARM'S LI	\$18,000	\$11,700	65.00	\$23,360	\$18,000	\$23,360	0.00 #	6	5.84	\$3,082	RURAL R

15-12-200-002	10/18/21	\$10,000	WD	03-ARM'S LI	\$10,000	\$7,300	73.00	\$14,500	\$10,000	\$14,500	0.00 #	3	3.00	\$3,333	RURAL R
15-33-200-012	06/11/21	\$91,000	WD	03-ARM'S LI	\$91,000	\$38,100	41.87	\$76,175	\$91,000	\$76,175	0.00 #	26	26.05	\$3,493	RURAL R
15-23-400-004	01/19/22	\$80,000	WD	03-ARM'S LI	\$80,000	\$30,000	37.50	\$60,000	\$80,000	\$60,000	0.00 #	20	20.00	\$4,000	RURAL R
15-15-200-019	02/07/22	\$84,000	WD	03-ARM'S LI	\$84,000	\$30,000	35.71	\$60,000	\$84,000	\$60,000	0.00 #	20	20.00	\$4,200	RURAL R
15-21-100-003	09/29/22	\$43,000	WD	03-ARM'S LI	\$43,000	\$20,000	46.51	\$40,000	\$43,000	\$40,000	0.00 #	10	10.00	\$4,300	RURAL R
15-17-200-010	03/27/23	\$45,000	WD	03-ARM'S LI	\$45,000	\$20,000	44.44	\$40,000	\$45,000	\$40,000	0.00 #	10	10.00	\$4,500	RURAL R
15-30-400-009	06/17/22	\$23,000	WD	03-ARM'S LI	\$23,000	\$10,000	43.48	\$20,000	\$23,000	\$20,000	0.00 #	5	5.00	\$4,600	RURAL R
15-20-100-008	08/30/22	\$25,000	WD	03-ARM'S LI	\$25,000	\$10,000	40.00	\$20,000	\$25,000	\$20,000	0.00 #	5	5.00	\$5,000	RURAL R
15-35-400-009	06/23/21	\$30,000	WD	03-ARM'S LI	\$30,000	\$10,000	33.33	\$19,985	\$30,000	\$19,985	0.00 #	5	4.99	\$6,012	RURAL R
15-36-300-016	12/09/22	\$6,000	WD	03-ARM'S LI	\$6,000	\$4,700	78.33	\$9,300	\$6,000	\$9,300	0.00 #	1	0.93	\$6,452	RURAL R
15-33-200-013	04/19/21	\$95,200	WD	03-ARM'S LI	\$95,200	\$18,000	18.91	\$36,015	\$95,200	\$36,015	0.00 #	14	14.00	\$6,795	RURAL R
15-33-200-014	04/19/21	\$95,200	WD	03-ARM'S LI	\$95,200	\$18,000	18.91	\$36,015	\$95,200	\$36,015	0.00 #	14	14.01	\$6,795	RURAL R
15-03-200-016	07/01/22	\$68,000	WD	03-ARM'S LI	\$68,000	\$49,500	72.79	\$35,000	\$68,000	\$35,000	0.00 #	10	9.28	\$6,800	RURAL R
15-06-312-005	05/13/21	\$10,000	WD	03-ARM'S LI	\$10,000	\$5,500	55.00	\$11,000	\$10,000	\$11,000	0.00 #	1	1.25	\$8,000	RURAL R
15-06-353-002	04/11/22	\$20,000	WD	03-ARM'S LI	\$20,000	\$34,400	172.00	\$14,955	\$20,000	\$13,380	0.00 #	2	2.44	\$8,197	RURAL R
15-21-100-014	12/27/21	\$99,900	WD	03-ARM'S LI	\$99,900	\$26,300	26.33	\$30,000	\$99,900	\$30,000	0.00 #	10	10.00	\$9,990	RURAL R
15-31-300-012	10/08/21	#####	WD	03-ARM'S LI	\$600,000	\$291,900	48.65	\$16,500	\$600,000	\$16,500	0.00 #	5	21.79	\$120,000	RURAL R
					<b>Sale. Ratio =&gt;</b>	<b>41.29</b>	<b>Average</b>					<b>Average</b>			
					<b>Std. Dev. =&gt;</b>	<b>24.34</b>	<b>per FF=&gt;</b>					<b>#DIV/0!</b>		<b>per Net Acre</b>	
															<b>\$6,477</b>
<b>Totals:</b>	<b>#####</b>				<b>\$8,568,605</b>	<b>\$3,537,900</b>		<b>\$6,367,743</b>	<b>\$4,539,732</b>	<b>\$2,337,295</b>	<b>0.00</b>		<b>701</b>	<b>712.44</b>	

