

Unit: 060 - DUPLAIN  
Rates/Values for Neighborhood 1000.1000 AG, Last Edited: 01/15/2026

Rates for Rate Table 'AGRICULTURAL RATES', (Acres)

TILLABLE : 8,050  
TILLABLE : 8,050  
TILLABLE : 8,050  
TILLABLE : 8,050  
WOODS : 8,050  
NON-TILLABLE : 8,050  
R/W ROAD : 0  
H/SITE : 25,000  
R/W DRAIN : 0

Unit: 060 - DUPLAIN  
Rates/Values for Neighborhood 2000.2000 COMMERCIAL, Last Edited: 01/15/2026

Rates for Rate Table '2000 COMMERCIAL LAND', (Acres)

COMMERCIAL : 32,000  
AGRICULTURAL : 8,050  
ROW : 0

Unit: 060 - DUPLAIN  
Rates/Values for Neighborhood 3000.3000 INDUSTRIAL, Last Edited: 01/15/2026

Rates for Rate Table '3000 INDUSTRIAL LAND', (Acres)

INDUSTRIAL : 42,500  
ROW : 0  
GRAVEL PITS : 5,000

Unit: 060 - DUPLAIN  
Rates/Values for Neighborhood 4000.4000 RURAL RESIDENTIAL, Last Edited: 01/15/2026

Values for Acreage Table 1: 'COLONY LAKE'

1 Acre: 88,000	3 Acre: 105,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 90,000	4 Acre: 115,000	15 Acre: 0	40 Acre: 0
2 Acre: 95,000	5 Acre: 125,000	20 Acre: 0	50 Acre: 0
2.5 Acre: 100,000	7 Acre: 135,000	25 Acre: 0	100 Acre: 0

Rates for Rate Table '4000 RURAL RESIDENTI', (Acres)

HOUSE SITE : 25,000  
RESIDENTIAL ACRS: 4,000  
R/W ROAD : 0  
R/W DRAIN : 0

Unit: 060 - DUPLAIN  
Rates/Values for Neighborhood 4100.4100 VILLAGE LAND TABLE, Last Edited: 01/16/2026

Frontages:

Frontage 'A': Description: 'STANDARD ' FF Rate: 100  
Standard Frontage: 66 Standard Depth : 165

Unit: -  
Rates/Values for Neighborhood -----., Last Edited: / /

## 2026 Vacant Ag Land Sales Analysis - Duplain Township

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Total Acres	Dollars/Acre	Liber/Page
030-012-300-015-51	N KREPPS	12/06/23	WD	03-ARM'S LENGTH	\$320,000	35.60	\$8,989	5340746
120-028-200-010-00	S ST CLAIR RD	06/01/23	WD	03-ARM'S LENGTH	\$1,375,500	160.00	\$8,597	5335800
060-036-100-040-00	N MERIDIAN RD	03/24/23	WD	03-ARM'S LENGTH	\$78,452	17.83	\$4,400	5303930
060-036-400-070-00	3325 N MERIDIAN RD	04/07/23	WD	03-ARM'S LENGTH	\$125,000	19.89	\$6,285	5334695
060-028-200-015-50	E FRENCH RD--V/L	02/15/24	WD	03-ARM'S LENGTH	\$259,702	33.21	\$7,820	5342280
060-028-200-025-00	E FRENCH RD--V/L	02/15/24	WD	03-ARM'S LENGTH	\$435,339	55.67	\$7,820	5342280
<b>Totals:</b>						<b>\$2,593,993</b>	<b>322.20</b>	
<b>Average</b>								
<b>per Net Acre=&gt;</b>						<b>\$ 8,050.88</b>		

**Used: \$8,050**

## 2026 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
061-014-400-065-51	310 S OVID STREET	06/02/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,400	56.80
061-190-001-015-02	E MAIN STREET	10/29/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,000	60.00
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
061-012-300-010-00	566 N OVID ST	07/11/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,500	49.00
061-000-005-001-01	300 W MAIN ST	08/15/22	\$195,000	LC	03-ARM'S LENGTH	\$195,000	\$109,000	55.90
061-012-300-070-00	E CEDAR ST	08/02/24	\$45,000	WD	03-ARM'S LENGTH	\$2,070	\$56,300	2719.81
061-150-001-015-00	E CEDAR ST	08/02/24	\$45,000	WD	03-ARM'S LENGTH	\$9,000	\$56,300	625.56
061-200-010-003-00	N SECOND ST---V/L	08/02/24	\$45,000	WD	03-ARM'S LENGTH	\$9,630	\$56,300	584.63
<b>Totals:</b>						<b>\$332,500</b>	<b>\$352,000</b>	

Sale. Ratio =>	105.86	Average	
Std. Dev. =>	863.58	per Net Acre=>	\$ 25,440
		Average	per SqFt=>
			\$0.58

**USED: \$ 25,500**

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page
\$21,240	\$8,000	\$21,240	0.36	\$22,222	5290444
\$56,809	\$11,658	\$18,467	0.63	\$18,623	5293295
\$6,036	\$5,000	\$3,540	0.12	\$41,667	5300048
\$15,250	\$3,800	\$15,250	0.25	\$15,200	5303680
\$49,013	\$42,237	\$41,250	0.63	\$67,579	5327035
\$217,912	\$7,998	\$31,350	0.48	\$16,838	5328285
\$41,600	\$2,070	\$41,600	0.10	\$20,700	5346717
\$41,600	\$9,000	\$41,600	0.65	\$13,825	5346717
\$41,600	\$9,630	\$41,600	0.70	\$13,757	5346717
<b>\$491,060</b>	<b>\$99,393</b>	<b>\$255,897</b>	<b>3.91</b>	<b>\$25,601</b>	
				\$25,439.72	

