

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15-015-007-10		7/12/2024	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$0	0.00
06-007-002-00	E FILLMORE	08/15/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$241,300	40.22
06-015-006-50	S BARRY	12/20/24	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$0	0.00
15-032-012-40	11557 S CROSWELL RD	5/12/2024	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$195,900	29.02
15-034-001-00	E WILSON (3000) RD	4/26/2024	\$228,000	MLC	03-ARM'S LENGTH	\$228,000	\$108,000	47.37
Totals:			\$2,939,000			\$2,939,000	\$545,200	
							Sale. Ratio =>	18.55
							Std. Dev. =>	22.27

WASHINGTON TOWNSHIP AG LAND \$6400 PER ACRE APPLIED

APPLIED LARGE PARCEL AG RATES FOR NO TILLABLE \$3750 PER ACRE

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$747,390	\$1,250,000	\$747,390	0.0	0.0	213.54	78.20	#DIV/0!	\$5,854	\$0.13	0.00
\$482,550	\$600,000	\$482,550	1,320.0	2640.0	80.00	80.00	\$455	\$7,500	\$0.17	1,320.00
\$133,572	\$186,000	\$133,572	556.6	2512.3	27.20	27.20	\$334	\$6,838	\$0.16	556.57
\$563,400	\$299,443	\$187,843	0.0	0.0	34.97	34.97	#DIV/0!	\$8,563	\$0.20	0.00
\$241,475	\$228,000	\$241,475	0.0	0.0	40.00	40.00	#DIV/0!	\$5,700	\$0.13	0.00
\$2,168,387	\$2,563,443	\$1,792,830	1,876.6		395.71	260.37				
		Average			Average			Average		
		per FF=>	\$1,366		per Net Acre=>	6,478.08		per SqFt=>	\$0.15	

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
'1000	2024R-03485	15-028-007-10, 15-032-002-10	AGRICULTURAL	102
AG	2024R-04019		AGRICULTURAL	102
AG	2024R-05913		AGRICULTURAL	102
'1000	2024R-00395		AGRICULTURAL	101
'1000			AGRICULTURAL	102

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