Slight Increase from 2023 to mediate increase

Acres	2023	2024	BS&A	
1	10,000	#####	\$10,500	M
1.5	8,667	\$9,000	\$13,500	M
2	7,000	\$8,000	\$16,000	EX
2.5	6,000	\$7,000	\$17,500	M
3	6,400	\$7,000	\$21,000	EX
4	4,375	\$6,000	\$24,000	EX
5	4,000	\$5,000	\$25,000	V
7	3,143	\$4,600	\$32,200	EX
10	2,632	\$4,600	\$43,700	EX
15	2,138	\$4,300	\$62,350	M
20	2,051	\$4,000	\$78,000	M
25	2,041	\$3,500	\$85,750	V
30	2,034	\$3,500	\$103,250	V
40	2,025	\$3,000	\$118,500	M
50	1,900	\$3,000	\$150,000	V
100	1,750	\$2,500	\$250,000	M



V= VERIFIED FROM DATA

EX= EXTRAPOLATED FROM CURVE

M= MODIFICATION OF VERIFIED DATA TO CURVE

Parcel Number Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Cur. Asmnt. id/Adj. SaCur. Appraisal Land Residual Est. Land Value Net Acres A Dollars/Acre

1 Acre

Used 2023

15-36-300-016	44904 06/04/16 WD	03-ARM'S LI	6000	\$4,700	\$78	9300.00	\$6,000	\$9,300	0.93 #	6452	
							<b>\$6,000</b>		<b>0.93</b>	<b>\$6,452</b>	
										<i>Used \$10,50</i>	\$10,000

**1.5 Acre**

15-06-312-005	44329 05/18/27 WD	03-ARM'S LI	10000	\$5,500	\$55	11000.00	\$10,000	\$11,000	1.25 #	8000	
							<b>\$10,000</b>		<b>1.25</b>	<b>\$8,000</b>	
										<i>Used \$9,000</i>	\$5,333

**2 Acre**

										<i>Used \$8,000</i>	\$6,250
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**2.5 Acre**

15-09-100-018	04/26/21 \$60,000 WD	03-ARM'S LI	\$60,000	\$26,600	44.33	\$53,290	\$20,230	\$13,520	2.51 #	8060	
15-06-353-002	04/11/22 \$20,000 WD	03-ARM'S LI	\$20,000	\$34,400	172.00	\$14,955	\$20,000	\$13,380	2.44 #	8197	
							<b>\$40,230</b>		<b>4.95</b>	<b>\$8,127</b>	\$5,400
										<i>Used \$7,000</i>	

**3 Acre**

15-12-200-002	44487 05/18/27 WD	03-ARM'S LI	10000	\$7,300	\$73	14500.00	\$10,000	\$14,500	3.00 #	3333	
							<b>\$10,000</b>		<b>3.00</b>	<b>\$3,333</b>	\$5,800
										<i>Used \$7,000</i>	

**4 acre**

										<i>Used \$6,000</i>	\$4,625
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**5 Acres**

15-30-400-009	44729 12/20/62 WD	03-ARM'S LI	23000	\$10,000	\$43	20000.00	\$23,000	\$20,000	5.00 #	4600	
15-21-100-006	07/22/22 \$38,500 WD	03-ARM'S LI	\$38,500	\$17,100	44.42	\$34,110	\$24,390	\$20,000	5.00 #	4878	
15-20-100-008	08/30/22 \$25,000 WD	03-ARM'S LI	\$25,000	\$10,000	40.00	\$20,000	\$25,000	\$20,000	5.00 #	5000	
15-21-100-016	44817 08/12/69 WD	03-ARM'S LI	135000	\$57,900	\$43	115766.00	\$39,234	\$20,000	5.00 #	7847	
15-07-200-008	44441 04/08/46 WD	03-ARM'S LI	16900	\$11,300	\$67	22680.00	\$16,900	\$22,680	5.67 #	2981	
15-04-400-010	44446 04/07/61 WD	03-ARM'S LI	205000	\$85,500	\$42	171011.00	\$57,309	\$23,320	5.83 #	9830	
15-07-200-009	09/02/21 \$18,000 WD	03-ARM'S LI	\$18,000	\$11,700	65.00	\$23,360	\$18,000	\$23,360	5.84 #	3082	
15-11-100-026	04/28/22 ##### WD	03-ARM'S LI	\$250,000	\$131,600	52.64	\$263,135	\$6,905	\$20,040	5.01 #	1378	
15-35-400-009	44370 02/18/82 WD	03-ARM'S LI	30000	\$10,000	\$33	19985.00	\$30,000	\$19,985	4.99 #	6012	
							<b>\$240,738</b>		<b>47.34</b>	<b>\$5,085</b>	\$4,000
										<i>Used \$5,000</i>	