## 2026 Industrial Vacant Land Sale Analysis - Duplain Township

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acres	Dollars/Acre	Liber/Page	Price/SF
150-185-000-006-00	11-Feb-16	50,000	WD	03-ARM'S LENGTH	1.40	35,714	5237929	0.820
150-035-100-015-04	17-Feb-17	199,440	WD	03-ARM'S LENGTH	3.08	64,753	5251041	1.487
061-130-001-008-00	28-Dec-17	23,000	LC	03-ARM'S LENGTH	0.56	41,071	5262200	0.943
070-025-100-021-00	29-Jan-19	280,000	WD	03-ARM'S LENGTH	4.90	57,143	5275645	1.312
140-025-400-050-00	23-Feb-21	78,930	WD	03-ARM'S LENGTH	1.79	44,095	5306309	1.012
061-012-300-015-00	27-Mar-23	110,000	CD	03-ARM'S LENGTH	5.7	19,298	5334060	0.443
<b>Totals:</b>					<b>17.43</b>			<b>6.017</b>
					<b>\$741,370</b>			

Average per Net Acre \$ 42,534      Average per SqFt=> \$1.00

**USED: \$ 42,500**

## 2026 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
090-029-300-010-00	10/18/2019	\$111,000	19.00	5285158	\$5,842.11
140-013-400-005-00	6/2/2020	\$340,000	80.48	5300689	\$4,224.65
120-011-300-005-00	12/16/2022	\$451,000	113.50	5332062	\$3,973.57
080-025-100-020-62	1/23/2023	\$336,000	37.98	5332512	\$8,846.76

\$1,738,000                      348.16

**\$4,991.96**

**Used:**

**\$5,000.00**

# 2026 Duplain Township Rural Residential Land Sales Analysis

## 1 Acre Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Total Acres	Dollars/Acre	Dollars/SqFt
060-036-300-043-00	9105 E KINLEY RD--V/L	02/28/25	\$23,000	WD	03-ARM'S LENGTH	1.21	\$19,008	\$0.44
060-036-300-040-00	9195 E KINLEY RD--V/L	04/17/25	\$35,000	WD	03-ARM'S LENGTH	1.21	\$28,926	\$0.66
060-036-300-041-00	9165 E KINLEY RD--V/L	04/17/25	\$35,000	WD	03-ARM'S LENGTH	1.21	\$28,926	\$0.66
060-014-400-010-00	N HOLLISTER RD--V/L	07/03/25	\$90,000	WD	03-ARM'S LENGTH	2.90	\$31,034	\$0.71
060-036-300-050-00	9195 E KINLEY RD	08/20/25	\$40,000	WD	03-ARM'S LENGTH	2.42	\$16,529	\$0.38
<b>Totals:</b>						<b>8.95</b>	<b>\$24,885</b>	<b>\$0.57</b>

**\$223,000**

Average per acre

**\$24,916**

Used:

**\$25,000**

## 2026 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	\$3,333	5329745
060-028-200-030-00	E FRENCH RD--V/L	01/20/25	WD	03-ARM'S LENGTH	\$55,000	13.11	\$4,195	5351044
060-021-400-023-00	N SHEPARDVILLE RD--\	05/09/22	WD	03-ARM'S LENGTH	\$7,180	2.21	\$3,249	5325087
060-027-300-037-00	7165 E COLONY RD	07/15/21	WD	03-ARM'S LENGTH	\$7,000	1.50	\$4,667	5313987

**Totals:**

**\$78,180**

**19.52**

Average  
per Acre=>

**\$4,005**

**Used:**

**\$4,000**

Formula: (Sale Price - \$25,000) / (Total acres - 1) = Surplus land value

## 2026 Village 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
									<b>\$79,200</b>	<b>787</b>	<b>\$808.51</b>

Price Per FF           **\$100.64**  
Average Price Per FF   **\$101.06**  
Used:                   **\$100.00**

# Duplain Township - Colony Lakes Lots 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Acres	Liber/Page	
060-032-100-103-00	E COLONY RD	01/30/24	\$80,000	WD	\$80,000	\$42,200	52.75%	\$84,400	1.22	5342566	
060-032-100-112-00	3559 N HARMON RD	12/03/24	\$85,000	WD	\$85,000	\$35,200	41.41%	\$70,400	1.00	5349810	
060-032-100-110-00	3611 Harmon	01/13/25	\$86,000	WD	\$86,000	\$35,200	40.93%	\$70,400	1.00	5350782	
060-130-000-020-00	4360 N CHANDLER RD	05/20/25	\$100,000	WD	\$100,000	\$37,200	37.20%	\$74,400	0.93	5354325	
060-032-100-103-00	E COLONY RD	10/10/25	\$80,000	WD	\$80,000	\$42,200	52.75%	\$84,400	1.22	5358421	
060-130-000-005-00	4177 E COLONY RD	10/17/25	\$99,000	WD	\$99,000	\$44,700	45.15%	\$89,400	1.47	5358620	
<b>Totals:</b>									<b>\$530,000</b>	<b>\$473,400</b>	<b>6.84</b>

Average Per Lot:

**\$88,333**

**Used:**

**\$88,000**