**7 Acres**

15-36-100-008	03/30/22 ##### WD	03-ARM'S LI	\$230,000	\$95,300	41.43	\$190,693	\$69,307	\$30,000	7.50 #	9241	
15-36-200-003	44873 04/18/62 WD	03-ARM'S LI	241900	\$69,900	\$29	139786.00	\$134,114	\$32,000	8.00 #	16764	
15-28-400-030	44502 10/02/51 WD	03-ARM'S LI	165000	\$59,900	\$36	119799.00	\$73,201	\$28,000	7.00 #	10457	
							<b>\$646,474</b>		<b>97.18</b>	<b>\$6,652</b>	\$4,000
										<i>Used \$4,600</i>	

**10 Acres**

15-21-100-003	09/29/22 \$43,000 WD	03-ARM'S LI	\$43,000	\$20,000	46.51	\$40,000	\$43,000	\$40,000	10.00 #	4300	
15-17-200-010	45012 03/15/23 WD	03-ARM'S LI	45000	\$20,000	\$44	40000.00	\$45,000	\$40,000	10.00 #	4500	

15-20-100-003	44825	11/21/36	WD	03-ARM'S LI	50000	\$21,000	\$42	41967.00	\$48,033	\$40,000	10.00	#	4803
15-20-100-035	09/21/22	\$50,000	WD	03-ARM'S LI	\$50,000	\$21,000	42.00	\$41,967	\$48,033	\$40,000	10.00	#	4803
15-20-100-002	09/21/22	\$50,000	WD	03-ARM'S LI	\$50,000	\$21,000	42.00	\$41,967	\$48,033	\$40,000	10.00	#	4803
15-03-200-015	44743	03/04/86	WD	03-ARM'S LI	68000	\$49,500	\$73	45186.00	\$57,814	\$35,000	10.00	#	5781
15-28-400-011	11/10/21	\$32,000	WD	03-ARM'S LI	\$32,000	\$22,200	69.38	\$44,414	\$32,000	\$44,414	12.45	#	2570
15-20-300-009	44621	07/30/47	WD	03-ARM'S LI	200000	\$88,500	\$44	176992.00	\$63,008	\$40,000	10.00	#	6301
15-03-200-016	07/01/22	\$68,000	WD	03-ARM'S LI	\$68,000	\$49,500	72.79	\$35,000	\$68,000	\$35,000	10.00	#	6800
15-21-100-034	12/27/21	\$99,900	WD	03-ARM'S LI	\$99,900	\$26,300	26.33	\$54,595	\$75,305	\$30,000	10.00	#	7531
15-21-100-014	44557	07/06/73	WD	03-ARM'S LI	99900	\$26,300	\$26	30000.00	\$99,900	\$30,000	10.00	#	9990
15-14-200-003	44343	05/16/24	WD	03-ARM'S LI	155000	\$84,600	\$55	169153.00	\$25,919	\$40,072	10.04	#	2582
										<b>\$1,507,834</b>	<b>234.67</b>	<b>\$6,425</b>	<b>\$4,211</b>
													<i>Used \$4,600</i>
<b>15 Acres</b>													
15-33-200-013	44305	08/23/60	WD	03-ARM'S LI	95200	\$18,000	\$19	36015.00	\$95,200	\$36,015	14.01	#	6795
15-36-200-015	44666	02/22/87	WD	03-ARM'S LI	287500	\$114,300	\$40	228590.00	\$107,954	\$49,044	15.02	#	7187
15-17-400-017	09/22/21	\$30,000	WD	03-ARM'S LI	\$30,000	\$31,900	106.33	\$63,755	\$18,787	\$52,542	16.61	#	1131
15-33-200-014	04/19/21	\$95,200	WD	03-ARM'S LI	\$95,200	\$18,000	18.91	\$36,015	\$95,200	\$36,015	14.01	#	6795
15-31-300-009	11/18/21	\$25,000	WD	03-ARM'S LI	\$25,000	\$24,000	96.00	\$47,920	\$25,000	\$47,920	14.40	#	1736
										<b>\$2,214,107</b>	<b>371.21</b>	<b>\$5,965</b>	<b>\$3,379</b>
													<i>Used \$4,300</i>
<b>20 Acres</b>													
11-36-300-009	10/01/21	#####	WD	03-ARM'S LI	\$234,000	\$118,800	50.77	\$237,653	\$56,347	\$60,000	20.00	#	2817
15-36-200-001	05/26/21	#####	WD	03-ARM'S LI	\$320,000	\$153,400	47.94	\$306,787	\$73,213	\$60,000	20.00	#	3661
15-23-400-004	01/19/22	\$80,000	WD	03-ARM'S LI	\$80,000	\$30,000	37.50	\$60,000	\$80,000	\$60,000	20.00	#	4000
15-23-100-010	10/27/21	#####	WD	03-ARM'S LI	\$450,000	\$217,400	48.31	\$434,723	\$82,827	\$67,550	23.02	#	3598
15-13-100-011	04/28/21	\$59,000	WD	03-ARM'S LI	\$59,000	\$30,100	51.02	\$60,200	\$59,000	\$60,200	20.08	#	2938
15-15-200-019	02/07/22	\$84,000	WD	03-ARM'S LI	\$84,000	\$30,000	35.71	\$60,000	\$84,000	\$60,000	20.00	#	4200
										<b>\$2,788,481</b>	<b>539.33</b>	<b>\$5,170</b>	<b>\$3,077</b>
													<i>Used \$4,000</i>
<b>25 Acres</b>													
15-33-200-012	06/11/21	\$91,000	WD	03-ARM'S LI	\$91,000	\$38,100	41.87	\$76,175	\$91,000	\$76,175	26.05	#	3493
15-10-200-020	10/08/21	#####	WD	03-ARM'S LI	\$135,000	\$59,000	43.70	\$118,001	\$91,074	\$74,075	25.45	#	3579
										<b>\$182,074</b>	<b>51.50</b>	<b>\$3,535</b>	<b>\$2,959</b>
													<i>Used \$3,500</i>
<b>30 Acres</b>													
										<b>\$91,000</b>	<b>26.05</b>	<b>\$3,493</b>	<b>\$3,051</b>
													<i>Used \$3,500</i>
<b>40 Acres</b>													
15-19-400-004	01/17/23	\$95,000	WD	03-ARM'S LI	\$95,000	\$57,500	60.53	\$115,000	\$95,000	\$115,000	40.00	#	2375
										<b>\$95,000</b>	<b>40.00</b>	<b>\$2,375</b>	<b>\$2,911</b>
													<i>Used \$3,000</i>
<b>50 Acres</b>													
15-03-400-011	10/08/21	#####	WD	03-ARM'S LI	\$170,000	\$97,300	57.24	\$194,600	\$170,000	\$194,600	72.30	#	2351
15-12-300-020	10/21/22	#####	WD	03-ARM'S LI	\$425,000	\$230,000	54.12	\$459,976	\$166,944	\$201,920	75.96	#	2198
15-23-100-006	06/10/22	#####	WD	03-ARM'S LI	\$560,000	\$272,200	48.61	\$544,322	\$165,678	\$150,000	50.00	#	3314

	\$165,678	50.00	\$3,314	\$3,000
100 Acres			<i>Used \$3,000</i>	
	\$336,944	148.26	\$2,273	\$2,500
			<i>Used \$2,500</i>	

### 2024 Sylvan Lake Area Land Analysis

Parcel Numb	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Val	Effec. Front	Dollars/FF	Dollars/Acre	ECF Area	Land Table	Rate Group 1
15-31-459-	07/16/21	\$225,000	\$225,000	\$34,200	15.20	\$81,925	\$144,907	\$1,832	52.3	\$2,769	\$690,033	002	SYLVAN LAKE AREA	SYLVAN BACK LOT
15-31-476-	10/15/21	\$350,000	\$350,000	\$92,500	26.43	\$113,260	\$345,902	\$109,162	212.4	\$1,628	\$1,213,691	002	SYLVAN LAKE AREA	SYLVAN BACK LOT
15-31-479-	09/20/21	\$400,000	\$400,000	\$90,800	22.70	\$72,936	\$400,000	\$72,936	84.0	\$4,760	\$2,597,403	002	SYLVAN LAKE AREA	SYLVAN BACK LOT
				<b>Sale. Ratio</b>	<b>22.31</b>				<b>Average</b>					
				<b>Std. Dev. =</b>	<b>5.72</b>				<b>per FF=&gt;</b>	<b>\$2,554</b>				
<b>Totals:</b>		<b>\$975,000</b>	<b>\$975,000</b>	<b>\$217,500</b>		<b>\$268,121</b>	<b>\$890,809</b>	<b>\$183,930</b>		<b>349</b>				

Avg per FF      \$3,053      **Will use \$1700 FF for Front Lot and \$45 FF for Back Lot; to mediate increase.**  
 Median FF      \$2,769      This is an increase from \$1500 and \$35 respectively.

### 2024 Sylvan Lake Front Land Analysis

Parcel Numb	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Val	Effec. Front	Dollars/FF	Dollars/Acre	ECF Area	Land Table	Rate Group 1
15-31-463-	06/18/21	\$450,000	\$450,000	\$263,500	58.56	\$527,067	\$122,614	\$199,681	105.1	\$1,167	\$383,169	0003	SYLVAN LAKE FRONT	SYLVAN LAKE FR
15-31-479-	09/20/21	\$400,000	\$400,000	\$116,500	29.13	\$232,870	\$259,477	\$92,347	131.1	\$1,980	\$732,986	0003	SYLVAN LAKE FRONT	SYLVAN LAKE FR
15-31-476-	10/15/21	\$350,000	\$350,000	\$92,500	26.43	\$198,601	\$260,561	\$109,162	70.4	\$3,700	\$914,249	0003	SYLVAN LAKE FRONT	SYLVAN LAKE FR
15-31-460-	07/16/21	\$225,000	\$225,000	\$34,200	15.20	\$1,832	\$225,000	\$1,832	24.8	\$9,068	\$1,071,429	0003	SYLVAN LAKE FRONT	SYLVAN LAKE FR
				<b>Sale. Ratio</b>	<b>35.56</b>				<b>Average</b>					
				<b>Std. Dev. =</b>	<b>18.50</b>				<b>per FF=&gt;</b>	<b>\$2,618</b>				
<b>Totals:</b>		<b>\$1,425,000</b>	<b>\$1,425,000</b>	<b>\$506,700</b>		<b>\$960,370</b>	<b>\$867,652</b>	<b>\$403,022</b>		<b>331</b>				

Avg per FF      \$3,979      **Will use \$2000 FF for Front Lot and \$40 FF for Back Lot; to mediate increase.**  
 Median FF      \$2,840      This is an increase from \$1900 and \$25 respectively.

**2024 Everett Township White River Land Analysis**

Parcel Number	Sale Date	Sale Price	Instr.	erms of Sal	Adj. Sale \$	Cur. Asmnt	d/Adj. Sur.	Appraisal	and Residu:	t. Land Val:	ffec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Actual Fron	ate Group		
15-06-331-005	08/02/22	\$122,500	WD	03-ARM'S I	\$122,500	\$103,800	84.73	\$14,050	\$122,500	\$14,050	123.5	96.0	2.85	0.21	\$992	\$42,982	171.00	WHITE RIVER		
15-05-400-007	07/12/21	\$201,000	WD	03-ARM'S I	\$201,000	\$69,300	34.48	\$138,558	\$79,589	\$17,147	190.5	299.0	0.70	0.70	\$418	\$113,699	102.00	WHITE RIVER		
15-06-415-012	04/16/21	\$25,000	WD	03-ARM'S I	\$25,000	\$9,700	38.80	\$19,303	\$25,000	\$19,303	321.7	483.0	2.06	2.06	\$78	\$12,136	65.00	WHITE RIVER		
							<b>Sale. Ratio</b>	<b>52.45</b>				<b>Average</b>			<b>Average</b>					
							<b>Std. Dev. =</b>	<b>27.85</b>				<b>per FF=&gt;</b>	<b>\$357</b>			<b>per Net Acre</b>	<b>76,460.94</b>			
<b>Totals:</b>		<b>\$348,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$348,500</b>	<b>\$182,800</b>		<b>\$171,911</b>	<b>\$227,089</b>	<b>\$50,500</b>	<b>636</b>	<b>\$878</b>	<b>6</b>	<b>3</b>						

Used \$80 FF to mediate increase, up from last year \$60 FF



## 2024 Everett Township Utley Lake Land Analysis

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Cur. Asmnt./Adj. Sale	Salur.	Apprais.	and Residual	Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Parcels in Land Table	
15-34-352-005	09/21/21	\$190,000	WD	03-ARM'S	\$190,000	\$59,400	31.26	\$118,871	\$75,442	\$4,313	123.2	270.0	0.47	0.47	\$612	\$162,241	\$3.72	75.00	UTLEY 485/7276		UTLEY LAKE	
<b>Totals:</b>		<b>\$190,000</b>			<b>\$190,000</b>	<b>\$59,400</b>		<b>\$118,871</b>	<b>\$75,442</b>	<b>\$4,313</b>	<b>123.2</b>		<b>0.47</b>	<b>0.47</b>								
							<b>Sale. Ratio</b>	<b>31.26</b>			<b>Average</b>		<b>Average</b>				<b>Average</b>					
							<b>Std. Dev. =</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$612</b>		<b>per Net Acre=</b>	<b>162,240.86</b>		<b>per SqFt=&gt;</b>	<b>\$3.72</b>				

Used \$125 Utley Lake FR

Used \$45 Utley Back Lot

Slight increase from last year (\$100 & \$35 respectively) to mediate increase.

### 2024 Everett Township Whiskey Creek Site Value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale Price	Cur. Assmt	Adj. Salur.	Appraisal	Residual	Unit. Land Value	Ec. Fr	Depth	Net Acres	Total Acres	Dollars/Acre	Land Table	
15-33-315-	1749 E BRIL	07/24/21	\$27,000	WD	03-ARM'S I	\$27,000	\$12,100	44.81	\$24,197	\$14,803	\$12,000	0.0	0.0	1.00	1.00	\$14,803	WISKEY CREEK	
15-33-375-	030	09/10/21	\$15,000	WD	03-ARM'S I	\$15,000	\$7,300	48.67	\$14,659	\$15,000	\$12,000	0.0	0.0	1.00	1.00	\$15,000	WISKEY CREEK	
							Sale. Ratio	46.19					Average					
							Std. Dev. =	2.72					per FF=>	N/A	Average			
<b>Totals:</b>							<b>\$42,000</b>	<b>\$19,400</b>	<b>\$38,856</b>	<b>\$29,803</b>	<b>\$24,000</b>	<b>0</b>	<b>\$0</b>	<b>2</b>	<b>2</b>	<b>14,901.50</b>		
													<b>Used \$14,000</b>					
													Increase from last year \$12,000					

**2023 for 2024 Agricultural Land Analysis**

### 2024 Agricultural Land Analysis

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acres Sold when Sold	Acres Sold/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table
04-13-100-002		10/28/21	\$230,000	\$141,500	61.52	\$230,000	\$354,500	141.80	145.50	\$1,622	486-3173		BARTON N
05-08-200-002		10/15/21	\$97,500	\$43,700	44.82	\$97,500	\$97,500	39.00	40.00	\$2,500	485-9796		BEAVER N
05-18-100-001		04/28/21	\$500,000	\$209,000	41.80	\$500,000	\$483,978	195.78	160.69	\$2,554	483-3353	05-07-300-018	BEAVER N
05-18-300-002		01/07/22	\$30,000	\$15,000	50.00	\$30,000	\$31,503	13.80	13.80	\$2,174	487-1560		BEAVER N
15-02-300-005	3529 E 8TH	03/17/23	\$111,500	\$41,600	37.31	\$111,500	\$9,200	5.00	5.00	\$22,300	492/765		EVERETT
09-33-300-020		06/30/22	\$100,700	\$20,800	20.66	\$100,700	\$42,510	18.44	18.44	\$5,462	489-4290		DENVER N
14-21-100-006		01/05/23	\$60,000	\$49,300	82.17	\$60,000	\$108,706	28.44	30.00	\$2,110	491-8893		SHERMAN S
14-21-400-003		01/05/23	\$80,000	\$60,200	75.25	\$80,000	\$144,270	38.99	39.99	\$2,052	491-8898		SHERMAN S
<b>Totals:</b>			<b>\$1,209,700</b>	<b>\$581,100</b>		<b>\$1,209,700</b>	<b>\$1,272,167</b>	<b>481.25</b>	<b>453.43</b>				
				<b>Sale. Ratio =&gt;</b>	<b>48.04</b>		<b>Average</b>	<b>Average</b>		<b>Average</b>			
				<b>Std. Dev. =&gt;</b>	<b>20.35</b>		<b>per FF=&gt;</b>	<b>per Net A</b>	<b>2,513.67</b>	<b>per SqFt=&gt;</b>			
								<b>Used</b>	<b>\$2,500</b>				

Data used from County due to limited data within Everett Twp

**2023 for 2024 Commercial and Industrial Land Analysis**

### 2024 Everett Comm Hwy Land Value Analysis by Front Foot

Parcel Number	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total FF	Imprvmts Value	Land Residual	\$/ Per Acre	\$/ Per Sq Ft	\$/ Per FF	Other Parcel	Comments
15-05-254-012	5/17/2021	\$105,000	No	483/6684	0.201	8,756	50	96510	\$8,490	\$42,239	\$0.97	\$170		White Cloud
18-24-282-001	7/21/2021	\$200,000	No	484/7661	0.275	11,979	120	178667	\$21,333	\$77,575	\$1.78	\$178		Newaygo
15-05-254-012	5/17/2021	\$105,000	No	483/6684	0.201	8,756	50	96510	\$8,490	\$42,239	\$0.97	\$170		White Cloud
Totals		\$410,000			1	29,490	220	\$371,687	\$38,313	\$56,592	\$1.30	\$174		

Use \$155.00

Will use \$155 (an increase from last year's \$150 per FF) to mediate increase based on analysis for commercial properties located on M-37.

Due to limited data within the Everett Twp, I also used data from commercial properties located on M-37 from neighboring jurisdictions within Newaygo County.

### 2024 Everett Industrial Land Value Analysis by Acre

Parcel Number	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total FF	Imprvmts Value	Land Residual	\$/ Per Acre	\$/ Per Sq Ft	\$/ Per FF	Other Parcel	Comments
17-03-151-018	8/6/2021	\$17,500	No	484/9703	2.267	98,751	329	0	\$17,500	\$7,719	\$0.18	\$53.14		Fremont
17-03-280-013	10/27/2021	\$5,464,516	No	487/7280	16.210	706,108	1,297	5335691	\$128,825	\$7,947	\$0.18	\$99.33		Fremont
17-03-151-017	6/15/2022	\$362,500	No	489/903	2.200	95,832	250	146335	\$216,165	\$98,257	\$2.26	\$865		Fremont
11-32-450-010	10/7/2022	\$150,000	No	490/7994	9.630	419,483	805	0	\$150,000	\$15,576	\$0.36	\$186.41	11-32-	Wilcox
		\$5,994,516			30	1,320,173	2,681	\$5,482,026	\$512,490	\$16,910	\$0	\$191.16		

Use \$16,000

Will use \$16,000 per per 1 Acre (an increase from last year's \$1,200 per 1 Acre) as it is in line with analysis Industrial properties within the Newaygo County.

Due to limited data within the Everett Twp, I also used data from industrial properties located within Newaygo County.

ACRE	2023	2024	BS&A
1	\$12,000	\$16,000	16000
1.5	\$10,000	\$14,500	21750
2	\$9,000	\$13,000	26000
2.5	\$8,000	\$12,000	30000
3	\$7,333	\$10,500	31500
4	\$6,250	\$9,000	36000
5	\$5,600	\$8,000	40000
7	\$4,286	\$7,000	49000
10	\$3,500	\$6,000	60000
15	\$2,667	\$5,000	75000
20	\$2,250	\$4,500	90000
25	\$2,000	\$4,000	100000
30	\$2,000	\$3,500	105000
40	\$2,000	\$3,000	120000
50	\$2,000	\$2,750	137500
100	\$2,000	\$2,500	250000

